

**POINT O'WOODS**  
**BOARD OF GOVERNORS MEETING**  
**August 22, 2017 6:30-9:00 PM, Old Lyme Library**  
860-434-5686 pointowoodsct.com [powoffice@att.net](mailto:powoffice@att.net)

**Minutes**

**Type of Meeting:** Regular

**Secretary:** Jean Smith

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

Carl Filios called the meeting to order at 6:33 PM.

**Citizen Speak:** Bill Klein, 43 Seaview Rd., read a statement to the Board regarding the recent Board decision requiring him to remove a fence he replaced on his property. He stated that his "objective is to modify the fence ordinance for currently approved existing fences (Chapter 8, sub-section-b) that can be enforced and is in accordance with the current practices in place". He stated that the current ordinance needs revision and asked the Board to defer the fence removal decision so that he can bring forth an ordinance revision to be voted on at the next Point O'Woods annual meeting.

Kathy Aldridge, 70 Seaview Rd., stated that the Moss Stone Masonry estimate for replacing the watercourse that crosses her property did not include jackhammering. If jackhammering becomes necessary she will cover that expense.

Susan Bookman, 12 Oak Rd., reported that the Women's Club was interested in installing a bocce court with benches at The Association property on Hillcrest Rd. that had recreational uses in the past, but there are no Association sponsored activities there now. They have a verbal estimate of \$2,500 for installation of a 12' x 60' court on the 48' x 75' lot. She requested the Board to approve use of that Association property for the bocce court.

Marilyn Stitham, 49 Ridgewood Rd., reported that the deadline for WAVE articles is 8-25-17.

Lorraine Gibson, 45 Connecticut Rd., commented that she had been on a fence ordinance committee that proposed a new ordinance that was not approved by the Board.

Bob Bartlett, 39 Connecticut Rd., commented that he supported allowing Bill Klein's fence.

Fred Pinto, 26 Carrington Rd., also commented that he supported allowing Bill Klein's fence.

**Approve Agenda:** Randy McHugh moved to add an Executive Session to discuss the case of Amato v. POW, et al. Pete Roberge seconded, the motion carried. Wayne Buchanan moved to add discussion of a bocce court, Bud Phelps seconded and the motion carried. Wayne Buchanan moved to add discussion of Mr. Klein's statement regarding the fence ordinance, Bud Phelps seconded and the motion carried. Randy McHugh moved to approve the agenda as amended, Wayne Buchanan seconded, motion carried.

**Secretary's Report:** Jean Smith, Secretary, reported that 7/25/17 draft minutes were posted as required. Wayne Buchanan moved to approve the minutes, Mike Aron seconded, vote taken, motion carried unanimously.

**Treasurer's Report:** Roy Johnson reported that there are a few outstanding items to come in before he closes the books for 2017 FY. He has received 265 tax payments for approximately \$200,000. There is about \$875,000 in the bank. Next month he will present the July and August financial reports.

**REVIEW OF OPEN BUSINESS:**

**Speed Bumps:** Bud Phelps reported that the removable 2" high speed bumps should not be a hazard to golf carts and can be placed on the sides or center of the road. Wayne Buchanan moved to procure 2" speed bumps for one or two streets for installation in May 2018. Bud Phelps seconded. Vote taken Faith Weiss, Wayne Buchanan, Carl Filios, Bud Phelps, Randy McHugh, Mike Aron approved, Pete Roberge and Fred Callahan opposed. Vote carried.

**Building and Construction Committee:** Randy McHugh reported that the committee had not met in August but expected to report next month.

**Aldridge Water Run-off Committee:** Mike Aron reported that he and Bud Phelps met with Pete Aldridge to inspect the area and discuss the issues. He stated that the current watercourse has deteriorated and needs replacement. He recommended three possible solutions: 1) resurface the watercourse as it is today with asphalt for \$2,500, 2) dig up the area, bury a pipe in the dirt that the 2 houses can hook up their drainage pipes to for \$6,000, or 3) install a stone watercourse as proposed by Moss Stone Masonry for about \$4,500. He recommended option #1 to replace it in kind with asphalt. Fred Callahan moved to resurface the watercourse for \$2,500, Mike Aron seconded. After discussion, Mike Aron moved to amend the motion to include "If the parties involved prefer a different solution, The Association will contribute \$2,500". Randy McHugh seconded and the motion carried with Wayne Buchanan opposed. The amended motion carried with Wayne Buchanan opposed.

**49 Hillcrest Rd. Open Basement:** Fred Callahan reported that the Town of Old Lyme has no current authority to address the issue so there is no action to be taken.

**Insurance Follow-up:** Carl Filios reported that we have procured a \$15 million umbrella policy for \$18,000 a year in the excess market. Carriers in the primary market were concerned about the WPCA. Bud Phelps will discuss this at the WPCA Board meeting.

**Winter Neighborhood Watch:** Fred Callahan reported that the winter security would be the same as in the past. Old Lyme Police will patrol after dark, the maintenance staff will be on alert during the day, the camera at the gate will record all entering and exiting, and Champion Rd will be closed since there are no winter residents. He will look into cameras for the beach, boat basin, parking lot area in the fall. He mentioned that the number of winter residents has doubled in 5 years and continues to grow.

**Community Center:** Carl Filios reported that there doesn't seem to be strong community support for this. He mentioned we could ask for a show of hands at the annual meeting to get a sense of interest, include an article in the fall newsletter and the Call to the Annual Meeting. He will contact the Women's Club to get a sense of what would be needed at the Center.

**Old Lyme Federation of Beaches:** Wayne Buchanan reported that he and Fred Callahan attended the OLFB Annual Meeting and provided information from that meeting about the Federation's interests and issues:

- There is a treasury of \$20,000 to cover insurance expenses
- Seeking new members
- Strengthen their foundation
- Work with Sound View and have a strong voice in town issues
- Improve boat patrols and jet ski enforcement along the coastline
- Increase influence through voting in town elections
- Waste water removal. Miami Beach, Old Colony and OL Shores moving forward on this

**Grass Cut on the Berm:**

Wayne Buchanan presented photographs of a stretch of sea grass that had been cut down by somebody other than Point O'Woods grounds staff. Randy McHugh will draft a letter to the adjacent property owner indicating that they do not have the right to cut the grass on The Association's property. The grass on the berm serves the purposes of flood control and dune stabilization that are critical to the preservation of Point O'Woods' beach.

**NEW BUSINESS:**

**Board Credibility and Ethics:** Carl Filios noted that at the Annual Meeting, Marty Guyer commented on lack of fence ordinance enforcement. Mr. Filios expressed concern about general ordinance enforcement, particularly regarding Board members. He commented that the Board loses credibility when enforcement is lacking and the Board members should be willing to enforce and comply with ordinances. Previously there was a Board Code of Ethics but we haven't got a copy. Randy McHugh will work with our attorney to draft one for discussion at the next meeting.

**Bocce Court:** The Board agreed that the bocce court request from Susan Bookman was worth further study. Wayne Buchanan and Beth Kelly will look into this further.

**Klein Fence:** Wayne Buchanan moved to defer the removal order of Mr. Klein's fence until the 2018 Annual Meeting when an ordinance revision would be presented for a vote. If a new ordinance doesn't pass, the fence will need to be removed by the Hammer Law date 6/25/18. Randy McHugh seconded and the motion carried with Faith Weiss opposed.

**CORRESPONDENCE:**

In response to Lou Patria's letter about utility poles left in place after new ones were installed, the secretary will draft a letter to Eversource regarding removal of the poles. Ms Galvin requested the Board consider banning smoking on the beach. The Board's sense was that there was little smoking on the beach, butt receptacles had been placed to limit litter and the intermittent nature of smoking makes it difficult to enforce. The secretary will send a letter to inform her of their decision not to create a smoking ban at this time. Faith Weiss presented a letter from Mrs. Fedus

regarding her suit against the Town of Old Lyme Zoning Board. Mrs. Fedus wanted the Board to understand that she was concerned for the long-term impact on the appearance of Point O'Woods. The Board agreed that Point O'Woods is not involved in this specific case and will discuss the potential for an architectural review Board at the next meeting.

**COMMISSIONER REPORTS:**

Fred Callahan reported that a resident sent him a letter requesting that he void a violation. The secretary will write a letter describing the appeal process. He also received a report of real estate signs in violation of the sign ordinance. The secretary will send a letter to the agents for the houses on Ridgewood Rd. and Walnut Rd. informing them of the ordinance. Mr. Callahan reported that security had stopped 17 golf carts and 3 had under-age drivers. Security escorted them home and informed the parents that fines would apply if there were a recurrence. Randy McHugh reported that the paddleboard rack was full and that Lou Patria offered to make another at cost for next season.

**CITIZEN SPEAK:**

Shelagh Smith, 12 Champion Rd., commented that she has observed a number of golf carts with drivers and passengers with open containers of alcoholic beverage driving on Point O'Woods roads. This ordinance violation is becoming common.

Marilyn Stitham, 49 Ridgewood Rd., commented that if there were any communications to the Women's Club, their last meeting of the season is 8/23.

Bill Klein, 43 Seaview Rd., commented that he had hoped to revise the fence ordinance in concert with the Board. The Board advised him to proceed since they had not decided whether they would make an ordinance change recommendation. He could contact Faith Weiss, the Ordinance Commissioner for assistance with the process.

**EXECUTIVE SESSION:**

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 9:15. Returned from Executive Session at 9:24, no votes taken

**ADJOURNMENT:**

Randy McHugh motioned to adjourn, Bud Phelps seconded, vote taken, motion carried unanimously. Meeting Adjourned 9:25 PM.

Respectfully submitted, Jean Smith, Secretary