

POINT O'WOODS ASSOCIATION, INC.

**BOARD OF GOVERNORS' ANNUAL MEETING 6/3/2017 6:00 PM
Old Lyme Middle School, Old Lyme, CT 06371**

DRAFT MINUTES

Type of Meeting: 2017 Annual Meeting

Secretary: Jean Smith

Treasurer: Roy Johnson

Board Attendees: Carl Filios, Wayne Buchanan, Fred Callahan, Mike Aron, Beth Kelly, Bud Phelps, Jennifer Reyes, Pete Roberge

Guests: Attorney Jeff Londregan, Conway, Londregan, Sheehan & Monaco, P.C.

Carl Filios called the meeting to order at 6:10 PM and established that there was a quorum.

Women's Club: Women's, Club co-Presidents Danne Pineo and Jan Tonucci reported on The Recognition Walk. Deadline for Phase 2 orders is 8/1/17 with anticipated installation in the fall. Additional events in 2017 Season include a lighthouse tour and a presentation by Luann Rice, an author and Point O'Woods resident. A Matinee trip to Ivoryton Playhouse for *Saturday Night Fever* has been planned. A welcome back social will be held at the pavilion 6/25/17. Mrs. Pineo extended the appreciation of the Women's Club to Norm Stitham for all the support he provides.

Minutes: Beth Kelly motioned to accept the minutes of the 2016 Annual Meeting (June 4, 2016), Randy McHugh seconded. A vote was taken of the property owners, the motion carried.

Commissioners Reports: Beth Kelly reported that based on reduced enrollment, the Recreation Club has been streamlined to a 3 day program. There will be 6 concerts this year. Norm Stitham has provided bookmarks at the library with the concerts listed on the back. The season kick-off concert is 6/23/17 on the beach with *Jamie and the Junk Band*.

Bud Phelps requested that if there are compliments about the grounds please direct them to Rick Frascarelli and Tom Cretens. If there are complaints, direct them to Bud.

Carl Filios reported on progress, performance and issues facing Point O'Woods and the Board of Governors:

- There have been several advances in the use of technology to support the Association. The website is active, the property owner database allows for retrieving information about owners contact info, boat basin, boats on the beach, golf carts, etc. The Information sheets used each Memorial Weekend for permit sticker distribution have streamlined that process.
- Teleconferencing is being used for Board meetings and a policy has been put in place for how these operate. Presentations are being projected during meetings.
- Records retention requirements have been defined.
- Our historical records have been stored in a shed behind the maintenance building. They have been cleaned out and records have been scanned. In the future paper files will be stored in sealed containers.

- Pam Spadaccini is in the office keeping things together and Jean Smith has the master schedule for the BOG activities and requirements.
- Fred Callahan succeeded in getting Old Lyme Police Department to do nightly patrols during the off-season.
- The Association has been involved in 2 lawsuits. One is near closure with minimal impact. The other is on going.
- We have been notified by 2 of our major insurance carriers that our policies will not be renewed. Our agent is looking for alternatives and we anticipate a sizable premium increase.
- Mr. Filios requested that residents be considerate of their neighbors Golf cart and teenagers... respect security officers
- We have had conflicting information about whether paddleboards are allowed in swim areas. We ask that you not take paddleboards in the swim area since it is a hazard for swimmers who could easily get cracked in the head
- Hatchett's Point Association has requested that Point O'Woods be good neighbors and considerate of their property to the west of our beach, through the woods (Little Beach).
- Available meeting locations are at a premium. Please look at the posted agenda (website and bulletin boards) to be certain of the location of the meeting.
- Year round population continues to increase.
- Point O'Woods operations are dependent on volunteers and there are many. We need volunteers for the Board of Governors, WPCA and Nominating Committee. In the event that we don't get volunteers we may need to look at alternatives ways to operate our community, like a management company.

The Women's Club is a key group, contributing to Point O'Woods life. Others include but are not limited to:

- The residents who assemble the Call to the Annual Meeting – Lorraine Gibson, Marilyn Stitham, Laretta Johnson, Betty Sagan, Mary Ramondetta, Mary Lennon
- Jennifer Reyes who has served as the Beach Commissioner for 3 years
- Shelagh Smith who handles the electronics and technology at the Board and Annual Meetings

Joe Piecuch, Massachusetts Rd moved to ratify and approve the actions undertaken in the name of The Association by the Board of Governors. Betty Sagan seconded, a vote was taken of the property owners and the motion carried.

WPCA Report: Rich Ramondetta, president of the Point O'Woods Water Pollution Control Authority presented a report. The sewer system has been operational for 7 years and supported by the grounds staff of Rick Frascarelli and Tom Cretens who have handled a high percent of emergency calls. The East Lyme Sewer and Water Department informed Point O'Woods that the sewage we produced was consistently testing at unsafe levels of hydrogen sulfide (HS2) gas. Federal EPA guidelines require that sewer systems maintain 5ppm (parts per million) and we were testing at 140ppm-220ppm. This level is highly corrosive and toxic to humans. It was decided to use the same treatment that East Lyme and Waterford use – The use of Bioxide. This will result in an increase of expense and accounts for most of the \$30.00 user maintenance fee increase. With 425 homes being serviced, Mr. Ramondetta encouraged property owners to abide by the "Do Not Flush" instructions in place to avoid grinder pump problems which could cost a home owner \$2,000.

Budget and Finances: Budget and Finances: Roy Johnson, Treasurer, presented the financial report and budget. The current fiscal year is forecast to close in a positive situation, below budget for expenses

and with net ordinary income of \$114,000. The upcoming fiscal year ending 6/30/18 is budgeted to have net ordinary income of \$61,000 (total income of \$428,000 minus total expenses of \$367,000). He described the sources of income and the categories of expenses. New capital appropriations total \$80,000. It is forecast that we will end the year on 6/30/17 with \$709,000 in the bank of which there are two \$245,000 interest-bearing accounts. Our cash position should be higher at 6/30/18 barring any extraordinary or unforeseen expenditures.

Mr. Johnson emphasized that when we budget capital and don't spend it, it is restricted for capital items. So we set aside money each year that we expect to spend in the future on items of a useful life of over one year.

Beth Kelly moved to adopt the annual Budget for fiscal year 2017-2018 as submitted by the Board of Governors, Wayne Buchanan seconded, a vote was taken of the property owners and the motion carried.

Levy a Tax: Wayne Buchanan made a motion to set the mill rate for 2017-2018 fiscal year at 2.39 based on assessed value at the Old Lyme Assessor's office to meet expenses provided in the approved 2017-2018 budget, such taxes due August 1, 2017. Randy McHugh seconded, a vote was taken of the property owners and the motion carried

Appoint Officers: Fred Callahan motioned to authorize the Board of Governors to appoint and remove officers for the protection of The Association as needed, Bud Phelps seconded. Marty Guyer, 83 Hillcrest Rd, commented that he interpreted 'appoint' to mean 'hire' and that we contracted with a security service so did we have the right to hire and fire. Fred Callahan reported that we are able to have security officers removed and did so 3 times last year. A vote was taken of the property owners and the motion carried.

Elect Board of Governors: Carl Filios presented the 3 candidates on the ballot and requested nominations from the floor. There were no nominations from the floor so Mr. Filios requested that the Secretary cast one ballot for the proposed nominees – Wayne Buchanan, Carl Filios, Randy McHugh.

Citizen Speak: Marty Guyer, 83 Hillcrest Rd, asked if something could be installed at the platform at the bottom of the stairs on the Three Mile River channel so boats could pull up without being damaged. Pete Roberge reported that although it has been attempted in the past and the water has washed away the efforts, he would look into it again.

Marilyn Stitham, 49 Ridgewood Rd, commented that the deadline for articles for the first seasonal edition of The Wave is 6/24/17.

Marty Guyer, 83 Hillcrest Rd, commented that there were fences being installed and asked if the Board had any actions against these. Wayne Buchanan reported that there were no current actions and re-iterated that the no-fence ordinance is in place unless a fence is critical to safety or hazard. Fences installed or replaced must be living hedges. Repairs to old fences are allowed. Mr. Guyer mentioned that at some point, all the fences were inventoried on video but that the video no longer existed. He asked if the fences could be photographed again and the file be kept.

Jill Zuccardy, 52 Hillcrest Rd commented that there have been big fireworks displays within Point O'Woods and asked about efforts to curtail this. Fred Callahan reported that there is an extra security officer scheduled 8:00 PM – 3:00 AM that particular weekend to monitor and control that activity.

Adjournment: Beth Kelly motioned to adjourn, Bud Phelps seconded, a vote was taken of the property owners and the motion carried. Meeting adjourned at 7:09 PM.

Respectfully Submitted,

6/5/17

Jean Smith, Secretary