**Minutes from Pine Island Farm (PIF) Annual Meeting on July 20, 2024**

Bob called the meeting to order at 11:15 am, and the members in attendance were Bob & Mary, lot- 8; Jim & Kate, lot- 10;. Mike, lot- 7; Chris, lot- 5; Steve, lot- 21; and Don, lot- 19.

Proxy- Ryan sent in a proxy for the meeting. Unfortunately, he is currently not in good standing, so his proxy cannot be accepted. Proxy vote forms and reminders were sent to all members with only Ryan completing the proxy form and sending it back to the board.

Proof of the annual meeting was sent out with the annual dues notice. It was also e-mailed out to the PIF membership from Account Resources. And meeting time and date has been posted on the website for several months. Everyone agreed that proof of the annual meeting was met, and the membership was properly notified.

A quorum for the meeting is needed to engage in and conduct new business. Bob read a letter from Dion’s attorney concerning a quorum attendance and voting for the annual meeting. Specifically, the letter noted that most contractual engagements require a quorum and a majority vote. He briefly went through the PIF By-laws on this subject. He did this to give everyone present a complete understanding about having a quorum for the annual meeting and the implications of annual meetings without a quorum. The letter from Dion’s attorney is posted on the PIF web-site if anyone would like to read and review the letter. PIF sticks and adheres to the by-laws for this meeting. A vote was held for all present to see if anyone was interested in suspending the meeting and rescheduling it. No one called to suspend the meeting for a reschedule. Everyone present voted in favor to proceed with the annual meeting with the members present. Bob explained that the bylaws require the board to continue with contractual engagements with vendors for certain duties such as maintaining the common areas and to adhere to regulatory requirements from state authorities and other governmental agencies.

Bob had the minutes from last year’s annual meeting with him that were sent out to the PIF membership. He asked if anyone wanted him to read through them or to forgo the reading. Since everyone present did not need Bob to read through the minutes, he made a motion to forgo the reading of the minutes. The motion was seconded by Mike, everyone present voted in favor of forgoing the reading of last year’s annual minutes.

The road on Fieldstone is in need of some repair. Bob had already seen this and contacted Lester about the repair. Lester estimated the road repair to be in the neighborhood of $3,500. Bob advised Lester to fix the road before it gets any worse and would need a bigger repair.

A few issues were brought up about the private roads. People have been renting out their house through Airbnb. This has caused an increase in the amount of traffic on the private roads. Dust has become an issue and increases with the speed of the vehicle. A member has posted a 10 mph speed limit on the road.

Additionally, additional cars using the road can accelerate life of a gravel road though all at the meeting agreed that the gravel roads were holding up well. However, all agreed that once the crown on these roads is compromised, then the road begins to deteriorate with each passing storm. Other than Fieldstone, other private roads are in good shape.

Another concern was raised concerning new home construction. The builders bring in heavy equipment and delivery trucks. This also causes stress to the private roads. Maybe in the future the Board will have to keep a close eye on the condition of these roads during the new home construction process. Contractors may have to be held accountable for any damage caused and they will have to make the needed repairs for their construction and delivery trucks.

A member brought up before the Board the possibility of having the private roads blacktopped. Most at the meeting felt the cost would be prohibited to accomplish this within the road fund budget. Bob did speak with Lester about keeping down the dust when cars drive down these roads. Lester informed Bob that calcium pellets could be put down on the roads which would help keep the dust down. Bob will ask Lester to provide a general idea of the cost to blacktop our private roads. Another less cost-effective way may be to have the roads tarred and graveled. This should help keep the dust and weeds down at a more reasonable cost. Bob will also seek advice and pricing from Lester. In post meeting conversations and inquiries, Bob alerted the board via email that asphalt , tar or blacktop roads are significantly more expensive (Lester who was the Stamford highway and road manager indicated that asphalt would be approx. $100 k for fieldstone drive) requiring a very substantive increase in road assessment for property owners on private roads.

The Board will have to look into the By-laws and Deeds to figure out the original intent of the PIF rules and regulations concerning rentals of one house to non-family members and friends through Airbnb. Bob believes there are currently 4 members renting out their houses.

The PIF dam project is making progress and moving forward. Alex from Urda Engineering has filed all of the paperwork with the DEC and sent out bid packages to the potential contractors. Alex believes his project design and dam specifications should be approved by the DEC.

There will be a dam meeting at the dam on Tuesday, July 23rd, at 10:00 am. Bob, Alex, and any potential contractors can go over, review and ask any questions or bring up any concerns they may have from the bid packages. Any PIF member who wishes to show up and participate is more than welcome. Steve said he would attend, and he also is an engineer working with the DEP on other water issues within the County. He also may be helpful with steering PIF in the right direction concerning some grant funds provided through the State or County. He will get back to Bob with some information.

The board will disband the PIF Dam Committee going forward since they achieved their goal to make recommendation to the board on process and how to proceed with vendors and engineering firms. Bob noted that the committee was advisory to the board and did not have independent (nor did they exercise) decision making powers.

We have to remember the PIF lake eventually flows down to the reservoirs that feed the NYC watershed. So the DEC is very involved and protective of any work to be done along this system which could affect the quality of water flowing into the watershed. This is one of reasons why the dam project is behind schedule. The Board has tried its best to keep on top of this project as we also do not like any long delays or setbacks. The board desires to complete this project so we can concentrate on making our community a pleasant place to live in especially when having guests visit with you.

The floor was turned over to Chris, PIF Treasurer for the financial review of our accounts. The dam fund has basically $172,752.00. Only one member has not paid their second half of the dam assessment. The road fund has basically $21,277.00. From this Bob is going to have Lester fix the road damage on Fieldstone, so the fund will decrease in the neighborhood of around $3,500.00. The General Fund has basically $47,543.00. Currently there are 5 lot owners who are behind on their annual dues. Account Resources will send out late notices for their balance(s) and ask members to contact Bob if they are having a financial issue. If not, then the Board will have to consider imposing late fees and possible collection efforts by our attorney. Hopefully PIF does not have to go down this road.

The only funds available for the dam repair would be from the Dam Fund and the General Fund. The Road Fund is set aside for the maintenance of PIF private roads.

PIF has basically just paid our yearly bills from the General Fund. No major capital improvements have moved forward since the establishment of PIF other than regulatorily required projects such as the dam fortification. Until the dam project is complete the Board believes it is prudent to hold onto retained earnings, in case additional funding is needed for the dam replacement. Our initial estimate to replace the dam, which we based our dam assessment on, is two years old. The Board does not want to impose additional assessments on the PIF membership for the dam replacement project. Hopefully labor and material costs have not gone up too much when the project finally gets started.

Some of the locals who have lived in the community and have always used the lake in the past prior to the land being sold and developed NY New York Land and Lakes creating the PIF community, have inquired as to if they could continue with permission to come and use the lake. Everyone present felt it is a good idea to create good will in the community of the locals and our surrounding neighbors. The key here is for them to ask permission to use the lake. If anyone sees someone they do not know using the lake, always remember to be polite, especially if you inquire as to who they are. They could be a new owner in our community. If they are a local just inquire as to who gave them permission. Then, if you have an issue(s) with the guest, you need to take it up with the board and the PIF member who gave them permission to use the lake and or the island. So far not that many locals have asked to use our lake. The Board felt it was best to let members know of this situation concerning the use of the lake. The members at the meeting had no concerns with this situation at the present time.

There are two Board member positions up for election. Dominick has stated he would like to retire from his position. The second position up was for Chris. Chris stated he would like to stay on and serve on the Board. With Dominick retiring the Board still has 5 members, so the Board is not short on any position. As usual, the Board seeks as many members to participate as possible if they would like to serve. No one came forward to volunteer for the PIF Board. The members present voted and approved to have Chris stay on in his current position.

With no old business or any new business presented before the Board, Bob made a motion to call the meeting to an end. Motion was seconded by Mike. All present voted in favor of ending the annual meeting. The meeting came to an end at 12:25 pm.

Respectively submitted by Jim Ekberg, PIF Secretary