

Point O'Woods Association, Inc.

2014 COMMISSIONER'S REPORTS:

Security:

The Point O'Woods Security Department had a very good year. We would like to thank all our residents for cooperating with Security personnel and with the POW ordinances. The winter months were extremely quiet at POW. The Winter Watchmen have had no incidents to report.

We will have a new security company this summer at POW. Your Board of Governors voted not to renew the security contract with Securitas Security (last year's company), since we were not satisfied with their performance last summer.

The parking passes, golf cart permits and resident passes will be available Memorial Day Weekend at the pavilion. Please remember that permits will not be distributed if the property owner has unpaid fees, fines or taxes. The applications can be found on the new website and can be filled electronically and printed, or printed and filled out with pen. Bringing the pre-filled form will make your trip quicker. After Memorial Day, permits can be picked up at the new Operations Administration office at the published office hours at maintenance building on Connecticut Road.

Each cottage is entitled to 2 parking passes and 4 resident passes. The parking passes entitle the resident to park in the parking lot and enter through the gate without being stopped. The resident passes allow for expediting your entry at the POW gate without being stopped by a guard.

As always, if any resident has a concern or question or recommendation for the Security Department, please call me at 860-434-7340. My address is now 14 Oak Road at POW.

Thank you,
Fred Callahan, Security Commissioner

Ordinance:

Point O' Woods has a fabulous new opportunity for residents to understand our ordinances. The ordinances are now available on the website at www.pointowoodsct.com, so please take a moment to familiarize yourself not only with the ordinances, but also what is happening at Point O' Woods.

The ordinance commission was very busy over the year, as many people got involved to help streamline and clarify some of the ordinances. Bill Griffin and Harry Ritson took on the task to segregate the ordinances into seasonal versus year-round enforcement, while Marty Guyer, Lorraine Gibson, Mary Lennon, and Greg McKenna spent many hours in attempting to resolve the fence/wall ordinance, but unfortunately through many rewrites there was not board consensus to be able to present a revised fence ordinance for vote to the property owners. Certainly the problem still exists with many unapproved fences and hopefully the next round of leadership might achieve some consensus.

As to the sign ordinance, the committee of Mary Berry, Peg Hurley, and myself were able to achieve board consensus to present a new sign ordinance to the membership for vote this year. Ordinances hope to solve most of the issues, but can never address every situation and in the

case of the sign ordinance, we were able to achieve the goals of reducing sign size, location on the lot and address the period of time they are up. Quite honestly, what are not addressed is the rental signs by owners, as the period is hard to distinguish, and the goal of the committee and the board was to hopefully impress on the owners to be cognizant of how long their sign is up, the condition of the sign and it's aesthetic effect to the properties in the area. Certainly year round ugly signage that is permanently attached is not in keeping with strong neighborhood appearance.

The ordinance commission also took on the role of addressing the challenges of managing Point O'Woods expressed at the 2013 annual meeting. The committee designed the Operations Administrator role to centralize communications, provide a single point of contact, provide consistency and continuity when Board members change and enable the Board to be more strategically focused. We were able to implement this year with outstanding work by Jean Smith to develop the foundational elements of the position, and then will assist the new President in finding a suitable replacement. You will find on the bulletin boards and the web site the contact times, location and telephone number to access Jean this season. I for one feel like Jean has done an incredible job in developing the role of this most important function for the association.

The ordinance commission also took on the role of finding a replacement for Mario Ciampi, Treasurer, this year, during a very difficult season, as we were having to deal with the aftermath of storm Sandy, and the tremendous financial constraints and conflicts that were caused as we all know the association has never developed reserves for this type of damage. Let's hope that this type of storm is truly once a century! Roy Johnson has taken on this role, and has spent the greater part of this year in getting acclimated to the POW books, transitioning from Mario's system to develop a seasonally integrated accounting for POW, and has worked tirelessly with the commissioners to guide those that have not done budgeting to start thinking more critically about where we not only derive our income, but how we manage our expenses. Roy has been integral in the decision making progress which needs much more work on how POW reserves in the future for its assets. Making the critical decisions on when POW should invest in assets, or find more cost effective alternatives for the residents. I think Roy has done a fine job in a short amount of time, and I am very confident in the future with Roy watching our financials.

It has been a pleasure to serve the POW association for my term, and I want to thank all so much for your help, input and collegial discussion in helping to keep POW a very special place.

Greg McKenna, Ordinance Commissioner

Beach:

Although it was a long cold winter there was little damage to the beach, we are on schedule to have the beach ready for Memorial Weekend and looking forward to another fun summer. Al Bond our excavator took test samples in an effort to grade the beach lower by the boardwalk this spring, but the samples underneath the top layer of sand were still too dark from the boat basin project following Hurricane Sandy last year. The beach by the boardwalk will remain at the same level as last year. Re-grading of the beach was completed on May 2. Jeff Keish is busy clearing the beach of debris and getting it ready for our beach cleaning contractor Harry Plaut to return this year and begin the regularly scheduled beach cleaning at the end of May. The beach will be cleared of seaweed, groomed and the sand sifted prior to Memorial Weekend for your enjoyment.

Regular cleaning of the beach will resume in June twice per week until June 18, and then it will be cleaned and sifted seven days per week as last year.

Jeff Keish and staff will have the swim raft in the water for Memorial Weekend, complete with a new anchor chain to the rock and safety line and buoys, which broke at the end of the season last year. The swim lines, buoys and mushroom anchors will all be installed in the water as well, according to the DEEP permit specifications. **Please remember not to tie your jet skis or boats to the swim lines at the beach as this is against DEEP regulations.**

It was a decision by the Board of Governors that permits for small boats and kayaks on the beach would now be issued under the beach commissioner. A lottery system drawing will be held on Sunday of Memorial Day Weekend, 5/25/14, at 1:00 PM in an effort to accommodate everyone fairly. The form for the lottery will be mailed out in the Annual Call, will be available online on our new website on May 20, or it can be picked up at our new administrative office during its scheduled open hours.

Faith Weiss, Beach Commissioner

Grounds and Maintenance:

As you return for the summer season, hopefully you will appreciate the work that has been done to get POW grounds in top-notch condition. The winter season at POW was very active this year. There were 20 different plowing or street sanding events with most requiring more than one pass with the truck. Fortunately, Jeff returned full-time to work just in time to handle these occurrences.

The fall street collection of leaves went well - filling four dumpsters with residents' leaves. It was completed on schedule just as the freeze set in. We will offer this service for leaf removal to residents again in the fall of 2014. The pick up schedule will be announced in late summer/early fall.

Jeff spent much of the winter out on the roads and rearranging the maintenance shed to make space for the new administrative office. After the space was designated, Jeff completed all of the finish work for the new office, making it ready for spring occupancy.

Scott returns for his third year, as Jeff's assistant as Jeff begins his 26th year at POW. If you have any suggestions or problems, let us know and we will work to remedy the issue. If you have a compliment about grounds, we also like to hear those! Enjoy the summer season.

Respectfully,
Bud Phelps
Ground Commissioner

Roads:

Despite the past few years of storms and severe weather, the roads and signage at Point O'Woods are in good condition. Point O'Woods personnel have handled the minor problems requiring repair. This could be thanks to the reconstruction of the roads after the sewer project

Pete Roberge Roads Commissioner

Recreation:

Summer 2013 was action packed and fun filled with both day and evening activities. The heat wave and sunny days provided a glorious backdrop to our beautiful POW setting. All POW Rec kids and staff were easily recognizable in their bright blue T-shirts. The color was a big success and thank you to Scoops for our treats we received when wearing them. The Rec Program continues to provide a meeting place for building friendships and memories for all ages. Highlights of the summer were Chuck Feld, the professional sand sculptor, who once again dazzled us with his creativity. He shared many of his secrets and soon the beach was filled with mini masterpieces!! The Sin Sisters Band and the Old Lyme Town Jazz Band treated us to several nights of live music on our lovely beach in July; it was a great way to catch up with our friends and neighbors. Halloween on the 31st was a kid's extravaganza. The whole community helped transform POW in a spooky Halloween Night. The evening was complete with costume parade, party and trick or treating. Over 200 people visited the pavilion for Halloween festivities; many parents donned costumes too!! The Roots Reggae Band was spectacular in August and brought Jamaica to us. Record crowds were drawn to the beach for a Caribbean inspired evening. A fun filled time was had by all. They will return on August 2nd so mark your calendars!

The theme for Summer 2014 is enjoyment. Summer is about relaxing and reconnecting. Activities and events will be planned but they won't be every weekend or every night. I heard that some of the best times at POW are the impromptu things that happen with your neighbors. New this summer will be professional sandcastle builder and Guinness Book of World Record Holder Ed Jarrett. He is currently working on a 3 month sand project on the New Jersey Boardwalk opening this summer but is taking a break to visit us in July and dazzle us with his creations. He will be here all day on July 13th with a rain date of July 20th and promises to sign autographs. A cupcake social will be held during the POW Super Weekend with Halloween on the 31st wrapping up the month. August kicks off with the Reggae Band and will end with a golf cart parade mid month. We will be bringing back the Golf Cart Parade with a twist. For those who enter the parade, there will be a raffle for surprise gift items.

Projects for the recreation area include having new basketball hoops installed. They were approved in last years budget and will be ready for the summer season. The tennis courts and basketball court surfaces, despite a very cold winter, held up very well. It looks like we can hold off repainting until next season. The playground will have its yearly maintenance check and a discussion is being had with a professional to where new equipment can be added. Swings will not be an option since we have limited space. The addition of windscreens to the pavilion would help out not only the Rec program but also Women's Club during inclement weather. They would be drop down screens that would cut down on the wind and rain but still allow for visibility and would roll up (like the movie screen) when not in use.

The Rec program officially starts June 23 and will run thru Aug 16th the program welcomes children age 3.5 to 12 years old. Rates will be \$85 per week or \$25 per day per child. Field trips are scheduled for Thursdays, unless otherwise noted and are an additional cost depending on the trip. Signups will be Monday mornings at 8:30AM under the pavilion. If you are unable to come at this time please see the counselors to make other arrangements. The program runs Monday thru Friday from 8:45 until noon and 1:00-2:00PM. Times for Thursday field trips are dependent on each scheduled trip. Usually the bus leaves at 10:00AM. A daily rotating schedule of themed days and activities completes the week. The afternoon program has various activities depending on the

day and group size. The evening activities include Monday night Bingo, Movies on Tuesday & Saturday and Whiffle Ball Games Thursdays. The program provides a wonderful meeting area for POW kids, old friendships are rekindled and new friendships are made. A summer calendar of all the events will be available shortly.

Important Recreation Events and Dates 2014 Season

June 23 Rec starts

July 4 Watermelon and Lemonade social after bike parade

July 13 Professional Sand Sculptor on the beach

July (TBA) Teen Social

July 31 Halloween

Aug 2 Reggae band concert on beach

Aug 16 Rec end of year party

Golf Cart Parade TBA

Golf outing TBA

Thank you for your continued support, enthusiasm and appreciation. Your generosity helps contribute to the ongoing success of the recreation program.

Beth Kelly

Recreation Commissioner

Boat Basin:

The 2013 repairs to Storm Sandy's wrath delayed the channel and Boat Basin's operation through July. Huge sand deposits called for re-dredging the channel and dredging the Boat Basin, which we had originally planned for 2018. Most mooring poles and ladders were destroyed, along with an under-mining of the concrete walkways due to leakage through the steel bulkheads.

Except for the bulkheads, the remedial work is complete and we are ready for the 2014 season. The damage was so extensive that the repairs allowed us to improve the Basin's configuration by standardizing the width of 75% of the slips that are not in the narrow, eastern end of the Basin. This corrected many years of pole migration caused by winter's ice and other storms that made some slips too narrow to be used, and now make several additional slips available.

We also discovered during the construction, that the steel bulkheads had begun to develop holes between the high and low waterlines that allowed water to undermine the fill beneath the concrete walkways. We made some repairs to support safety, but one of the 2014-15 challenges will be to research and determine the extent of the leakage, the safety of the infrastructure itself, and to develop a plan, cost and priorities for fixing. Current evidence suggests that the problem is large enough that it probably will require a phased plan over several years to patch certain sections of the bulkheads and possibly replace others.

Because of the construction and delayed use of the Basin last year, there was no attempt during the 2013 season to make any new slip assignments or changes. For the 2014 season: fees were increased moderately; four current slip assignees have moved to larger slips; six slips are available for participants on the Waiting List; and oversized, "grand-fathered" boats have been reduced from 22 in 2008 to four currently. The Basin's 2014 estimated income is approximately \$61,000.

We are ready for 2014 with a Basin in good shape. The water is deep, the poles/slips are more

uniformly placed, the ladders are in, and the hose water is on. **Please remember that the Slow-No-Wake area extends to the end of the breakwater.** If the storms hold off, and everyone abides by our wake rules and other regulations, we are in a position to have great boating this summer. Please remember that the No Wake area extends to the end of the swim lines

Harry Ritson, Boat Basin Commissioner