

POINT O'WOODS ASSOCIATION, INC.

BOARD OF GOVERNORS' ANNUAL MEETING

6/7/2014 6:00 PM

Od Lyme Middle School, Old Lyme, CT 06371

DRAFT MINUTES

Type of Meeting: 2014 Annual Meeting

Secretary: Jean Smith

Treasurer: Roy Johnson

Board Attendees: Fred Callahan, Mike D'Aquila, Bill Griffin, Beth Kelly, Greg McKenna, Bud Phelps, Harry Ritson, Pete Roberge, Faith Weiss

Guests: Attorney Brian Estep, and > 50 Point O'Woods property owners

Bill Griffin called the meeting to order at 6:15 PM. He welcomed the community and introduced himself as the President of the Board of Governors. The volunteers were thanked for checking property owners into the meeting. He reviewed the agenda and determined that a quorum was met.

He thanked the Board of Governors for their work throughout the year and especially through the recovery from Super Storm Sandy to ensure the boat basin was available by July. He highlighted key accomplishments including recruiting of a new treasurer; implementation of the new website; completion of the welcome booklet for new property owners; design and development of the Administrator position and new Point O'Woods office; and the recreation and social events that were held throughout the year.

Mr. Griffin recognized retiring Board members. He thanked Harry Ritson for his many years on the Board as a dedicated Boat Basin Commissioner and valued voice of experience. He noted that Greg McKenna, had led the search for Treasurer, Roy Johnson; worked with Jean Smith to develop the Administrator function; led the welcome booklet team as well as his role as Ordinance Commissioner. He recognized Sandy Downes for her tireless efforts for ensuring permits and contracts for the Boat Basin, evaluating and resolving our insurance needs and thanked her for the support she had provided as Vice President. He thanked Lorraine Gibson, Rosemary Breen and Laretta Johnson for their service on the nominating committee. Additionally he expressed appreciation for the tremendous help from Jean Smith for getting the Administrator function up and running and volunteering to work with the next president to select permanent replacement.

Mr. Griffin stated that we had Security issues last year and he and Fred Callahan worked to upgrade security this year. Once the William Vassell Agency personnel get adjusted to our culture and ordinances we anticipate improvement this summer.

Mr. Griffin indicated that our finances were in good shape although Super Storm Sandy struck a blow. We were able to save money overall on the budget. After operating at a deficit for several years, we end this year with a surplus. We need the surplus for upcoming expenses and unknowns like Storm Sandy.

1) Women's Club: Women's Club co-Presidents Danne Pineo and Jan Tonucci reported on The Recognition Walk, which is constructed of stone pavers that can be personally inscribed and will replace the ramp walk from the parking lot to the pavilion. It is intended as recognition of family, individuals or events. The first meeting of the Womens' Club will be held 6/27/14, 7:00 PM at Dot Cipolla's house, 24 Walnut Rd.

2) Minutes: Beth Kelly motioned to accept the minutes of the 2013 Annual Meeting (June 1, 2013). Bud Phelps seconded the motion. There were no questions from the property owners. A vote was taken of the property owners, the motion carried.

3) Commissioners Reports: Beth Kelly motioned to accept the Commissioners' Reports as distributed in the Call of the Annual Meeting. Bud Phelps seconded the motion. There were no questions from the property owners. A vote was taken of the property owners, the motion carried.

4) Ratify the actions of the Board of Governor: Beth Kelly motioned to ratify and approve all actions undertaken in the name of the Association by the Board of Governors and Officers during the fiscal year 2013-2014. Greg McKenna seconded the motion. The floor was open to questions from the property owners. There were no questions from the property owners. A vote was taken of the property owners, the motion carried.

5) WPCA: David Tousignant reported on the actions of the Point O' Woods Water Pollution Control Authority. The last 2 properties connected to the sewers for 100% connected. Point O'Woods was released from the State of Connecticut consent order. Mr. Tousignant thanks all the residents for their tolerance of the dirt, dust, roadblocks and blasting during construction. Financially WPCA is in good shape with 99-100% experience with collections, \$5.7 million indebtedness to the State of Connecticut and 12% of properties paid in full.

A significant maintenance project was undertaken in the winter of 2014 involving underground pipeline inspection and 6 grinder pump issues. He encouraged residents to comply with the "Never Flush" bulletin published in the Call of the Annual Meeting to avoid blockages and frozen pipes.

He expressed appreciation for the contribution and efforts of Kathy Aldridge who is retiring from their board after 20 years service on the Point O'Woods Board of Governors and the WPCA Board.

6) Treasurers Report: Roy Johnson described the process used to develop the 2014-2015 budget. The process launched in February 2014 with the Commissioners developing their goals for the fiscal year as a foundation for the actual budget development. Sample goals included continued Storm Sandy recovery, restructuring of Administrative operations, upgrades to the buoys and swim lines, alternatives to seaweed disposal, recreation safety inspections and mulching and full utilization of the boat basin.

Mr. Johnson reported a favorable 2013-2014 budget status with about \$406,000 income and \$375,000 expenses. We expect to complete the fiscal year having underspent on discretionary items and over on those less controllable like fuel, electricity, etc.

In 2014-2015 fiscal year, the budget proposal reflects about \$443,000 income and \$368,000 normal expenses.

A conscious decision was made during the years of sewer construction to hold taxes low so the mil rate for 2011, 2012 and 2013 were reduced to 1.63 and we ran at a deficit for several years. In addition, we utilized cash reserves to recover from Storm Sandy last year and have eroded our cash reserves. We recommend raising the mil rate to 2.22, which is still below the 2008 mil rate of 2.56. This will support the proposed budget and allow some surplus for bolstering reserves.

Joe Minkos, 25 Massachusetts Rd. asked what would be the financial impact if we had another event like Storm Sandy. Mr. Johnson indicated it would be similar to Sandy at about \$210,000 and that we had \$375,000 in the bank now.

Greg McKenna made a motion to accept the budget for 2014-2015. Bud Phelps seconded. A vote was taken of the property owners, the motion carried.

7) Levy a Tax: Greg McKenna made a motion to set the mil rate for 2014-2015 fiscal year at 2.22 mil based on assessed value at the Old Lyme Assessor's office to meet expenses provided in the approved 2014-2015 budget, such taxes due August 1, 2014. Harry Ritson seconded. A vote was taken of the property owners, the motion carried.

8) Proposed Ordinance Changes: Greg McKenna stated that proposed ordinance revisions were distributed in the Annual Meeting Call and printed on pink paper to ensure visibility to them. He reviewed the changes.

Fence Ordinance: Mr. McKenna discussed the efforts to revise the existing fence ordinance. He expressed appreciation of team of Marty Guyer, Mary Lennon, Lorraine Gibson who proposed a revised ordinance to the Board, but the Board felt it needed more work. Mr. McKenna stated that not everybody will be satisfied with any change, they were not successful getting change yet but it's close and needs a bit more work.

Seasonal Ordinances: Mr. McKenna presented the proposed definition of existing ordinances as those applicable year round and those for the summer season of May 15 to Oct 15. Summer ordinances are mostly in the areas of beach, kayaks, boats, jet skis, etc.

Sign Ordinance: Mr. McKenna explained that the intent of the proposed revision of the sign ordinance is to de-clutter the community and ensure that signs are tasteful, appropriate and in good condition. Peg Hurley, 20 Massachusetts Rd. and Mary Berry, 67 Connecticut Rd. worked with Mr. McKenna on this revision. Key points in the proposal are that contractor and realtor signs have defined size and time period allowances.

Joe Minkos, 25 Massachusetts Rd., commented that he thought there was an existing sign ordinance. That was confirmed.

Robert Peplow, 77 Hillcrest Rd. Asked if the fence ordinance currently 'on the books' stays in effective. Mr. McKenna confirmed this. Mr. Peplow suggested that new owners be provided a copy of the ordinances at their real estate closing since he has noticed other violations. Mr. McKenna indicated that 75 New Owner Booklets were printed last year and new owners were visited and a booklet was delivered to them.

Mary Lee Pimentel, 85 Connecticut Rd., inquired why contractors and real estate agents were allowed different size signs. Mr. McKenna stated that the real estate signs were for the owners' benefit to sell their property but contractors' signs were advertisements. She asked about tag sale signs being hung a day earlier. Mr. McKenna said that was not what was proposed and approved by the Board.

Joan Ritson, 53 Connecticut Rd., commented that swimming in the creek was a safety issue and asked if we had insurance coverage for this. She questioned whether #5 on the summer ordinances "Bathing, fishing, swimming are not allowed in the Basin or creek from Champion Rd. – the Sound" should be year round. She questioned our liability for mishaps of swimmers. Bill Griffin said that they were public areas.

Bud Phelps moved to amend the typo in the seasonal ordinances of dog leash from (10") to (10') Beth Kelly seconded. A vote was taken of the property owners, the motion carried.

Pete Roberge moved to accept the ordinance revisions, Beth Kelly seconded. A vote was taken of the property owners, the motion carried.

Al Dabrowski, 78 Connecticut Rd. asked about the status of the burned house on Connecticut Rd. Mr. McKenna stated that he has been in contact with the Old Lyme Sanitarian since May 2013, had been informed there was a plan to address the building, but there has been no progress. He suggested that a stronger statement from the community might help move things along. Mr. Dabrowski volunteered to conduct a petition drive to urge the Town of Old Lyme to take appropriate action to eliminate the eyesore and hazard of the vacant burned house.

9) Security: Faith Weiss motioned to authorize the Board of Governors to appoint and remove security officers for the protection of the Association as needed. Beth Kelly seconded the motion. So voted, the motion carried.

10) Nominees: Mr. Griffin announced that the Board had appointed Mike D'Aquila to complete Sandy Downes term. He introduced the Board nominees to replace the outgoing Board members: Wayne Buchanan, 17 Sargent Rd.; Carl Filios, 14 Stanhope Rd.; and Jennifer Reyes, 29 Massachusetts Rd. Voice vote There were no nominations from the floor so the secretary submits one ballot for the slate of candidates.

#### 11) Other Business:

Norman Stitham, 49 Ridgewood Rd., introduced himself as the Point O'Woods Librarian, and announced that this season is the tenth anniversary of the library. Mr. Sitham has donated 100 brightly colored flexible bracelets for young children. Children are very active on bikes, scooters, skateboards, etc. and can get injured or lost. The child's name and contact phone number can be written on the bracelet and if the child gets lost or injured, a responsible adult can be readily contacted. The free bracelets are available at the POW Library at 49 Ridgewood Rd. Norm recommends a cell phone number be used since people tend to be near them frequently.

Mary Lennon, 48 Ridgewood Rd. commented that the town of Old Lyme now had a WPCA and other beaches were considering sewers. She thought it would be advisable for Point O'Woods to pay close attention to how they proceed with sewers and the funding of sewers, since Point O'Woods had self funded and should not be charged for other associations or town sewers.

Mary Lee Pimentel, 85 Connecticut Rd. asked about the Old Lyme town stipend to the beaches. Roy Johnson said he attended the Old Lyme Board of Finance meeting and the town has established a commission to review the stipends including the possibility of reducing or eliminating them. Point O'Woods currently receives \$20,600 annual stipend. Dave Richardson, 72 Seaview is assisting the Board in addressing this concern. The stipend originally was based on Security issues since the town does not need to patrol the beach communities.

Mrs. Pimentel asked about the Freedom of Information (FOI) complaint. Mr. Griffin explained that to resolve the complaint, the Board would have a FOI training session in June.

Mary Todzia, 2 Walnut Rd. requested that the Board revisit the fence ordinance and seek to rewrite it. Mr. Griffin agreed that it is advisable for the Board to

Mary Berry, 67 Connecticut Rd. expressed her extreme kudos and appreciation for the good work that the Board has done. She thanked the community members' for the well wishes and support she received last year after a serious automobile accident disabled her for a long period of recovery.

Pete Roberge moved to adjourn, Beth Kelly seconded. The motion carried

The meeting adjourned at 7:25 PM.

Respectfully submitted, Jean Smith