

**POINT O'WOODS  
BOARD OF GOVERNORS MEETING  
May 26, 2015 6:30-9:00 PM  
Old Lyme Library**

**Approved Minutes**

**Type of Meeting:** Regular

**Secretary:** Jean Smith (substituting for Aspen Donofrio)

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

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

**Citizen Speak:**

Lorraine Gibson, 45 Connecticut Rd. asked the Board approval to use the pavilion for a Labor Day picnic similar the past 2 years as a fund raiser/benefit. Scheduled for 9/6/15, rain date 9/7/15.

Lou Patria, 51 Seaview Rd. displayed a scale model of a structure to store kayaks and boats on the beach thus maximizing utilization of the allotted space. He offered to construct the first structure free to The Association if he would be granted 2 slots for his boats.

Carol Peplow, 77 Hillcrest Rd. requested the board consider removing a dead tree that was endangering her property.

Richard Burlingham, 16 Walnut Rd. described situations of what appears to be under-aged golf cart drivers. He suggested that the suspension for such a violation be extended to 3 years instead of the current 1 year penalty. He also commented that the entrance to Anderson Park had not yet been cleaned and seaweed from last years was still in the park along with fall leaves.

**Approve Agenda:** Carl Filios requested that current topics be added to the agenda:

Confirming QDS as the tax service for 2015 billing, letter from Steve and Donna Johnson, Smoking at Point O'Woods, Labor Day Picnic, kayak storage, tree removal on Hillcrest Rd., golf carts, seaweed in Anderson Park, ice cream truck, boat trailer storage, resident stickers and boats on the beach.

**Secretary's Report:** Jean Smith offered several adjustments to the minutes of April 28, 2015 meeting to include removal of repeated attendance name (Jennifer Reyes), corrected spelling of parking lot attendant names, addition of location of the annual meeting to Old Lyme Middle School and correction of "Beth Weiss" to "Faith Weiss" for motion to appoint the secretary. Wayne Buchanan motioned to approve the minutes, as amended. Bud Phelps seconded the motion, motioned carried.

**Treasurer's Report:** Roy Johnson distributed current monthly financial reports. He reported that the past month was quiet with limited expenses and some boat basin income. There is about \$500,000 in the bank of which some is reserved for future capital expenses. We had a

clean audit, financially in good shape and still recovering from Storm Sandy. Pete Roberge motioned to accept the Treasurers report, Bud Phelps seconded, motion carried.

**Reaffirmation of Votes Taken at April 28, 2015 BOG Meeting:** Carl Filios stated that the agenda for the April meeting was not posted according to the FOI regulations so that any votes from that meeting need to be reaffirmed by the BOG. Bud Phelps made a motion to reaffirm the votes taken at the April 28, 2015 BOG Meeting, Beth Kelly seconded and the motion carried. Carl Filios reported that he had had no feedback from the State of Connecticut regarding an FOI complaint filed.

## **New Business**

**Summer Readiness:** Bud Phelps reported that Anderson Park was on schedule for leaf removal within the week, the field would then be leveled by the end of the month. Fred Callahan reported that additional resident stickers had been ordered. It was pointed out that there was not yet a bike rack on Champion Rd. near the ice cream truck. Bud Phelps will follow up.

**Board Attendance:** Carl Filios commented that at a recent meeting, we almost didn't achieve a quorum, which made it difficult to have thorough discussions of BOG topics. He requested that BOG members notify him as soon as possible if they expect to be unavailable for a scheduled meeting.

**Beach Lighting:** Bud Phelps reported that he requested another bid for the lighting changes at the beach and boat basin, but the service provider expressed no interest in the project. He has had discussions with Eversource. The scope of work will be focused on replacing/repairing the lighting fixtures, not the poles.

**Record Retention:** Carl Filios reported that he had been going through The Association records that had been stored in a shed behind the maintenance building, and converting important records to electronic storage. He distributed a document dated 10/15/93 that he had discovered listing a Point O'Woods records retention schedule. Roy Johnson will review this with the auditors to confirm what needs to be done.

**Readiness for Annual Meeting:** The Annual Call to Meeting envelopes have been mailed, the Old Lyme Middle School has been confirmed for June 6, 2015, 6:00 PM. To save money on postage, some of the envelopes were hand delivered to some property owners. A resident raised the question about this practice versus US Postal Service delivery. Carl Filios will check into this.

**Tax Bill Processing:** Roy reported that we have used Quality Data Services (QDS) in the past to produce our association tax bills. There fee is about \$1500 this year. The board agreed to continue this practice. Since the tax bills are to be sent to the owner/address on the property record at the Old Lyme Town Hall, the property owner is responsible for keeping that address current. Carl Filios reported that this past year, the owner database has been enhanced and when stickers are distributed, the owner is asked to confirm their contact information so the database can be current. This information can be used in the event the town records are not yet updated.

**Johnson Letter (99-1 Hillcrest Rd):** Carl Filios distributed a letter he received from Steve and Donna Johnson requesting that the BOG denies their neighbor at 101-1 Hillcrest Rd. the right to install an access gate to that property. The Johnson contend that moving the existing fence and gate closer to the front of their property qualifies it as a new fence and falls under the existing Chapter 8, Fences, page 22 of the charter.

The BOG felt that the gate served as a safety and security function, not governed by the fence ordinance so the BOG had no jurisdiction. Wayne Buchanan motioned that he, along with Faith Weiss, will respond to the Johnsons. Bud Phelps seconded. Pete Roberge abstained. The motioned carried.

**Smoking at Point O'Woods:** Carl Filios distributed a photograph received in the admin office, along with a request that the BOG consider a smoking ban on common Point O'Woods property with appropriate signage. The BOG agreed that a smoking ban would be a new ordinance, which required a vote of the property owners at the annual meeting. That could not occur at this upcoming meeting since it requires BOG discussion and vote and inclusion in the Call of the Annual Meeting. An interim solution is to provide, cigarette, butt receptacles. Jennifer Reyes will follow up.

**Labor Day Picnic:** Discussion of how the proceeds of the benefit/fund raiser would be used and accounted for considering the government accounting rules required of The Association. BOG agreed this requires more detailed consideration. Fred Callahan motioned that the use of the pavilion be granted, with details to be worked out in the next month, seconded by Bud Phelps, motioned carried.

**Kayak Storage:** BOG members discussed aspects of obstruction of views, eyesore on the beach, and anchoring the racks. Jennifer Reyes reported that we have about 72 registered boats on the beach this year. Fred Callahan motioned that the discussion be tabled until further information available, Bud Phelps seconded and the motioned carried. Jennifer Reyes, Bud Phelps and Pete Roberge were assigned to look into this.

**Tree Removal:** There is a question as to whose property the tree is on, Point O'Woods or an owner. Wayne Buchanan, Mike D'Aquila, and Bud Phelps will make a site visit, review the maps and report back to BOG.

**Golf Carts:** Fred Callahan will continue a zero-tolerance for under-age drivers.

**Seaweed in the Park:** Bud Phelps indicated that last year's seaweed will be buried, dirt covering it and the park leveled.

**Ice Cream Truck:** Beth Kelly proposed and asked for discussion on considering an additional ice cream vendor, specifically Sound View Italian Ice provider. Options for scheduling 2 vendors were discussed. Beth will contact the Italian Ice vendor and the current ice cream vendor to pursue detailed possibilities.

**Boat Trailer Storage:** Beth Kelly reported a property owner inquiry regarding storage of boat trailers. Bud Phelps stated that only 2 owners expressed interest to a request for storage in Anderson Park. Pete Roberge reported that it was attempted in the past but created a maintenance burden. No action taken.

**Resident Parking Stickers:** Fred Callahan reported that he was being considerate of expenses and reduced the number of resident stickers this year. Feedback from owners on Memorial Weekend made it evident that owners were willing to spend more it for the convenience, so Fred Callahan has ordered additional stickers. Carl Filios reported that stickers will be available at the admin office Tuesday, Wednesday, Thursday 10:30-1:30 and at the parking lot Shed on the weekends 9:00-3:00.

**Commissioner Reports:** Wayne Buchanan reported on a meeting of the Old Lyme Federation of Beaches that he and Fred Callahan attended. Town of Old Lyme has given 3 beach communities the go-ahead to address sewers with lines to parallel Point O'Woods lines down route 156. The town has asked the beaches to pilot a refuse and re-cycle pick-up once each week next year.

Bud Phelps reported that the WPCA expenses have increased so the usage fee will increase from \$300 to \$320.

Carl Filios reported that he received an email from the insurance agent that Point O'Woods has been approved for coverage with a 20% increase, avoiding the need to go to a risk pool at an even higher rate.

Carl Filios reported that the restroom at the maintenance shed had been painted and storage installed.

At 8:40 PM Beth Kelly motioned to adjourn, Wayne Buchanan seconded and motion carried.

Respectfully submitted,  
Jean M. Smith (substitute for Aspen Donofrio)