

POINT O'WOODS
BOARD OF GOVERNORS MEETING
September 26, 2017, 6:30-9:00 PM, Old Lyme Library
860-434-5686 pointowoodst.com powoffice@att.net

Minutes

Type of Meeting: Regular

Secretary: Jean Smith

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

CITIZEN SPEAK: Tom Gworek, 3 Seaview, Rd, explained that he had been collecting historical information, documents and photographs in preparation for developing a book about Point O'Woods in advance of the 100th anniversary in 2019. He provided a sample of a draft chapter for the BOG. He is soliciting any additional information or artifacts and indicated that he wanted the BOG to be aware of, and assist, as the project progressed.

Danne Pineo and Jan Tonucci, 16 Oak Rd, (co-presidents of the Womens' Club) reported that the club would like to be involved with the BOG in preparing for the 100th Anniversary Celebration. Sally Scully, 15 Shore Acres Rd, asked the BOG to consider a kayak rack, similar to the paddleboard rack to control the beach boat storage from encroaching on the beach area.

Richard Burlingham, 16 Walnut Rd, commented that since Labor Day, there have been several cars and boat trailers parked along the roads and boat trailers in the parking lot.

APPROVE AGENDA: Randy McHugh asked to add a discussion of a second citizen speak on the standard agenda. Faith Weiss asked to add Mr. Kim's violation appeal. Wayne Buchanan asked to add discussion of kayak racks and the 100th Anniversary celebration. Randy McHugh moved to accept the amended agenda, Pete Roberge seconded. Motion carried unanimously.

SECRETARY'S REPORT: Beth Kelly moved to approve the minutes, Pete Roberge seconded. Motion carried unanimously.

TREASURER'S REPORT: Roy Johnson distributed the final 2016/2017 FY financial report, the capital budget report, and the current year (July/August) financial report. FY 2016/2017 concluded with expenses managed to be \$85,000 under plan and about \$765,000 cash of which \$194,000 is restricted for future capital expenses. For the new FY, \$82,000 has been approved for capital, which brings total restricted funds to \$276,000. For the current year, tax receipts are \$314,000 with about 20 delinquencies. It was agreed one area, Roads, needs careful attention this coming year. Bud Phelps moved to accept the treasurer's report, Pete Roberge seconded. Motion carried unanimously.

REVIEW OF OPEN BUSINESS:

Building & Construction, Hammer Law Committee – Faith Weiss reported that she and Randy McHugh have reviewed the ordinances and concluded that definitions and language clarity are important, as well as classifying nuisances appropriately. There are gray areas in the various Acts of Nuisance ordinances with *Noise* and *Building & Construction*. BOG members discussed possible ways to define a real emergency; how to clarify what falls under *Noise* and what constitutes

Building & Construction; consider obtaining estimates and landscapers as allowable; stopping contractors at the gate to determine if allowable before a violation occurs; and the current ordinance requiring owners to provide a copy of the building permit to the BOG. The committee will review this feedback and report at the October meeting. Faith Weiss stated that the ultimate changes to ordinance language must be succinct and understandable so that the Ordinance Commissioner can make quick decisions when issues arise without needing to engage numbers of BOG members thus tightening up the process.

Aldridge Water Run-off Committee – Mike Aron reported that the property owners have decided to accept the BOG’s offer to cover the cost to replace the culvert in kind. The homeowners will plan and complete the work, provide the BOG with documents and the BOG will cut the check for \$2,500.

Winter Neighborhood Watch – Carl Filios reported that Fred Callahan checked with the OLPD regarding neighborhood watches and learned that there weren’t any in Old Lyme. Beth Kelly will look into other available resources for guidance on creating a watch at Point O’Woods.

Board Credibility and Ethics - Randy McHugh reported that he had reviewed existing municipalities code of ethics. Where established, he found that a Board needed to be established to oversee the process, handle complaints, determine if warranted and provide an appeal process. His thought that the scope of this might be more than Point O’Woods needed and the BOG agreed. Pete Roberge commented that we operate under CT Freedom of Information Act and our own Conflict of Interest Policy. Randy McHugh will now look to see if we can have an integrated policy including COI and Code of Ethics with a draft to review in October.

NEW BUSINESS:

Architecture Review Committee – Faith Weiss commented that if BOG decides to do anything about this, it needs to be simple and not an elaborate process. Bud Phelps commented that we have the right to go to the town meetings to address our concerns when they arise. Pam Spadaccini confirmed that the office receives the agenda and minutes of OL zoning Board. Point O’Woods ordinances indicate that owners must provide the BOG a copy of building permits. This practice needs to be publicized so that we can address concerns as quickly as possible. Wayne Buchanan will contact the OL Federation of Beaches to see if other communities have some form of review.

Annual Newsletter – BOG Articles for the newsletter are due in time to have a first draft at the October meeting, a final draft at the November meeting and the postcards mailed by 12/1/17. Pam Spadaccini is coordinating the effort this year and will send BOG members key delivery dates.

Basketball Court – Beth Kelly reported that the court gets a lot of use and drainage coming down from Hough and Hillcrest Roads is causing problems in the area and sinkholes have appeared in the playground and basketball court. She has received bids from 4 companies ranging from \$9,000 - \$45,000. She proposes that we contract with Zysk Brothers, Inc. for \$35,000. They have extensive experience in irrigation, drainage and basketball courts. Their bid was more detailed and inclusive of materials to be used and drainage of the area; recommended a 3 step process over 6 months that will allow for earth settling before final paving in May; and provided a 2 year warranty. Beth Kelly said they could start in October and there are capital funds in the budget for this. Pete

Roberge moved to accept the bid of Zysk Brothers, Inc. to install drainage and replace the basketball court, Mike Aron seconded, vote taken and passed unanimously.

Second Citizen Speak – Mike Aron moved to eliminate a second citizen speak segment on the agenda before the Executive Session, Mike Aron seconded, a vote taken. Motion carried with 5 yes votes (Beth Kelly, Bud Phelps, Randy McHugh, Faith Weiss, Pete Roberge, Mike Aron) and Carl Filios and Wayne Buchanan voting No.

Kim Violation Appeal – Faith Weiss reported that Mr. Kim had submitted an appeal of a violation for his contractor who was cutting tile with a power saw during the No Hammer Law period. She requested BOG members to look into it. Pete Roberge will review this and make a recommendation in October.

Kayak Racks – It was mentioned that the Board had turned down the kayak racks twice before. Bud Phelps stated that previous efforts to install kayak racks met with resistance from Champion Rd owners, due to obstruction of view. Randy McHugh will contact Lou Patria to discuss possibilities of a lower design that will accommodate both kayaks and paddleboards.

Point O'Woods 100th Anniversary Celebration – The BOG is strongly supportive of such a celebration and realizes that planning needs to start soon to ensure that the budget prepared in April will accommodate it. Wayne Buchanan will meet with the Womens' club representatives to start discussions about the celebration.

The BOG responded positively to Mr. Gworek's book efforts and will support it as they can. Jean Smith will look for the 1920-1978 minutes and send them to him.

CORRESPONDENCE:

Bud Phelps read a letter from Ron Berry requesting that the BOG maintain the grass and weeds on the Champion Rd revetment. To avoid interfering with the vital purpose of the revetment in preserving the dunes, he suggested a professional could be consulted. Randy McHugh read the letter the BOG agreed to send to Mr. Berry after the vegetation on the revetment had been mowed down. Randy McHugh and Bud Phelps will continue to look for solutions.

Carl Filios reported that there would be a moderated event to **Meet the Candidates for Old Lyme Board of Selectmen** on Thursday, October 12 at 7:30pm at the Old Lyme Town Hall's Meeting Hall, 52 Lyme Street, Old Lyme. He encourages all to attend.

EXECUTIVE SESSION:

Randy McHugh motioned to enter executive session 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) Beth Kelly seconded, the vote taken was unanimous. Executive session entered at 8:35. Returned from Executive Session at 8:40, no votes taken

ADJOURNMENT:

Beth Kelly motioned to adjourn, Randy McHugh seconded, vote taken, motion carried unanimously. Meeting Adjourned 8:41 PM.

Respectfully submitted, Jean Smith, Secretary