

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

Minutes

Type of Meeting: Regular

Secretary: Jean M. Smith

Attendees: Carl Filios, Pete Roberge, Mike Aron, Wayne Buchanan (teleconference), Fred Callahan, Bud Phelps, Roy Johnson

Carl Filios called the meeting to order at 6:32 PM.

Citizen Speak:

Marilyn Stitham, 49 Ridgewood Rd, commented that a meeting will be held at 4:30 PM 8/1/16 at the Old Lyme High School for the presentation of the proposed new railroad line to Rhode Island that may go through Old Lyme.

Mary Lennon, 48 Ridgewood Rd, commented that she observed mosquito spraying along Rte 156 but had not seen it within Point O'Woods. Bud Phelps explained that it was being done near the marshlands and if Point O'Woods wants spraying they must to request it. Mrs. Lennon suggested that the Board keep it mind in the future.

Approve Agenda: Fred Callahan request the addition of an item to discuss a letter regarding a tenant's golf cart violation. Bud Phelps motioned to approve the agenda as amended, Fred Callahan seconded and the motion carried.

Secretary's Report: Pete Roberge moved to accept the minutes as of the 7/26/16 BOG meeting Bud Phelps seconded and the motion passed.

Treasurer's Report: Roy Johnson distributed the July financial report. Mr. Johnson reported that we have collected 80% of the taxes from 324 property owners for \$240,000. Considering the current bank deposits and tax receipts Point O'Woods stands at \$785,000-790,000 cash range which is what was expected. Bud Phelps moved to accept the treasurer's report, Mike Aron seconded and the motion passed.

REVIEW OF OPEN BUSINESS

Tree at 30 Seaview: Mike Aron reported that Mr. Kim, the property owner, has not removed the tree and has added 2 trees on either side of the first tree in question. A letter will be sent to the property owner, Mr. Kim, asking him to move or remove the trees by September 19, 2016 or Point O'Woods Grounds and Maintenance will remove them.

Construction Ordinance Clarification: Fred Callahan requested that a document from the Board be created that lists the ordinances related to construction. These can be delivered to contractors by Security or Grounds & Maintenance staff. Jean Smith will gather the appropriate ordinances for review by Fred Callahan and Bud Phelps.

Mr. Marc Zgorski Violation Appeal: Jennifer Reyes and Mike Aron comprised the appeals committee. Jennifer Reyes spoke with Marc Zgorski who stated that he couldn't get his golf cart registered because the parking lot shed wasn't open and staffed. She recommended that the Board reduce the fine by half to \$237. Mike Aron

stated that Marc Zgorski demonstrated total disregard for the ordinances and seemed to make no effort to contact anybody about his situation, which spanned a few seasons.

Bud Phelps motioned to reduce the fine to \$237. Vote taken with no Yes votes and 6 No votes. The motion did not carry.

Mike Aron motioned to keep the original fine, waive the late fees and if not paid by 9/30/2016, late fees would then be re-applied and Pete Roberge seconded. The possibility of applying a lien was discussed but no decision was made. Vote taken was unanimous Yes so the motion carried. The Secretary will draft a letter to Marc Zgorski.

NEW BUSINESS

Address Database: Roy Johnson reported that with frequency of address changes, it was laborious for him and the WPCA to keep accurate address records. He requested that the Board consider methods for getting the addresses synchronized between WPCA, Point O'Woods Treasurer and the Admin Office Database. Carl Filios assigned himself, Mr. Johnson and Jean Smith to the task as fall and winter work.

Treatment of Point O'Woods Employees: Carl Filios reported that every so often some residents of Point O'Woods verbally berate the staff, security force members and Board members about a grievance. It was agreed that when this occurs, the Board will contact the grievant.

Emergency Operations Plan: Fred Callahan reported that Old Colony Beach Association has developed an Emergency Operations plan that entitles them to Federal Funding. He suggested the Point O'Woods consider this and there is a template available for developing the plan. Wayne Buchanan was assigned the task to look into this.

Pavilion Request: The Cassarottos, Connecticut Rd, requested the use of the pavilion on 9/17/16, 9:00 AM-7:00 PM for 60 guests. The Board granted the request with conditions since the group was so large and it was all day – 1) they provide their own restroom facilities, 2) pay a refundable \$100 deposit. The Board re-affirmed the pavilion usage requirements of no alcohol, leaving the pavilion area clean and the noise ordinance. Carl Filios reiterated that the Recreation Commissioner manages the pavilion use.

Tenant Golf Cart Violations: Fred Callahan reported that a tenant driving a golf cart was observed several times violating ordinances. Security spoke to the tenant and after 3 violations told them they could no longer use the golf cart. They stopped using it. They were informed that if they were tenants in the future they would not be granted golf cart privileges. Mr. Callahan requested the Board send a letter to the tenant explaining that the \$50 deposit would not be refunded and it would apply to the fines incurred through violations. BOG agreed to do this.

Contractor Ordinances: Wayne Buchanan raised the issue of the interpretation of the Building & Construction ordinance with respect to the intent of the ordinance. He posed some questions: Was it intended for noise abatement? Is interior work allowed or not allowed? Are loud yard tools (i.e., chainsaws, lawnmowers and hedge trimmers) treated differently? The ordinance needs clarification so that Security can enforce it consistently. Carl Filios referred the issue to the Ordinance Committee (Faith Weiss and Wayne Buchanan).

Commissioner Reports: Carl Filios reported that the Thompson vs. Griffin lawsuit trial date has been scheduled for November.

Bud Phelps reported that a request had been made to restore the shower at the pavilion on the boardwalk. It will be considered in the future. He also reported that requests from concert bands and residents for lighting at the beach pavilion is under consideration. He and Rick Frascarelli are looking at ways to provide portable solutions and keep the light focused on the bands, not the beach audience. He had also received a request for a ramp at the west end of the beach.

Wayne Buchanan informed the Board of the recent passing of a long term Point O'Woods resident, Joan O'Connell. Notice had been published in the Wave.

Citizen Speak: No comments.

Executive Session: No executive session.

Adjournment: Bud Phelps motioned to adjourn, Mike Aron seconded and motion carried. Meeting adjourned at 7:52 PM

Respectfully submitted, Jean M. Smith