

POINT O'WOODS
BOARD OF GOVERNORS MEETING
July 25, 2017 6:30-9:00 PM, Old Lyme Library
860-434-5686 pointowoodsct.com powoffice@att.net

Draft Minutes

Type of Meeting: Regular

Secretary: Jean Smith

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

Guests: Atty. Brian Estep and John Maschi, Insurance Agent

Carl Filios called the meeting to order t 6:34 PM.

Citizen Speak:

Bill Klein, 43 Seaview Rd, stated that he had replaced a previously approved 30-year-old fence that was an integral part of his yard and the way he and his family enjoyed his property. Fred Callahan had told him it was not in compliance with the fence ordinance and needed to remove it. He asked the Board to re-consider and approve the fence. Fred Callahan made a motion to add a BOG discussion to the agenda, Mike Aron seconded, a vote was taken and passed unanimously.

Chris Berger, 29 Shore Acres Rd, appealed an ordinance violation for attempting to cut down a tree. He stated that he purchased this property 6/30/17, completed the paperwork, worked with Faith Weiss for approval and commented that the ordinance says nothing about tree cutting, thus should be voided. He said that Carl Filios spoke with Mr. Berger's tree service provider and other parties at his home. He felt that since there was a heated interchange the best thing for him to do was send the tree service home. He stated that Mr. Filios' behavior was unacceptable and he requested an apology and that Point O'Woods pay the tree service bill if he is billed for that day. Fred Callahan made a motion to add a BOG discussion to the agenda, Wayne Buchanan seconded, a vote was taken and passed unanimously.

Chuck Tatelbaum, 36 Seaview Rd, introduced himself and expressed an interest in volunteering to assist the BOG and be considered for Board membership when an opening exists.

Approve Agenda: Jean Smith, Secretary, added the Treasurer's Report to the Agenda. Randy McHugh moved to approve the agenda as amended, Wayne Buchanan seconded, vote taken, motion carried unanimously.

John Maschi, Bakker Agency: Mr. Maschi reported that our insurance carrier, Philadelphia Insurance, notified us that our property and liability coverage as well as umbrella policy would not be renewed when the policy concludes 8/1/17. He and BOG members worked to apply to other carriers. The Point O'Woods Association has several factors like shoreline, homeowners association and recreation camp that are considered high risk. It is difficult to find coverage from a standard carrier, which could put Point O'Woods in the "excess and surplus market", which is an extremely expensive pool with other high-risk organizations. He reported that Philadelphia Ins. rescinded the cancellation of the property and liability coverage with conditions including no coverage of the recreation camp. He is still finalizing an umbrella policy with another carrier. The premium amount quoted is close to the amount budgeted for all Point O'Woods policies.

Beth Kelly reported that the decline in attendance at Recreation Club, which the insurance companies classify as a camp, continued this year with about 5 children and this week, 2 came and one left early. At

that level of attendance, there isn't enough interest in the program and it should be terminated. The BOG concurred that the last day of Recreation Club should be 7/31/17, concluding with Halloween in July.

Mike Aron asked if we need to get 3 bids as we do for other expenses over \$7,500. Carl Filios commented that as our agent, Mr. Maschi is requesting multiple bids which should satisfy that requirement. The BOG discussed the varied levels of umbrella coverage \$5 million, \$10 million or \$15 million. Wayne Buchanan motioned to set the umbrella coverage at \$15 million, Fred Callahan seconded, a vote was taken with 8 Yes and Mike Aron voted No. Mr. Maschi asked Fred Callahan to follow up with Swift (Vassell) Security Services for a certificate of insurance.

Secretary's Report: Jean Smith, Secretary, reported that 6/27/17 draft minutes were posted as required. Bud Phelps moved to approve the minutes, Beth Kelly seconded, vote taken, motion carried unanimously.

Treasurer's Report:

Roy Johnson, Treasurer, distributed the 2016/17 preliminary year-end close-out report. For the year, income was \$3,000 below plan, expenses \$91,000 under plan, about \$760,000 in the bank of which \$194,000 is restricted for capital expense. Beth Kelly motioned to accept the treasurer's report, Randy McHugh seconded, vote taken, motion carried unanimously.

REVIEW OF OPEN BUSINESS:

Speed Bumps: Bud Phelps, Grounds Commissioner, reported that he and staff are looking at removable speed bumps of varying widths and heights to avoid any damage to vehicles and replace the gates. They will talk to Old Lyme, who uses them at White Sands and determine what signage is required.

Building and Construction Ordinance (aka) Hammer Law Committee: Faith Weiss reported that she, Fred Callahan and Randy McHugh met to discuss the scope of the task. She indicated that several ordinances are involved and considerations include noise, tree removal, repair and construction. They will meet in August and expect this will be worked for some time with any new or revised ordinance proposals ready for 2018 Annual Meeting. Carl Filios commented that due to FOIA requirements, Hammer Law Extensions couldn't be handled by phone or email, but at properly announced meetings. The committee should consider this in their scope of work.

Aldridge Water Run-Off: Randy McHugh presented several photographs of the asphalt over concrete swale that runs between 68 and 70 Seaview for water run-off from the road and both properties. Mrs. Aldridge had submitted 3 estimates for replacing the swale and asked Point O'Woods to pay for the work. The committee will get estimates to replace the swale in kind and will propose the homeowners pay any cost over and above that if that solution is unacceptable to the homeowners.

49 Hillcrest Basement: Fred Callahan reported that he contacted the Old Lyme Zoning Office who said they had no jurisdiction. He will next try the building inspector and Dave Roberge, Emergency Management Director and Fire Marshall.

NEW BUSINESS:

Hatchett's Point: Carl Filios reported that somebody from Hatchett's Point developed a list of problems caused by outsiders on their beach property. They delivered it to the Old Lyme police who contacted Mr Filios about it. No further action taken or expected.

BOG Operations: Carl Filios commented that Commissioners could be more attentive to requests for information. Beth Kelly suggested that for more lengthy documents it would be more expedient to have the Secretary go through the document and notify Commissioners of what is needed from them and consolidate responses. This way all Commissioners don't need to go through the whole document to possibly find something for them.

Clubhouse: Carl Filios reported that a resident asked the Board to reconsider building a clubhouse at Anderson Park. While looking into this, he found a right-of-way to the park that had not been identified in the previous study of ROWs. Several items for consideration were discussed: lack of water and sewer lines to the property, stipulations on the use of the property, possibility of purchasing beach property. Fred Callahan will check with the Anderson family to see if they are aware of any stipulations for the property use. Wayne Buchanan will continue to pursue the potential of purchasing the beach waterfront property.

Klein Fence Request: Fred Callahan reported he received a complaint about the fence, and went to see it. It had been replaced. The Board reviewed the ordinance and determined that it was not in compliance. Mr. Klein reported that he had approval to install it in 1987. The Board agreed that the fence should be taken down after Labor Day.

Berger Tree Request: Faith Weiss reported that Mr. Berger had contacted her about the tree which he felt was a safety issue and since he purchased the property 6/30/17 it was reasonable to consider the request. In her stead, Fred Callahan went to look at the tree to determine if there was urgency to remove or trim it. Faith Weiss reported that Mr. Berger told her Fred had agreed it needed to be taken care of so she approved it. Fred Callahan said he had not agreed to that. Mr. Berger scheduled the tree service. Mr. Filios became aware of their being on the property, told them it was out of compliance and some heated words were exchanged and he ordered security to issue the ticket. Mike Aron motioned to repeal the ticket, Fred Callahan seconded, the vote carried unanimously. Carl Filios felt he did not need to apologize.

CORRESPONDENCE: None.

COMMISSIONER REPORTS: Fred Callahan reported that Old Lyme is meeting with East Lyme regarding consolidating police departments.

Carl Filios reported the Old Lyme Federation of Beaches is determining what they should focus on. Topics include insurance, security, blight and voting in town elections.

CITIZEN SPEAK:

Mary Lennon, 48 Ridgewood Rd, commented that she felt Mr. Klein was being treated worse for replacing a fence than some installing new fences. She also stated that she was not in favor of a clubhouse since it would result in additional expense to maintain, monitor, clean, etc.

Marilyn Stitham, 49 Ridgewood Rd, agreed with Mrs. Lennon and is not in favor of a clubhouse.

Roy Johnson, 21 Massachusetts Rd, asked if a fence was destroyed in a hurricane could it be replaced. The Board responded that under the current ordinance, 'No', only with a living hedge.

Mr. Klein asked if he had any recourse to the Board's decision about his fence.

EXECUTIVE:

Wayne Buchanan motioned to enter executive session to discuss to discuss a civil summons against the Association in the case of Amato v. POW, et al., pursuant to General Statute Section 52-557n(a)(1)(A) Randy McHugh seconded, the vote taken was unanimous. Executive session entered at 10:06. Returned from Executive Session at 10:13, no votes taken

ADJOURNMENT:

Faith Weiss motioned to adjourn, Mike Aron seconded, vote taken, motion carried unanimously. Meeting Adjourned 10:14 PM.

Respectfully submitted, Jean Smith, Secretary