

**Point O'Woods Beach Association**  
**Regular Board Meeting**  
**March 23rd, 2007 – 6:30 P.M.**  
**Old Lyme Public Library**  
**Old Lyme, CT 06371**

Meeting was called to order at 6:35 p.m. by **Michelle Daly**, in the absence of **Dennis Bosio**, Acting President.

**Members Present:** Bruce Daigle, Fred Pinto, Beth Kelly, Mark Stankewicz and Michelle Daly

Following the meeting being called to order, **Bruce Daigle** made a **motion** to add nomination of a president under New Business. 2nd by **Fred Pinto**. At this time, **Michelle Daly** requested a discussion on the matter, but **Bruce Daigle** said that discussion could wait until it was an official agenda item. So voted.

**Citizen Speak:** **Bill Dougherty** attended the meeting to participate in any discussion regarding the Association set of standard guidelines of all tributes, memorials and recognitions which he had assisted in preparing.

**Michelle Daly** made a **motion** that we move Long Range Planning to the top of the agenda in order to hold the discussion at this time. 2nd by **Mark Stankewicz**. So voted.

Michelle read the proposal as written by Bill Dougherty, Jim Kerley and herself to the board. **Motion** was made by **Fred Pinto** to accept the proposal. Discussion followed the motion.

The proposal required that any future plaques, memorials or tributes come from a list put together by the Board. There were some questions regarding the proposal that all existing memorials and recognitions be grandfathered in. **Beth Kelly** wanted to know if by grandfathering the memorials in, all present memorials would remain where they are, or could they be moved. She felt that there should be a cut-off date for the grandfathering in of existing memorials. Beth's particular concern was the memorial located at the playground. She felt this should be moved because where it is presently located there is a safety concern. **Fred Pinto** remarked that the memorial should be near the playground but far enough away as not to be a hazard. **Bruce Daigle** suggested that the memorial could be moved and set into the garden area. This would be an appropriate setting for the memorial while at the same time removing any safety situation. The Board was in favor of making this move.

Another concern the Board had was in regard to a Recognition Board proposed in the guidelines. This would be a board where the community could publicly recognize gifts made to the community on behalf of individuals or family members. **Bruce Daigle** pointed out that this board would have to be maintained. Would we continue to add onto the bulletin board? Who would be responsible for maintaining the board? How long would notices remain on the board? He was also concerned because the board would also offer an opportunity for vandalism and other problems.

**Michelle Daly** suggested that putting the information/recognition on the website might be another way to go. There are also annual publications which could provide an opportunity for getting this information out to the community.

**Fred Pinto** suggested a separate fund be set up for recognition purposes. These funds would be used for grading and cleaning of the beach. **Michelle Daly** pointed out that this is in the proposal.

**Mark Stankewicz** suggested that individuals wishing to pay tribute could make a donation to the Board to be used for beautification of the beach. At the annual meeting, the individuals would be recognized for their contribution and a plaque presented to the donors that that could keep in their own homes.

The Board was in agreement that the guidelines as proposed required some tweaking. Michelle will get together with Bill and Jim and make some changes. She will bring the revised proposal to the next meeting.

**Michelle Daly** reserved the right to return to **Citizens Speak** in the event someone should come into the meeting late. Since we had started the meeting an hour early, there may be some individuals who were not aware of the change in time. Everyone was in agreement that this be allowed..

**Women's Club:** No report.

**Correspondence:** Michelle read the following communications that had been forwarded to her:

1. Letter to George Mrosek from Bill Brimmer of 34 Hillcrest Road. In his letter he complimented George on the letter he had sent to members of the community. He also thanked members of the Board for volunteering their time and energy to serve the community.

1. Letter from Bill Dougherty congratulating George and the Board of Governors for all of the extra time and effort they had put in to bring about the removal of the Kerley Memorial from the beach area.

**Secretary's Report:** **Motion** was made and 2nd to approve minutes as written. So voted.

**Treasurer's Report:** **Michelle Daly** made the **motion** to appoint **Mark Peterson** as Treasurer for the Point O'Woods Association. 2nd by **Fred Pinto**. Board unanimously voted to appoint Mark as Treasurer.

Mark made his first report to the Board as Treasurer. He distributed copies of financial reports and statements to Board members. Mark said these were not the final statements and that there would be adjustments to some of the numbers. He also remarked that he had no idea what WPCA was doing with their funds but there had been no movement prior to June 30, 2006 so it was not a major concern for this report.

Mark suggested that the Board contact **Atty. Jim Mattern** regarding the movement of line items as stated in the Charter. The Charter was written many years ago and the amounts that could be moved were no longer feasible. Also, on the Merrill Lynch account the only name listed is Lou Patria. This should also be changed.

**Michelle Daly** wanted to know what the Board's current policy was on signing checks. At this time, only one signature is required. The Board agreed that for the time being, this policy should remain as is.

**Beach:** **Mark Stankewicz** reported that the beach would have to be graded this year. The contractor hired is Al Bond, and the cost will be approximately \$5,000. Mark will contact Al to get started.

Mark also commented that he had been informed by **Bruce Daigle** that the Town of Old Lyme will accept seaweed from the beach this year. After this year, we must have an alternate plan. There are a couple of possibilities, one being a gentleman from Niantic that is interested in taking the seaweed and using it for compost another is a local company who may take the seaweed for compost. These are only possibilities, but so far, nothing in concrete.

**Beth Kelly** asked about the shower on the beach. There is some concern about children playing in the shower and leaving the water running. Mark informed the Board that the faucet has been changed to a self-closing model. The knob must be held on in order for the water to run.

**Bruce Daigle** brought up the 'volleyball on the beach' issue. What are we going to do? There are some concerns regarding safety as well as difficulty allocating space when the beach is crowded. There have been suggestions that volleyball not be allowed on the beach on week-ends until after 6:00 p.m. During the week, it would not be allowed until after 4:00 p.m. Another suggestion was to ask Laura to post the issue on the website and ask for individual opinions. It was agreed that a decision had to be made before the annual meeting. **Mark Stankewicz** will prepare a proposal to be discussed at the next meeting.

**Boat Basin:** **Michelle Daly** reported in **Harry Ritson's** absence. Michelle reported that Harry has been sending out invoices to slip holders.

**Grounds/Maintenance:** **Bruce Daigle** reported that there are some truck issues. Jeff has been trying to keep up with repairs. There are also problems with the walk-behind mower. The mower is 16- years-old and needs a new engine and some other work that will cost about \$1,200. The question is: should the Board put \$1,200 into a 16-year-old mower or should we invest in a new machine? Bruce has solicited some prices for a new mower. A mower that will accommodate the needs of POW will cost between \$3,000 and \$3,500 to purchase. He suggested if we decide to purchase a mower we go through Saybrook Lawn & Mower. They have a good reputation and we have an existing relationship with them.

**Beth Kelly** asked if there was a possibility of selling or getting any kind of a trade-in on the old mower. Bruce said that it would be minimal as the mower could be used only as salvage. There was some debate as to whether or

not the funds were available in Bruce's budget, however, something will have to be done one way or the other. This matter will be tabled until next meeting.

**Recreation:** **Beth Kelly** will report on the tennis courts under old business. She reported that at present, groups are requesting to reserve the pavilion for meetings and suggested making up a calendar and collecting a fee of \$5.00 from those wishing to reserve the facility. After some discussion, it was decided that this would be a major task. Right now the Women's Club and Recreation Department have first option. If too many people reserve the pavilion, there will be little time for general community use, therefore, usage should be on a first-come, first-serve basis.

**Bruce Daigle** asked when movie nights would be this summer. At this time, they are scheduled for Tuesday and Saturday nights.

**Mark Stankewicz** asked Bruce if it would be possible to have the beach cleaned on holidays and Sundays. **Michelle Daly** added that maybe the schedule could be juggled around to avoid having to pay overtime. Also, Sunday mornings following movie night, there is often clutter on the beach. Bruce will follow up on this and report back with a plan.

**Beth Kelly** reported that **Dennis Bosio** had e-mailed her regarding the annual board dinner and requesting that she make arrangements. The dinner is presently scheduled for Saturday, May 19th 2007 at Vin Baker's Seafood Restaurant. Social hour and cocktails will be at 6:30 p.m. with dinner to be served at 7:30 p.m. Guests will include Board members, WPCA members, and spouses.

**Beth Kelly** suggested that the board return to the procedure of an action list, as suggested by **Michelle Daly**, with individuals being assigned specific tasks to complete. They would then report to the board when they were completed. This would make individual board members accountable for certain tasks being completed. An example of where the board is lacking in this type of business is the Kerley bench. Mr. Kerley removed the bench on his own. He had not received a letter of explanation from the Board, as proposed at a previous meeting, nor had any of the donors received anything. Someone should have been assigned this task and been responsible for seeing the letters were written.

**Roads:** **Fred Pinto** reported that he had received a call from Maureen Lowry after the last rain storm. She informed him that water was running off Oak Street, through her garage, through her basement, and through the sea wall. Fred stated there was nothing that we can do about the situation until asphalt plants reopen. He spoke with Jeff who informed him that we should probably repair the berm. Fred will contact Mrs. Lowry.

Fred also had some concerns as to where Association responsibility ends. Was the situation in this case, a problem that was the result of neglect on the part of the property owner? It would appear that property owners have a responsibility to keep their property in a manner that would prevent such an incident from occurring. **Bruce Daigle** added that it would be possible to put up some curbing to redirect water to drains. He felt that Lowry's damage probably took place over a period of time. It was unlikely that one rainstorm caused this amount of damage. **Michelle Daly** said she could provide the contact information for the insurance company to Fred, if needed.

**Fred Pinto** reported that in December he, Bruce, Jeff and Harry had been working on a plan to repair the right-of-ways. Not only are they an eye-sore, but they present a tremendous safety hazard to anyone using them. The safety issue could result in serious liability to the Association. Repairing them is a huge challenge. There was talk of repairing them one at a time beginning with the one in the worst condition. Bruce stated that would be the one at SeaView North. Costs to repair this right-of way would run approximately \$5,000, maybe a little more. He felt a ballpark figure for repairing the four right-of-ways in the worst condition would probably run around \$30,000.

**Beth Kelly** suggested putting up "Pass at Your Own Risk" signs. Apparently this has been tried but often they are vandalized or just pulled off posts. Also, as far as lessening the Association's liability, they would not have much of an impact.

**Mark Peterson** suggested that the Board 'bite the bullet' and budget the money to get the job done. There are funds available. If the situation is discussed at the annual meeting, and everyone is made aware that, although it

would be a costly project, the funds are already there, he feels the majority of homeowners would be in agreement that the work must be done. This issue will be discussed further at the next meeting.

**Security:** **Michelle Daly** reported that she had solicited bids from two security companies. One from ACE Security and one from Secure Taps. There was approximately a \$2,000 dollar difference in bids. Michelle recommended that we stay with ACE. We have been doing business with them for the past couple of years, they are already trained, and, they are familiar faces. Michelle has prepared a contract with ACE and upon approval of the Board and signature from the president, will issue the contract. She also informed the Board that both Doris and Richard Burlingham would return to serve as parking lot attendants provided there were no objections. There were no objections.

Mrs. Peterson inquired about using stickers for resident property owners. This is a matter that has been discussed several times. The final outcome was that there is a three-way stop at the entrance to Point O' Woods. Therefore, all cars should be stopping for the signs if for no other reason. In the past, there has been confusion as to the use of stickers. For example, golf carts require registration stickers. However, owners of golf carts believe the registration stickers entitled them to park carts in the beach parking lot. In fact, golf carts require both registration stickers and parking permits to park in the beach parking lot.

**Nominations:** **Michelle Daly**, Acting Chairman of the Nominating Committee, nominated **Lorraine Gibson** to serve on the Nominating Committee. 2nd **Mark Stankewicz**. So voted.

**Michelle Daly** nominated **Mark Peterson** to serve on the Board of Governors. 2nd by **Beth Kelly**. . Following the nomination there was a lengthy discussion. **Bruce Daigle** had concerns as to whether Mr. Peterson could handle both the treasurer's job as well as a commission job on the Board. Right now, the treasurer's position is a full-time job. Mr. Peterson assured Bruce that if he had felt he was unable to do both, he would not have accepted the nomination. Bruce still was concerned about the amount of work and responsibility that would be required for Mr. Peterson to do both. He wanted to be sure that the Board was doing what was best for the Association and the community. Bruce also complimented Mr. Peterson on the job he had done in pulling all the financial statements and facts together in preparation of the annual meeting.

**Fred Pinto** had reservations because he felt a board member should not also act in a salaried position advising the board. **Michelle Daly** received information from **Dennis Bosio** regarding Mr. Peterson serving as both Treasurer and a Board member. **Attorney Mattern** advised that as long as Mr. Peterson is a property owner, he could serve in both capacities. Michelle called for a vote on the motion. All voted in favor of Mr. Peterson joining the Board with the exception of **Fred Pinto**.

**Michelle Daly** announced that the nominating committee is preparing to interview individuals for positions which will be opening up on the Board. Anyone wishing to be considered for these positions should let the committee know.

There was a short discussion regarding how voting would be controlled at the Annual Meeting. **Mark Stankewicz** will prepare a proposal which will be addressed at the next meeting.

**Federation of Beaches:** **Mark Stankewicz** has been asked by **Dennis Bosio** to serve on the Federation Board. They meet only in May, June and July at the Sound View Community Center. **Michelle Daly** mentioned that one of the beaches was interested in contacting the Town of Old Lyme regarding increasing the security allowance and perhaps that could be a discussion for the Federation of Beaches. POW is receiving \$20,600 a year and there has been no increase in several years.

**WPCA:** **Mark Stankewicz** announced that the project is getting to a point where additional members are required. WPCA is looking for at least 2 new members. He is not sure whether the nominating committee or the Board appoints these members. **Mark Peterson** suggested contacting **Atty. Mattern** to find out the proper procedure.

Mark S. also informed the Board that there is an organization calling themselves, "**Citizens Against Sewers.**" The group is made up of approximately 120 property owners who are against the new sewers being installed. They recently sent out surveys to all POW property owners and received 93 back. 13 of the surveys were in favor of the

sewers and 80 were against the sewers. The organization hopes to do as a group, what they believe is best for the community. They are a group that will have to be taken seriously by WPCA.

**Old Business:** **Beth Kelly** reported on the tennis courts. A decision must be reached as soon as possible regarding the new courts. \$90,000 was set aside in the budget for this purpose. If the Board comes to a decision to build them and we notify the contractors by 04/01/2007, it is not too late to complete them by 06/15/2007. The contractors involved have all agreed to stay at the bids they had previously submitted. The committee still feels that the way to achieve the best possible results is to hire the best company to install each piece.

Beth also reported that the lighting may need to be replaced. The present lighting (poles, electrical and lights) are old and inefficient. She has received a bid from Sicuranza Electric for the lighting. Costs would be as follows: to replace poles only, \$15,200; lighting only (bulbs, fixtures) would be \$800 per pole of which there are 4, \$3,200; wiring and piping, \$3,500. It was decided that the issue be tabled till a later date and see what happens during construction.

**Motion** was made by **Mark Stankewicz** to appropriate funds in the amount of \$28,500 to Sullivan Paving, \$16,800 to Cornerstone Fence, and, \$7,280 to Dalton for a total of \$52,580 to begin work on the tennis courts. 2nd by **Michelle Daly**. So voted.

**New Business:** **Mark Peterson** led a discussion on budgets and explained what would be required from each commission in order for him to prepare the final budget.. Each commission reported on tentative budgets they had prepared for 2007-2008. **Bruce Daigle** proposed finding a way to combine budgets that paralleled each other. In some cases, money was budgeted but due to the wording, items would come out of someone else's budget. In particular, this happens with the Boat Basin, Roads, and Grounds/Maintenance budgets. Bruce also wanted to know if there was a way that funds not used could be carried over to the following year. Mark P. does not believe so, but he is going to look into the matter.

At this time, discussion of the budgets was tabled to discuss the appointment of a new president. **Bruce Daigle** felt strongly that this should happen as soon as possible, especially with the annual meeting around the corner. There are many issues that need to be taken care of and leadership is required. **Michelle Daly** stated that she was awaiting counsel from **Atty. Jim Mattern** via **Laura Nalesnik**'s e-mail but had not received a response as of yet Michelle also stated that **Dennis Bosio**, Acting President, had tabled election of officers until all members could be present. Election of the president is a very important decision and everyone who wants, should be able to have some input. After a great deal of discussion, nomination of a new president was postponed until the April meeting.

The Board then returned to discussion of the budgets. Everyone will review their budgets to make sure they are correct and make any revisions they feel is required. They will then e-mail them to **Mark Peterson** who will pull them together and prepare a proposed final budget to be reviewed at the next meeting. It was suggested that perhaps the Board should meet twice in April and twice in May as there is still a great deal of work to be completed before the Annual Meeting.

Chairwoman, **Michelle Daly**, adjourned the meeting at 10:42.

Sincerely,

Julie Davis, Secretary