

**POINT O'WOODS
BOARD OF GOVERNORS MEETING
March 22, 2016 6:30-9:00 PM
Old Lyme Library**

Draft Minutes

Type of Meeting: Regular

Secretary: Jean M. Smith

Attendees: Carl Filios, Wayne Buchanan, Pete Roberge, Beth Kelly, Fred Callahan, Bud Phelps, Roy Johnson, Mike D'Aquila, Jennifer Reyes

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

Citizen Speak:

Kathy Aldrich, 70 Seaview Rd, stated that a gully which had been used by CT Water before sewers were installed, when draining pipes has become a water drainage area from a storm drain impairing the property. She had been told during sewer construction that costly blasting would have been necessary to avoid water run-off. The run-off has become a problem and she asked that the Board look into the problem. The Board wants to find the best solution and since a new house is under construction next door they want to ensure that a one-time solution is achieved. Bud Phelps will contact the Old Lyme Building Inspector to ensure that the Contractor is exercising appropriate erosion control first.

Lorraine Gibson, 45 Connecticut Rd, expressed a concern about building contractors and some residents who are not in compliance with speed limits causing hazardous conditions.

Approve Agenda: Fred Callahan requested the addition of agenda items for the security contractor and building contractor signs. Carl Filios requested that the item, case of Amato v. POW, et al, initially on the draft agenda be reinstated. Mike D'Aquila motioned to approve the agenda as amended, Bud Phelps seconded and the motion carried.

Secretary's Report: Jennifer Reyes moved to accept the minutes of the 11/17/15 BOG meeting, Bud Phelps seconded and the motion passed.

Treasurer's Report: Roy Johnson distributed the monthly financial reports. The 29 unpaid tax bills have been reduced to 8 for approximately \$6,000 outstanding. Cash balance in account is about \$654,000 and boat basin revenues just came in and will be deposited. Forecast expenses for the fiscal year currently are a bit below plan.

REVIEW OF OPEN BUSINESS

Parking lot study – Mike D'Aquila reported that he had contacted several contractors for bids to improve the parking lot. He has a quote from Sullivan Paving and will meet with another contractor later this week. He requested recommendations for a third contractor to get a bid.

NEW BUSINESS

Nominating Committee: Rosemary Breen reported that there are 2 new applicants to the board positions. Interviews will be conducted in April and Rosemary will present the slate to the Board at the April BOG meeting. One board member retiring that is known. Carl Filios requested that the other board members with terms expiring contact Rosemary to let her know if they will be on the ballot or will retire. Returning Board members do not need to re-apply to be on the ballot. Any qualified candidates will be added to the returning members on the ballot. Nominees from the floor are still accepted.

Cameras on Boat Basin/Parking Lot: Fred Callahan reported that the cameras at the entrance to Point O'Woods have been replaced and are about 95% operational, to be fully functional by season opening. He received an estimate over \$5,000 for cameras at the boat basin/parking lot. Board members' concerns for cost, privacy issues, etc. did not make this an action they felt should be undertaken at this time.

Beach Web Cam: Wayne Buchanan reported that a property owner proposed/requested a web cam at the beach so the beach and LI Sound could be viewed year round. The sentiment of the board was that there were issues of privacy, weather, etc. did not make this an action they felt should be undertaken at this time.

Paddleboard Storage: Jennifer Reyes is working with Rick Frascarelli to develop a method of storing paddleboards on the beach on their sides to reserve space. She will have more information at the April BOG meeting.

Right of Way Oak Rd and Seaview Rd: Fred Callahan reported that a contractor working on a seawall project has been using the Right of Way at Oak Road and Seaview Road for equipment resulting in damage. He spoke to the property owner who has assured him they will repair the right of way upon project completion. He will follow up.

Website Maintenance: Jean Smith reported that she and Faith Weiss met with the website service provider to discuss website maintenance and clarify the service agreement. This will result in a slight increase in service expense that will be known within a few weeks.

Review Beach Cleaning Contract: Jennifer Reyes reported that the disposal of seaweed has become extremely costly and is looking at alternatives to beach cleaners with more affordable disposal services.

Rocks on Champion Rd: Carl Filios reported that a Mr. Martin, on Champion Rd sent a box of rocks as a sample of what The Association had used to fill a washout along the road abutting his property. Mike D'Aquila reported that the washout was filled since it would cause erosion of the road thus requiring expensive repairs. The rocks have been removed although there was concern expressed for the potential degradation of the road and uncertainty about whether the area was Point O'Woods property or Mr. Martin's property. Carl Filios will contact Mr. Martin.

Security Contractor: Fred Callahan reported that he sent out 6 bids requests and received 2 bids. Ace Security bid \$19.85 per hour and \$170 per week for the cruiser. William Vassell, who we have had for the past 2 years, bid \$18.40 per hour and \$210 per week for the cruiser. Since the ultimate

expense is about the same and we have had positive experience with Vassell, Fred Callahan moved to accept William Vassell Security's bid dependent on their ability to provide service while under Chapter 11 status. Pete Roberge seconded, the motion carried.

Contractor Signs: Fred Callahan reported that real estate agents have been in compliance with the sign ordinance but it has been difficult to get building contractors to comply. Various actions were discussed but the topic was tabled until the April meeting when Faith Weiss, Ordinance Commissioner is present.

2016/17 Forecast and Budget: Roy Johnson reviewed the schedule for the forecast and budget process. Commissioners proposed budgets are due to Roy by 4/15/16. He will consolidate and send the proposed budget to the board 4/24/16 for their review and discussion at 4/26/16 BOG meeting.

2016 Annual Call and Meeting: The meeting is scheduled for Saturday 6/4/16 at 6:00 PM at the Old Lyme Middle School. The school and equipment have been reserved, Commissioner reports are due to Jean Smith by 4/10/16 for consolidation and review at the 4/26/16 BOG meeting. The package will be reviewed/approved 5/15/16 by the president, Carl Filios, and mailed by 5/24/16.

Correspondence:

None

Commissioner Reports:

Pete Roberge reported that he and Rick Frascarelli are looking into an improved method for securing the poles in the boat basin. The current method is laborious and time consuming.

Mike D'Aquila reported that we have received payment from the homeowners who shared tree removal expenses with The Association.

Executive Session: Wayne Buchanan made a motion to go into 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) and Thompson vs. Griffin. Jennifer Reyes seconded. Entered executive session at 8:10 PM. Returned from executive session at 8:30 PM, no votes taken.

Salary Review: Beth Kelly moved that the board consider hourly rate reviews for employees. Mike D'Aquila seconded, motion carried. Bud Phelps recommended an increase for grounds staff. Mike D'Aquila moved to grant a \$1 raise in hourly rate for Rick Frascarelli and Tom Creten. Pete Roberge seconded and the motion carried.

At 8:40 PM Mike D'Aquila motioned to adjourn, Pete Roberge seconded and motion carried.

Respectfully submitted, Jean M. Smith