

**Point O'Woods Beach Association
Regular Board Meeting
April 20th, 2007—7:30 P.M.
Old Lyme Public Library
Old Lyme, CT 06371**

Meeting was called to order by **Vice President Dennis Bosio**.

Members Present: Dennis Bosio, Mark Stankiewicz, Harry Ritson, Bruce Daigle, Laura Nalesnik, Beth Kelly, Fred Pinto, Michelle Daly, Mark Peterson

Citizen Speak: **Maryanne Fitch** expressed concern about Citizens Against Sewers. She was concerned about the power of this group and what kind of problems could result. This matter had been voted on at a previous Annual Meeting and it was decided the Association would go forward. Maryanne Fitch wondered if a group in favor of the sewage system should be organized to speak out in favor of the project.

Mark Stankiewicz responded that WPCA has been working on the sewer and water project and he is unsure what this group can actually do to stop the program. Contracts have been signed and a great deal of work and money has already been invested in the project. If the project were to stop at this point, POW would have to return any funds contributed by the State. WPCA will be holding a question and answer meeting at a date to be announced.

The Board will meet with WPCA prior to the Annual Meeting to get some things cleared up in order to have more information to share with residents at the Annual meeting.

Eleanor Bontafonte reported that her street does not have a sign and she would like to have it replaced. **Fred Pinto** reported that there were many signs that needed replacing and they are presently on order.

Eleanor Bontafonte also mentioned that the cemetery property is a mess and wanted to know if the Board could write a letter requesting that it be cleaned up. **Dick Sagan**, a member of the Cemetery Board in the Town of Old Lyme reported that they have replaced the caretaker. The new maintenance person will be working on putting the cemetery in better condition.

Charlie Cipolla spoke on behalf of his neighbor at 51 Connecticut Road. The catch basin at that location is constantly overflowing. The drain line floods, there should have a bigger pipe for water to drain properly. He asked if the water could be drained into the marsh. The water gets in Mrs. Young's basement. She just spent \$7,000 on a new furnace and the water is damaging it.

Fred Pinto said there are many drainage problems. They are being addressed. **Richard Burlingham** reported that the town comes in and cleans some of the drains. **Bruce Daigle** agreed that something needs to be done but we cannot just drain water into the marsh without a DEP permit. Even though the water is presently draining into the marsh, we cannot make changes without a DEP permit. This will require a permit application to be prepared. **Harry Ritson** assured **Mr. Cipolla** that this problem will be addressed.

Mr. Burlingham reported that the stop sign is missing from the entrance to POW. This is also going to be replaced.

Susan Bookman thanked the Board for all their hard work. She felt that the sewer controversy suggests that there should be a meeting with the WPCA and the Association but not at the Annual meeting. She feels that the Annual meeting will turn into a sewer discussion and that other matters will not be addressed. The meeting between the WPCA and the Association should be informational – not confrontational.

Bill Lacourciere of the WPCA agreed that information needs to get out. He suggested a workshop meeting, however, he does not know if it can be done before the Annual meeting.

There was a question regarding repair of the stairs leading down to the beach. **Mark Stankiewicz** reported that a contractor has been hired to grade the beach and that preventative repairs to the stairs will be made at the same time.

Women's Club: No report.

Correspondence: None

Secretary's Report: After noting minor changes to be made, **Harry Ritson** made a **motion** that the minutes be approved as amended. Seconded by **Bruce Daigle**. So voted.

Treasurer's Report: **Mark Peterson** distributed a Summary Balance Sheet indicating financial position at the end of March. This will change by the end of June.

At this time, **Dennis Bosio** moved that election of officers move to the top of the agenda. He said that it was his intention when **George Mrosek** resigned for health reasons to stay on and serve as President through June, but in light of what transpired at the March meeting, he decided the board needed a strong leader and decided to nominate **Laura Nalesnik** as President, Seconded by **Michelle Daly**. So voted. He then submitted a letter of resignation as an officer of the Board although he will remain on as a member.

Laura thanked the Board for their confidence and nominated **Michelle Daly** as Vice President. Seconded by **Dennis Bosio**. So voted.

Communications: Laura reported on the web site updates and discussed the many benefits offered by the site.

Beth Kelly complimented its design and usefulness. **Harry Ritson** questioned how difficult it is to update the site. **Laura** stated that design update required expertise but that she was handling some of the more routine updates like adding minutes and calendar items.

Beach: **Mark Stankiewicz** reported that the recent storm had left a great deal of debris on the beach. Most of it has been cleaned up. Grading of the beach is scheduled from May 14th through May 19th. Swim lines will be put up May 21st and the raft put in the water soon after. **Mark Peterson** wanted to know what the approximate cost would be. Approximately \$600 to \$700. **Mark** noted this was outside of the budget.

Mark Peterson told the Board that he had contacted **Atty. Mattern** to see if a procedure for transferring funds in an emergency could be written into the Charter. **Atty. Mattern** told him the best way to transfer funds would be to provide contingencies where there might be a need.

Boat Basin: **Harry Ritson** reported that the second billing has been sent out. To date \$37,000 has been collected. He is aiming for \$44,000. Right now \$7,500 is outstanding.

Poles will come out on Monday and will be back in place by May 15th (target date).

Right now there is one open slip. **Harry** commented that there are a number of people roosting on the top of the list. He would like to see a policy in place that if someone on the waiting list turns down a slip two years in a row, that they be moved down, or off the list. He is working on finalizing a procedure. **Beth Kelly** wanted to know how we know individuals will follow through. **Harry** stated that they could be published on the website.

Bruce Daigle thought if we purchased a lap top, it would be possible to file information concerning financial controls, board policy and records, and develop a library for the association.

Laura mentioned that many of these items would eventually be published on the website but that it would also be valuable to have all pertinent information stored on the secretary's computer.

Harry suggested adding two new changes in the future to the boating ordinances for docking boats 1) must have fenders on boat to prevent damage to other boats; 2) do not tie directly to poles as this causes damage poles. He felt these rules are enforceable.

Motion by **Beth Kelly** to approve the procedural changes suggested by Harry Ritson. Seconded by **Fred Pinto**. So voted.

Grounds: **Bruce Daigle** announced that the poles will be a big project. Grounds are a small item right now. The mower issue previously discussed was brought up again. The Board needs to make a decision. It will cost approximately \$3,000 for the mower that he is looking at. **Mark Peterson** stated that this is not a specific line item but we need it. Right now **Bruce** is within budget and **Mark** suggested that we vote on the item tonight. **Bruce Daigle** made the motion to purchase a new 48" Bobcat Mower not to exceed \$3,200. Seconded by **Laura Nalesnik**. So voted.

Ordinance: **Laura** reported that there were still 28 property owners that are required to have their sewers pumped. This is not unusual for this time of the year. She will forward a list of these names to Security prior to

Memorial Day weekend to ensure they do not receive property stickers. Also a list of property owners that still owe taxes will be forwarded to Security.

Laura also reported that she is looking into two possible building violations and following up with two property owners who have unkempt properties.

Recreation: **Beth Kelly** reported that the tennis court project is a “go”. The fence company will be there the last week of April. Everything is set to be finished by June 20th. She also reported that Cornerstone Fence had upped their price to \$3,800. **Beth** felt that it would be best to go to “Fence Man and Son” who has the lowest bid and is very reputable.

Beth also suggested upping the activity fee for the ice cream vendor. Right now the rate is \$1,300. She suggested we raise this to \$1,400 or \$1,500. They are the sole vendor and the last increase was two or three years ago. The Board agreed that the fee should be raised to \$1,400.

Weekly rates for recreation have not increased in several years. Presently the fees are \$10 a day and \$40 a week for 1 child. Hours are 9-12 and one hour in the p.m. **Beth** would like to raise the fees to \$60 a week and \$20 a day. Prices for supplies have risen significantly and she would like to offer more programs. She would like to raise the fees even higher but it would be best to increase this year and then next year possibly raise the fees a little more.

Mark Stankiewicz felt the fees were reasonable but wondered about the program’s ability to react to negativity. **Dennis Bosio** felt we should see what happens after raising the fee this year before considering raising it again next year.

When asked about seasonal rates, **Beth** reported that the cost was \$220 for the first child and \$200 for the second child.

Mark Stankiewicz felt that the Board should rely on **Beth’s** insight. This is not an unreasonable increase and it should be **Beth’s** decision. The rates will be included in the call.

Beth also announced that we will have the Port-o-Potty again this year. This will be provided by Zanardi. There will be a better lock. The cost will be \$200 for the summer for cleaning and maintenance.

Beth had a question about approving each others employees – how do we do it? **Michelle Daly** stated that she had just told the Board who she had hired. **Beth** reported that she has four returning girls including three POW residents. They need to be certified in First Aid which will be done in June. She has hired a Phys Ed/Adm who will head up the program and she is presently looking for a swimming instructor. **Dennis Bosio** brought up the issue of insurance. If run by the Board, our insurance will increase. However, if paid directly to the instructor, it will not affect our insurance. **Mark Peterson** is going to check on the insurance issue.

Laura suggested that perhaps **Dennis Bosio** could assist Beth with overseeing the tennis project. **Dennis** agreed to do so.

Roads: **Fred Pinto** reported it would cost approximately \$1,550 to repair potholes. Sullivan Paving will be repairing them. He added that curbing will be put in at Sea View to deter water from running through property owners land.

There is a serious drainage problem near the Frascarelli property. The drainage system is falling apart. Gary Sharpe, the engineer, is coming up with some ideas. **Bruce Daigle** agreed that the system for the parking lot and Frascarelli’s property need repairs and/or replacement.

Gary Sharpe from Gary Sharpe Associates (Engineers) and **Bruce** are having various discussions with the DEP about scope and details of our C.O.P. Permit Application to repair/replace the beach parking lot drainage system. The project is broken down into three parts :

- **Phase 1** is to install new drainage pipe and structures from the Frascarelli house to the boat basin.
- **Phase 2** is to install new or repair drainage pipe and structures from the pavilion area to the existing manhole structure west of the boat basin ramp.

- **Phase 3** is to improve the parking lot by changing the elevation and contours with processed gravel. This phase would include some replacing of pavement at the guard shed and installation of a timber rail/ fence at the tidal marsh area. We are currently obtaining quotes for this work.

Mark Peterson suggested that the project be presented for approval at the Annual meeting. **Bruce** suggested that we do only one phase at a time. Phase 1 would be done the first year and would include the Frascarelli property and the boat basin.

Laura suggested that maybe **Bruce** could use some help on this project and suggested that **Fred Pinto** work with **Bruce**. **Harry Ritson** would also like to be involved.

Security: **Michelle Daly** has put together the contract for Ace Security to sign. The Burlinghams will be in charge of the parking lot. Stickers will be issued Memorial Day week-end. People who have not had sewers pumped or are delinquent in paying taxes will not receive stickers.

Nominations: **Michelle Daly** reported that three terms are ending in June. Seven people are interested in becoming members of the Board. Nominations to be presented at the Annual Meeting will be **Laura Nalesnik**, **Harry Ritson** and **Kathy McKeough**. **Michelle** made it clear that her participation had been only to give guidance, and that she took no part in the actual nominations.

Motion by **Mark Stankiewicz** to accept nominations from the Nominating Committee and place on Annual Call based on Michelle's report. Seconded by **Fred Pinto**. So voted.

Federation of Beaches: **Mark Stankiewicz** was looking for someone to attend the next meeting in his place as he will be unavailable. No volunteers.

WPCA: **Mark Stankiewicz** discussed the situation with **Citizens Against Sewers**, what the group has done, and how it will affect the Annual meeting. There is a great deal of concern about how this matter is splitting the community apart. **Dennis Bosio** suggested that the WPCA and the CAS sit down and calmly discuss some of the resolutions before it goes farther. He feels that there should be an informational meeting with people directly involved, and those who do not understand the project.

Bill Lacourcier said there has been an informational meeting and information packets were sent out. He is agreeable to another meeting. **Fred Pinto** suggested a meeting of the WPCA and the Board of Governors. At this meeting the WPCA and the Board should come up with a response that everyone will be happy with.

Long Range Planning: **Michelle Daly** distributed a copy of the Set of Guidelines for Tributes and Memorials. The guidelines were prepared by **Jim Kerley**, **Bill Dougherty** and **Michelle**. A discussion followed concerning whether or not there should be a minimum donation, and, if so, what amount would be appropriate. It was the consensus of the Board that a minimum donation of \$250 would be appropriate. The proposed guidelines will be added to the Annual Call for ratification.

Motion was made by **Dennis Bosio** to accept the Memorial Guidelines as proposed by **Michelle**. Seconded by **Mark Stankiewicz**. So voted.

Financial Controls: **Mark Peterson** distributed copies of Proposed Financial Controls and review them with the Board. A question and answer period followed. **Motion** was made by **Dennis Bosio** that Financial Controls as submitted by **Mark Peterson** be adopted. Seconded by **Harry Ritson**. So voted. The proposed financial controls will be added to the Annual Call for ratification.

The budget for 2007-2008 was distributed by **Mark Peterson**. He also included WPCA information, which is not part of the approval process and the document is for information only. Mark also distributed a report of the property taxes. Last year the mill rate was 3.22. For 2007/2008 it will be 2.56.

Beth Kelly questioned if there was enough money in the proposed budget to fund the handicapped ramp to the pavilion. **Bruce Daigle** has done some estimating and figures \$10,000 is probably a decent estimate. Right now there is no specific plan finalized. Beth has spoken to the DEP and Gary Sharpe and a plan is in the works. She would like to put \$10,000 in the budget for this project. **Dennis Bosio** felt that we should have the State ADA review the project plans.

Another suggestion was that it might be better to have an engineer come out to look at the area and tell us what we have to do. Consultant outsourcing fees and surveying will incur additional funds.

Harry Ritson suggested it might be a good idea to budget \$15,000 rather than the \$10,000. **Bruce Daigle** volunteered to help Beth with the project. The community will need to be advised as to what is being done. After discussion, a **motion** was made by **Bruce Daigle** to accept Mark's budget, as adjusted. Seconded by **Fred Pinto**. So voted.

Mark Stankiewicz distributed an example of a possible form to be used as a ballot at the Annual meeting. **Laura Nalesnik** discussed the need for property owners, whose names are not listed on the property tax list because of multiple owners, trusts or partnerships, to provide proof of ownership in order to vote. This would be mentioned in the Call to the Annual Meeting. The process of securing volunteers to check people in at the door was also discussed. **Mark Stankiewicz** offered to secure volunteers for the process.

Nomination: **Laura Nalesnik** proposed new Nominating Committee Guidelines. The changes made include having the nominating committee be made up of three independent citizens instead of having a board member involved. Also, the nominating committee would be asked to provide a list of all qualified nominees, which could include incumbents as well as new names, so voters would have more of a choice. The proposed Nominating Committee Guidelines will be added to the Annual Call for ratification.

Meeting adjourned to executive session at 11:52 p.m.

Respectfully submitted,

Juliann R. Davis
Secretary