

**POINT O'WOODS  
BOARD OF GOVERNORS MEETING  
April 26, 2016 6:30-9:00 PM  
Old Lyme Library**

**Decisions (Full Meeting Minutes to Follow 5/2/16)**

**Type of Meeting:** Regular

**Secretary:** Jean M. Smith

**Attendees:** Carl Filios, Pete Roberge, Beth Kelly, Bud Phelps, Faith Weiss, Mike D'Aquila, Roy Johnson, Wayne Buchanan (via teleconference)

Carl Filios called the meeting to order at 6:35 PM.

**Approve Agenda:** Three items were added to the agenda: 1) spending limits and approvals, 2) staff shirts. Carl Filios recommended that the executive session was unnecessary since there was little change in the issues. Mike D'Aquila motioned to approve the agenda as amended, Bud Phelps seconded and the motion carried.

**Secretary's Report:** Bud Phelps provided the correct spelling of the assistant grounds keeper, Tom Cresens. Beth Kelly moved to accept the minutes as amended of the 3/22/16 BOG meeting, Bud Phelps seconded and the motion passed.

**Treasurer's Report:** Roy Johnson distributed the monthly financial reports. Boat Basin receipts have been coming in. Cash balance in account is about \$675,000. Forecast expenses for the fiscal year are expected to be ahead of target. Bud Phelps moved to approve the treasurer's report, Mike D'Aquila seconded and the motion passed.

**REVIEW OF OPEN BUSINESS**

**Parking lot study** – Mike D'Aquila distributed copies of bids from Sullivan Paving, B&L Construction and Lance Scaping, for resurfacing parking lot with 2 options: 1) half the lot or 2) the complete lot. Board discussion focused on a responsible bid and whether to address the partial or complete parking lot resurfacing. Beth Kelly commented that Sullivan and B&L are both experienced companies, in paving business and highly regarded with the heavy equipment to do the job best. B&L bid was lowest.

Mike D'Aquila motioned to accept the B&L Construction bid of \$8,245, conditional on their being able to complete the job by 6/15/16. Beth Kelly seconded and the motion passed.

Administration - The value of the contingency budget was discussed with Roy Johnson explaining that without it, if an unanticipated need arose, that was not a capital item; there was no money in the budget for it. Pete Roberge commented that \$20,000 might not be enough. Consensus was to leave the proposed \$20,000 in the budget.

Bud Phelps asked if it was still necessary to have legal counsel at monthly Board Meetings. Pete Roberge agreed that there were not always issues at the meetings to warrant the expense. Beth Kelly stated that last year there were significant issues requiring legal counsel, but those needs have subsided. Beth Kelly motioned to plan and budget for legal counsel at the Annual Meeting and at 3 monthly Board meetings, Bud Phelps seconded and the motion carried thus reducing the proposed budget amount.

**Revised Ordinances:**

Sign Ordinance - Faith Weiss reported that for contractor signs, the ordinance allows for 2 sq ft, which is smaller than the Real Estate requirement of 2x2. Faith Weiss moved that the ordinance be modified to require

realtor and contractor signs be the same size, no larger than 4 sq ft, and tag sale signs may be posted by property owners on their property, the day before, and day of the sale. Pete Roberge seconded, the motion passed. This ordinance modification will go to a vote at 2016 Annual Meeting.

Fishing Ordinance – Faith Weiss indicated that the current Acts of Nuisance ordinance is not enforceable and an attempt to change it at 2015 Annual Meeting was table. She felt that the wording could be clearer and it needs to go back to the voters at 2016 Annual Meeting.

Faith Weiss and Wayne Buchanan will adjust the wording of the ordinance proposed at the 2015 Annual Meeting and Wayne Buchanan will present a power point presentation with photos and issues to better describe the ordinance and areas affected. This will be presented for a vote at the Annual Meeting.

## **NEW BUSINESS**

**Spending Limits and Authorization:** Roy Johnson stated that there are two limits that should be adjusted. The first is that checks over \$5,000 need two signatures. The second is that projects exceeding \$5,000 require soliciting three bids. Spending limits are suitable financial controls, but the Board should reconsider the amount in light of inflation. Carl Filios added that the president is not always readily available to authorize these expenditures and that we should consider adding the vice-president as an authorizer. Bud Phelps made a motion to amend the Title VII, Section 1 of the ordinances to add the Vice President as an authorizer on amounts in excess of \$7,500. Mike D'Aquila seconded and the motion passed. Bud Phelps made a motion to amend Title VII, Section 3 of the ordinances to raise the limitation to \$7,500 for the requirement of 3 competitive bids. Mike D'Aquila seconded and the motion passed.

Wayne Buchanan and Faith Weiss verify that we have the power to do this and prepare the revised ordinance for vote at the 2016 Annual Meeting.

**Executive Session:** This was determined unnecessary since there was nothing new since the March meeting.

**Adjournment:** At 10:00 PM Bud Phelps motioned to adjourn, Mike D'Aquila seconded and motion carried.  
Respectfully submitted, Jean M. Smith