

**Point O'Woods Beach Association
Board Meeting
October 20, 2006 – 7:30 P.M.
Old Lyme Public Library
Old Lyme, CT 06371**

Meeting called to order by President George Mrosek at 7:30 p.m.

Board Members Present: Beth Kelly, Fred Pinto, George Mrosek, Laura Nalesnik, Michelle Daly, Harry Ritson, Mark Stankiewicz

Absent: Michelle Daly, Dennis Bosin

Citizen Speak:

Kathy Aldrich, Treasurer, **WPCA Committee** requested funds to open a checking account to start paying bills. She is under the impression that there is \$25,000 earmarked for that purpose. **George Mrosek** said that due to the cut in funding made at the annual meeting, he checked with WPCA Chairman Bill Lacourciere, and was told they would not be using all of their allotted funds. The Board will give her \$5,000 to open up the account.

Mark Peterson informed the board that he had met with **Lou Patria** to go over the maintenance numbers. He stated that in the past, college students had been hired to do maintenance work and there had not been enough work available to keep them busy for 40 hours. Also, there was no equipment. The students would work through Labor Day and once in a while, on a week-end to do raking, etc. The beach was cleaned seven days a week – now it is cleaned only six. He suggested the board give consideration to cleaning the beach everyday. We now have three individuals, one full-time and two part-time at a total cost of \$112,000. **Mr. Peterson** had reviewed the time sheets given to him by **George Mrosek**. Jeff works 47-48 hours in the summer. The two part-time employees worked about the same. Mr. Peterson feels that nothing has changed, therefore, why are the costs so high? Many of the items on the time sheets are things that should be done early spring or late fall and not continuously throughout the year. He is suggesting that the board take a serious look at maintenance costs for the beach and do what they can to bring the costs down.

Mr. Peterson also stated that at last year's annual meeting, it was suggested and perhaps voted on, that from hereon the budgets that are prepared will be line item budgets. Everyone should be able to understand exactly where the money is going. **Bruce Daigle** stated that the grounds budget does consist of line items. Mr. Daigle reported that one of the part-time employees works about 20 hours a week, the other about 40 hours, and Jeff, of course, works 40 hours. There were occasions when something special was going on that overtime was required and sometimes Jeff would work 47 or 48 hours. Mr. Peterson said there were time sheets that indicated Jeff had worked as many as 62 hours. Mr. Daigle was basing his information on the past year.

Jim Clendennin took the floor. He stated that he had sent a letter regarding maintenance in July and there has been no response. He would like to know the status of the issue. The walkway from Sargeant Road to the beach has not been swept all year long. Twigs and small rocks are on the walkway all the time. It is a hazard and was brought to Dick Hrinak's attention. He told Jeff to sweep it but it has not been done. At the end of the stonewall going down the same walkway, steps have been removed. This is a hazard for people going down to the pavilion. It is very slippery. The steps are supposed to be replaced. **Mr. Daigle** commented that the steps had been removed due to landscaping. Mr. Clendennin complained that weeds were growing on the walkway and they have not been cut all year long. He refuses to cut association weeds. Also, it was brought to his attention that someone from the association had applied for building permits. Everyone within 800 feet of building should be notified by letter. Only seven people were notified – Mrs. Hall and six others. He was not notified at all even though he is closest to it.

Mr. Burlingham wanted to know how long the two large piles of wood chips were going to remain in the park. He is concerned that if they are left there, snakes and rats will congregate. **Mr. Daigle** explained that the chips were left by CL&P when they trimmed the trees. The Association agreed to keep them as they would have use for them. They will be removed this week.

Kathy Aldrich spoke to the maintenance issue. She said she did not want to say the changes in maintenance are worth the difference in cost, but she believes there is a big change in the maintenance duties. There are more areas being maintained, more landscaping, raking, railings repaired, and a lot of areas that have been cleared, weed whacking, clearing, etc.

Womens Club: Absent

Correspondence: None

Secretary's Report: _

After noting corrections to last meeting's minutes, a motion was made by **Harry Ritson** to approve the minutes of the last meeting with corrections. Seconded by **Bruce Daigle**. So voted.

Treasurer's Report:

Budget and financial statements were distributed to commissioners by **George Mrosek**. Some items were not posted in the same areas as previously so there are some corrections that need to be made. For example, street lights and roads actually should be under administration. **Mr. Mrosek** will meet with the auditors Tuesday or Wednesday. He also requested the commissioners review the budgets and statements to see if there are any other changes that need to be made.

Communications:

Laura Nalesnik reported on the pavilion guidelines which she had distributed to board members. The only thing added was the last paragraph which allows the possibility for people to park in the off season at the board's discretion. Since there were no negative comments, the guidelines were adopted.

Laura also reported on the website. She has received a great deal of information and has been busy compiling it for the site but she is still awaiting some requested information. Once that is received, the site will be ready to launch. She also encouraged the WPCA members to pass along information for the site.

Beach:

Mark Stankewicz reported that the swim lines have been removed. A month ago **Bruce Daigle** and **Harry Ritson** met with **Angus MacFarland** regarding beach grading. So far it looks good. MacFarland will come out in the spring to see if the beach will require grading at that time.

Mark also brought up the issue of lifeguards and the affect they would have on insurance. The association did away with lifeguards because they could not get them. Laura mentioned that because school starts so much earlier, the kids (lifeguards) leave earlier in the season. Liability would not change as long as everything was posted. Mark will try to put together a proposal regarding bringing the lifeguards back and whether or not his budget can support it. Lifeguards would have to be trained and certified. Mark will talk to **Dennis Bosio** about the matter.

Mark has a meeting scheduled with the harbormaster to talk about putting in one or two buoys to be placed near the end of the beach for jet skis to tie up to. Another concern is pollution of the beach. We were fortunate this year as there were no closings!

Mark announced that he has attended his first WPCA meeting. Bill, Kathy and Mark will be putting together a newsletter to keep everyone informed of their progress.

Boat Basin:

Harry Ritson reported that significant changes are in the works, some very detailed. There will be some procedural changes, calendar changes, etc. He wants to move the billing date back to November 1st so that we will know if there are people who are not returning to the basin. This will make it possible for people on the waiting list to have an opportunity to rent a slip from the association. Those returning will not have to pay the full amount right now, just a deposit to hold their space. The balance will be due in April. Some of the people on the waiting list have boats that are too big and need to be notified of the size regulations.

Harry would also like to form a committee made up of the commissioner, a boat owner and non-boat owner to discuss some of the issues and concerns around the boat basin. He wants to make basin prices more competitive. Smaller boats would range in price from \$300 to \$390 and larger boats from \$800 to \$850. He mentioned that

several people on the waiting list have taken their names off. Laura would like Harry to put something together for the website. He told her he would do this.

Grounds & Maintenance:

Bruce Daigle informed the board that an inventory of the grounds equipment as requested by Mr. and Mrs. Peterson has begun. There is presently a list of the equipment, however, they are still working on the value of each item. There is some equipment on the beach that is privately owned by individuals who are loaning it out. Mrs. Peterson wanted to know why we are paying Chem Lawn to come out and treat the lawns when we have full time employees that could do the job. Bruce explained to her that it was financially feasible to have professionals come in and do the fertilizing. Mrs. Peterson also remarked that this is a beach – not a park. Why is there the need for sprinklers? Bruce replied that many people feel this is appropriate action for the beach. A great deal of money has been spent on that area and we want it maintained properly. There is an effort to irrigate and raise a nice lawn. Mrs. Peterson stated that the area was always wet which made the area slippery. Bruce said they would pay closer attention to this problem.

Bill Dougherty asked when it was decided to hire Jeff fulltime. Also, who approved this and voted on it. Could he get a copy of the minutes when this action was approved. He also wanted to know what benefits Jeff was receiving. Bruce said he has been with us for twelve years and that there is workmen's compensation and holiday benefits. There is a schedule put together for Jeff consisting of holidays, etc. Right now Jeff is working on winterization of things such as some painting, the wood chips, repairing and examining equipment that is not running properly. He is also determining whether it would cost too much to have the equipment repaired or if it would be better to purchase new equipment. Bruce mentioned that there is a new piece of equipment on the market for raking beaches. He is looking into it to see if this is something we might want to purchase and if the price is reasonable.

Ordinance:

Laura Nalesnik reported that the septic post cards have gone out. Someone on Oak Road is building a deck and was given a \$500 hammer law ticket and upon checking with the town, she learned that they had also been issued a cease and desist order. Laura also received a couple of other complaints, and she has sent letters out trying to resolve the problems. She plans to follow up in a few weeks to see the outcome.

Recreation:

Beth Kelly reported on the tennis courts. Beth distributed handouts containing information regarding the building of the courts as well as bids that had been submitted along with her recommendations.

Mark Stankewicz stated that **Sullivan Paving** is very interested in bidding on drainage repairs. Because the association is familiar with his work and has always been satisfied, we should consider hiring him to do the work and it was suggested that **Bruce Daigle** talk with Mr. Sullivan about the issue.

There is a \$20,000 budget specifically for drainage. Bruce stated that the tennis court is an independent project from the drainage and cosmetics. He suggested putting the courts in and then taking care of the drainage issues. Beth mentioned that \$90,000 had been approved for new courts. Because the money was approved for the courts, that is what the committee went ahead with.

Bruce inquired if at one point, hadn't there been discussion about repairing the old courts. He suggested that perhaps Mr. Sullivan address the board about whether putting in a new surface is the right way to go and what we can expect in terms of longevity. Maybe we can find out why the pavement keeps cracking and if there is any kind of a subsurface that can be laid that might prevent cracking. **George Mrosek** said that he had spoken with Sullivan regarding cracking of the court pavement. He was told that new or old, at some point the pavement would crack. Another concern is who will take responsibility for the project management. Laura interjected that the association had asked and voted on new courts and that is what they expect to get. We will try to get Mr. Sullivan to address the board before he goes away for the winter.

Roads:

Fred Pinto commented on water in the parking lot that is coming up through the catch basin. Everything drains into the boat basin. Apparently there is a backwater valve that is not working. He stated this is still part of the drainage problem and it is being looked at.

Security:

Absent

Nominations:

Absent

Federation:

Absent

WPCA:

Bill Lacourcierre spent time trying to put a stop to rumors and he would like to make a presentation to the Board of Governors and then do a mailing to all property owners. He feels the board should be fully informed as to what is going on so that when someone approaches them with a question, they are able to answer correctly. After several dates were thrown out, it was decided that they would meet on November 3, 2006 at 7:00. Bill will check with a member of the DEP that gave a previous presentation to see if she will be able to attend. Location of the meeting is yet to be determined.

Long Range Planning:

Absent

Old Business:

George Mrosek was informed by **Attorney Mattern** that a treasurer must be appointed. **Harry Ritson** made the motion to appoint **George Mrosek** as Treasurer. Seconded by **Mark Stankiewicz**. So voted. George said this is a temporary position for him during the financial transition, and since most of the work is now being done by the bookkeeper, he felt a volunteer may come forward to take over the Treasurer's position.

Harry Ritson said a decision needs to be made in regard to extending the fence at the end of Champion Road, similar to what was recently installed on the rest of that road. There was a discussion about whether or not to put up the fence. What will the impact be? Harry stated that we should try to accomplish some of the work now before there is a big rush preparing for the next season.

A document regarding financial controls was distributed by **George Mrosek**. He said that two signatures would be required on all checks over \$1,000, and three bids must be received for any expenditures of \$5,000 or more. George will be meeting with the auditors and get some more input. on all checks over \$1,000. George will be meeting with the auditors and get some more input.

New Business:

There was discussion about the memorial bench that has been placed on the beach. The overwhelming consensus was that the monument should be removed from association property. Attorney Mattern was contacted and he said it is up to the board to make a decision. **Beth Kelly** said she was disappointed in the way information was transmitted back and forth via e-mail. She feels we owe it to the individuals who contributed to the monument, and to Mr. Kerley, to discuss the matter directly with those involved. **George Mrosek** said he offered to have a meeting, and had asked Beth to arrange one since she knows the donors, but he had heard nothing until this past week. Given the consensus of the board from the beginning that the bench should be removed, George felt it would be unfair to meet with the donors and Mr. Kerley and allow them to think a possibility of keeping the bench on the beach existed. The cost of moving the bench will be between \$300 and \$500. It was suggested that a vote be taken to remove the memorial bench, but not until a location has been decided upon. Discussion ensued about other things that have been donated to the beach that have improved it, such as the Anderson Park and the handicapped-accessible beach wheelchair. Should all of these have the name of the donors on them? A lengthy discussion on memorials and recognition in general was held. Beth said she will talk to Mr. Kerley and let him know the board's consensus and see if he would like the bench in his yard or perhaps in the POW cemetery. A policy relating to gifts and recognition will be further discussed and considered at a later date.

George Mrosek and **Jeff Keisch** inspected all five right-of-ways. Some are in very dangerous conditions which can result in liability to the association. The following recommendations were made:

1. the ROW on Hillcrest Point (Hillcrest down to the boat channel bridge) be closed;

2. two ROWs on Seaview (Hillcrest and Oak) be cut off short of the water and converted to a “scenic overlook;”
3. Check on liability or lack of, regarding use of “Pass at Your Own Risk” signage;
4. appropriate signage be designed for each ROW.

George Mrosek said there may be a problem closing off ROWs because people who live in the area have actual deeded rights to use them. These recommendations will be further discussed at a later date.

Meeting adjourned at 11:20 p.m.

Respectfully submitted,

Juliann Davis