

**POINT O'WOODS**  
**BOARD OF GOVERNORS MEETING**  
**June 27, 2017 6:30-9:00 PM, Old Lyme Town Hall**  
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**Minutes**

**Type of Meeting:** Regular

**Secretary:** Jean Smith

**Attendees:** Carl Filios (teleconference), Wayne Buchanan, Fred Callahan, Mike Aron, Beth Kelly, Randy McHugh, Bud Phelps, Pete Roberge, Faith Weiss, Roy Johnson

**Citizen Speak:**

Danne Pineo, 31 Seaview Rd and Jan Tonucci, 16 Oak Rd, co-presidents of the Point O'Woods Womens Club, requested that the BOG consider sharing 50% of the cost of the tent and lights for the 2017 July 22 weekend events. This is \$650 for the tent and \$200. The lights can be used for future events. The cost was shared in the past.

Carrie-Jo McGuffey, 19 Massachusetts Rd, requested a Hammer Law extension to complete work on her house that incurred significant water damage 2 years ago.

Beverly Cappello, 46 Connecticut Rd, described a noise problem caused by contractors starting work on a neighbor's house at 6:00 AM and continuing to the early evening. She suggested consideration of a year round noise ordinance. Pete Roberge stated that the Old Lyme town ordinance allows for work from 7:00 AM to 7:00 PM and Point O'Woods follows that ordinance.

Kathy Aldridge, 70 Seaview Rd, requested the BOG to consider reconstructing the area of storm drain water run-off that was also used before sewer installation twice a year when the water system was turned on and off. She stated that it should be replaced since it is not functioning and water either flows under the asphalt or stagnates. She supplied a photograph of stagnant water. She believes The Association should pay for this since the storm drain empties into it and crosses her property. She believes it should be appealing since Point O'Woods takes pride in the grounds. She has received estimate from \$4,885- over \$10,000.

Warren Dean, 49 Ridgewood Rd commented on the same issues as Mrs. Cappello: noise and early hour of constructions at the neighbor's house. He emphasized the need for common courtesy.

Marilyn Stitham, 49 Ridgewood Rd, reminded to BOG that articles for The Wave can be submitted at any time but July 24 is the deadline for the next edition.

Richard Burlingham, 16 Walnut Rd. commented that there are a lot of vehicles on the road and residents are leaving their trash barrels on the road making it hard for vehicles to pass.

Nick Uccello, contractor on the Nardi house, 115 Hillcrest, on the point wanted to speak on behalf of the Nardis, but Carl Filios informed him that the Point O'Woods BOG policy is that only property owners have the right to speak at the meeting and requests for extensions come directly from property owners

Nancy Epright, 91 Hillcrest Rd requested the BOG consideration of her holding a garage sale fundraiser 7-2-17 for benefit of veterans and military families. She wants to have posters and signs. She also suggested that the BOG consider a dog park in Anderson Park. Carl Filios indicated that there are some deed restrictions on that property.

**Approve Agenda:**

Bud Phelps added an item for trial speed bumps.

Randy McHugh moved to accept the agenda as amended, Pete Roberge seconded, the voted carried unanimously.

**Secretary's Report:** Fred Callahan moved to approve the 5/23/17 meeting minutes, Bud Phelps seconded. BOG voted 8-Yes, with Randy McHugh abstaining. Fred Callahan moved to approve the 6/3/17 organizational meeting minutes, Mike Aron seconded. The voted carried unanimously.

**Treasurer's Report: Roy** Johnson distributed he May financial reports. With one month left of the fiscal year our finances are in good shape. Year-to-date we are slightly behind in income but reduced expenses offset that. Tax delinquencies remain at 4 and 3 with liens from the prior year for about \$5,000. It is expected the year will close with about \$708,000 cash and equivalents. Beth Kelly moved to accept the treasurer's report, Mike Aron seconded. The voted carried unanimously.

#### **REVIEW OF OPEN BUSINESS:**

**Mosquito Spraying** – Bud Phelps reported that Point O'Woods contracted a firm to conduct mosquito spray every 2 weeks along the parking lot, pavilion/playground area, corner of Ridgewood Rd and Massachusetts Rd.

**Insurance Policy Update:** Carl Filios reported that the Bakker agency has requested information about Point O'Woods as part of the pursuit of new insurance coverage. He forwarded the partially completed forms to BOG members and asked Jean Smith to coordinate their response, additions or modifications.

**Aldridge Drainage Issue:** Discussion of Mrs. Aldridge's request raised a number of questions regarding extent of remedies, material, and expert input. The BOG decided that they need to explore the problem, consider possible solutions and discuss any financial commitment. A committee was appointed to consider this with Mike Aron, Bud Phelps and Randy McHugh reporting back at the July meeting.

#### **NEW BUSINESS:**

**Women's Club Tent:** Faith Weiss motioned to split the cost of the Tent and lights as requested by the Women's for \$850 with the stipulation that they request this each year so it can be budgeted for. Randy McHugh seconded and the motion carried unanimously.

**Building and Construction Ordinance Extension Requests** - Faith Weiss read the Building and Construction ordinance and commented that there are varied interpretations of it, particularly the definition of "construction". A committee of Faith Weiss, Randy McHugh and Fred Callahan will look into possible clarifications of the ordinance and report back to the BOG at a future meeting.

Faith Weiss reviewed the status of hammer law requests as follows:

- Pat Nylin, Hillcrest Rd for finishing touches inside her new home - Granted
- Carrie-Jo McGuffey, 19 Massachusetts Rd had previously been denied, she was asked to submit an appeal and discuss solutions with Faith since she provided more detail at this meeting
- Munson, Hillcrest Rd, siding replacement, work is completed
- Gagne, Stanhope Rd, painting house and repairing concrete steps - Denied
- Matthew Nelson, repair of electrical short was granted
- Dominic Nardi, Hillcrest Rd for completing new construction through 8/29/17- Denied
- Mrosek, Champion Rd for replacement of failing deck rail – Approved to be completed by 6/30/17

**49 Hillcrest under construction/open basement foundation:** The house at this address has been demolished leaving the basement open which presents an attractive nuisance and hazard if anybody falls there. Fred Callahan will contact the Old Lyme Building Department to determine what action can be taken

to eliminate the risk of injury.

**Pavilion Request/Fundraiser/ 2nd of July Tag Sale** – In response to Nancy Epright’s request, Fred Callahan motioned to approve this one time event with hand out flyers at the front entrance that she would provide on Friday.

**Conflict of Interest Forms:** Wayne Buchanan distributed the annual forms to BOG members for their signatures.

**COMMISSIONER REPORTS:**

Bud Phelps proposed a trial of speed bumps as potential replacement of the wooden road barriers to slow vehicles down. They can be of varied heights and are removable to allow for changing and removing for the winter plowing season. Concern about golf carts being able to cross the height safely was expressed. No decision made.

Fred Callahan reported that there is a critical understaffing of town constables so response times may be slower than usual. Fred reported that this is being managed by the Town leadership. There have been over 90 golf carts registered but 30-40 golf carts are unregistered and Security is following up.

Pete Roberge reported that the “Slow No Wake” buoys have not been installed by the contractor. He has contacted Harry Plaut to rectify this.

VP Wayne Buchanan introduced a mock game entitled “Fence – No Fence”. He displayed a picture of a new construction outside addition, which stimulated a discussion of what constitutes a fence. Randy McHugh stated that the Town of Old Lyme defines a fence as a “structure for enclosure or screening, including a wall. “ A vote was taken and the BOG determined that the structure pictured was a fence. Faith Wiess and Jean Smith will collaborate to write a succinct form letter and send it to the residents directing that the structure be removed.

**ADJOURNMENT:** Randy McHugh moved to adjourn the meeting, Bud Phelps seconded and the motion passed unanimously. Meeting adjourned at 9:02.

Respectfully submitted,  
Jean Smith, Secretary