

**Point O'Woods Beach Association
Regular Board Meeting
August 17, 2007—7:30 P.M.
Phoebe Griffin Noyes Library
Old Lyme, CT 06371**

Meeting was called to order at 7:30 p.m. by President Laura Nalesnik.

Members Present: Laura Nalesnik, Michelle Daly, Beth Kelly, Bill Lacy, Kathy McKeough, Mark Peterson, Harry Ritson, Mark Stankiewicz. Absent: Brian O'Brien. Note: Mark Peterson joined the meeting at 8:25 p.m.

Laura requested changes or additions to the agenda. **Laura Nalesnik** recommended that Kathy McKeough's name appear on the agenda as the lead WPCA agenda representative going forward. Laura requested that Treasurer salary be added to the New Business agenda. **Motion** was made to approve agenda by **Laura Nalesnik** and seconded by **Mark Stankiewicz**. So voted. Vote was unanimous. Agenda was approved as changed.

Citizen Speak: **Kathy Aldridge** of 70 Sea View Road read aloud a letter she authored asking it be submitted into the 8/17/07 POW minutes. The letter expressed concern of shortened and perhaps a misrepresentation in the June 15th POW Board minutes of her comments regarding WPCA appointments. The letter re-emphasizes the intent of her comments made on June 15th, specifically about: sole purpose of WPCA is to implement sewers; WPCA appointed members must be behind sewer implementation and the WPCA is often in a position to respond to issues raised by misinformation provided informally to Association members by perhaps members against the sewer project. Kathy pointed out the WPCA, Board of Governors and Association members have a shared fiduciary responsibility to see the sewer project move forward successfully. Kathy also expressed concern that statements have been made that the WPCA is not allowing the community to participate in the benefit assessment meetings and that the WPCA is cancelling information meetings. Kathy responded to her concern by stating 1.) members being assessed are not involved in the process until after the assessment has been determined, and 2.) the WPCA went above and beyond encouraging community involvement by scheduling a workshop, and several meetings from June through September. All of this was above and beyond State of CT communication requirements. She acknowledged that two meetings were cancelled due to one being the night prior to annual meeting and one being due to the hospitalization of the WPCA Chairman Bill Lacourciere. Kathy provided her letter to the POW Secretary for submittal to the meeting minutes (see attachment).

Sandra Downes of 59 Sea View Road spoke in support of Kathy Aldridge comments. Sandra expressed concern that there were Board members in disfavor of the sewer project. Sandra asked for assurance the Board is not trying to stop progress of the project, or stop the project entirely. **Laura Nalesnik** responded that the Board is not trying to impede the progress or success of the sewer project. Laura stated that the Board is moving forward in support of the project and yet is obligated to be responsible in asking questions and addressing concerns about the project from the community at large. Questions about price, estimates, the municipal agreement, etc...are items that need answers and the Board is accountable to pose such questions that are being asked by POW citizens. The Board was elected to represent the concerns of all POW property owners. **Kathy McKeough** also responded to Sandra's concerns. Kathy described her role as Board member and WPCA member and the liaison between both Boards. As she is new to the WPCA, she has been able to seek to understand why there is divisiveness within the community. One issue raised by the Board is project communication. WPCA put in place a comprehensive communication plan to address the concern. Kathy described the success in getting the WPCA communication operationalized which includes initial letter with WPCA update (mailed to resident homes), the development of FAQ's and a monthly newsletter. Kathy stated the benefit assessment meeting purpose was solely benefit assessment and to provide the community a benefit presentation. She feels there may have been confusion within the community regarding that meeting's purpose. There was frustration that the meeting purpose could have been communicated more clearly. Due to this scenario, there were many questions put aside for the next WPCA meeting. She believes that many questions have been answered and estimates more responses will be provided soon.

Marianne Fitch of 71 Hillcrest Rd presented a list of 225 signatures from POW citizens in strong support of the project. She urged the Board of Governors to expedite the project. She states the citizens on this list all agree the WPCA is doing a fantastic job. Marianne states the signatures were collected so the Board could hear from the

silent majority – those who are not complaining. She felt the number of signatures should be significant in letting the Board know POW citizens are in favor of this project. **Laura Nalesnik** responded the Board is not trying to slow the project but will continue to ask needed questions. Laura expressed the Board is behind this project and agreed that it is a positive sign to see those in favor of the project via the signature representation.

Joyce Zgorski of 13 Sargent Rd. requested to speak on behalf of the estate of Ferdinand P. Zgorski. Joyce stated that Harry Ritson communicated to Joyce, at her home, 3 weeks post her husband's passing, that the Zgorski boat, which has resided in the basin for 10 years, was no longer allowed in the basin. Harry communicated the boat was oversized and due to the 2001 regulations it would have to be removed. Joyce's son spoke to Harry stating there could not be a size issue as the boat has existed there for 10 years. Harry stated the slip was too small and the boat will need a bigger slip. Joyce stated this situation highlights two issues: (1) wording of the boat basin grandfather clause, and (2) the ownership of the vessel. She stated the grandfather clause says a boat can stay as such as long as it is owned by the owner. Joyce stated the owner of boat has not changed - the boat belongs to the family. The vessel was registered solely owned by Ferdinand as the family interpreted that the registration on the vessel has to match the property owner name. This situation is not unlike other such issues at the boat basin all corrected with boats allowed to stay. Joyce requests the Board to consider Harry's decision to remove the boat. **Harry Ritson** responded that the by-laws expect there is a check of boat registration against the property owner list. Harry stated that the boat was allowed to stay for some period of time. Harry told the family we were also on hold as the boat was grandfathered in year 2000. POW bylaws are set to hold a boat no larger than 20 feet long, 8 feet wide. The Zgorski boat is 9" longer, 4" wider. Harry stated that in this situation, in year 2006, the husband was on both the property record and boat registration singly. In 2007, Mr. Zgorski changed the boat registration to include his wife. Harry made the assumption cottage would transfer to wife also and took the chance this scenario would come together but it has not. In speaking with the last 3 boat basin commissioners, Harry stated their interpretation is that the agreement is if you own the boat in your name in year 2000 you are provided the slip as long as the boat stays in your name. Therefore Harry told the family the slip itself will be safe but next year the boat can not come back. Harry told them to finish this year with the boat. The Zgorski can not accept this decision and therefore the appeal. **Laura Nalesnik** stated there are always questions and problems with boat basin interpretations. This is an issue we need to look into. Laura recommended the Ordinance Commissioner be inserted into this situation and asked that discussions be held to try to resolve this situation.

Rita Sulick of 21 Sargent Rd. stated that we took a poll and got the 200+ signatures represent pursuers of the sewers. She stated some residents did not sign the list even tho in favor because people don't like to sign polls, don't want neighbors to know they are for the project or may have a personality conflict with WPCA members. She stated there were only 2 outright "no's" due to reasons of "really don't care, only here 2 months" and another saying "rather give cottage to children and let children finance". Rita stated that many residents feel the Board members are against the project and stifling it. She stated personality conflicts are getting in the way which is not fair to the dedicated people working on the project. She suggested the Board remind themselves of the meaning behind "we the people", and unite with the community, listen, learn and work together in a dignified way to move this project along. **Laura Nalesnik** responded with a caution that some residents communicated to her that the petition was only offered to those in favor and not provided to those not in favor. People were selectively not approached. Laura cautioned we have to be careful we don't represent the signature list as 225 "yes" and only 2 "no". **Rita** responded the purpose of petition was to show those in support of project. **Laura** stated she does understand and appreciate that and we simply need to be careful we represent that accurately. Laura restated the Board is behind the project.

Jim Kerley of 18 Massachusetts Road stated that the Boards guiding principal around transparency is a positive thing. He stated that the by-laws point to Laura as President to be the Chief Executive Officer with the responsibility to direct the work of the Board and its committees. He asked Laura to describe as CEO what you have done, what you are doing and what you will do in the future to comply with and implement the agreement that we have executed and outlined in the consent order to implement the successful planning and installation of the sewers. **Laura Nalesnik** responded that her role since April has included attendance to every WPCA meeting. She has been proactive in asking project questions, influence the development of FAQ's and encouraging Board members to attend WPCA meetings. She reemphasized she has been assertive in trying to get responses to questions or areas of concerns and it has not been easy to receive responses in some areas. She has been very

proactive in managing the writing and posting of website content. The WPCA has not been responsive to her request for ongoing information for website postings. Laura stated she has been open about the project and not afraid to try to discuss the good and the not so good about project issues and has encouraged the WPCA to follow suit as that will stop the rumors. She stated she is open to suggestions on what more she can do. **Jim** responded that he wants to hear about more specific direct activities on Laura's part. Jim offered two suggestions: (1) publicly sign the petition to acknowledge your endorsement of the project, stating there is an extra copy for her to sign and (2) address and resolve the issues around your Board appointed WPCA members that are publicly against the sewer project and put people on the WPCA that understand we are under 100% obligation to execute the sewer project. **Laura** responded she does not have a problem with her name on the listing, and knows she is addressing concerns that have been highlighted regarding WPCA members.

Janet Kennedy of 87 Hillcrest Road asked how many members are on the WPCA. **Laura Nalesnik** responded there are 7 members: 5 regular, 1 alternate non-voting, and Laura herself an ex officio member non-voting. Janet confirmed they were appointed by the Board of Governors. Laura responded Attorney Mattern has not responded yet to a request by Laura to provide a list of all appointments in term since inception. There is confusion and inconsistency in appointments and terms with question of them matching up. Laura stated there is issue in that the WPCA has turned down people with sewer experience repeatedly and it is not their position to do so, it is the Board of Governors position to do so. Laura clarified for a citizen that there is staggered appointment so there is only 2 appointments each year. However, some years there has been 4 appointments. Currently the only appointment open is for Alternate. A heated discussion took place among meeting participants on WPCA members being Board appointed and whether Attorney Mattern has confirmed this concern. **A Call to Order** was made by Board members. Jim Kerley spoke to say all POW needs is the Executive Officer to direct the Board and WPCA to make sure everything that needs to happen happens. Laura stated she is doing that job. Laura stated she feels there is a perception the Board is against project as it is the Board that gets all the complaints and questions, and as such, the Board requests answers. This doesn't mean the Board isn't on the side of support. The Board is working on getting things done the POW way...not a "your way" or "our way" approach.

Lou Patria of 51 Sea View Road stated he believes there is a movement to replace some WPCA members and understands the thought is WPCA members are not doing a good job but that is not the reason. He believes the WPCA members are doing a good job but it is revolving around something (sewers) that maybe the Board doesn't want. He hopes there will be no movement to replace WPCA members. Lou also stated that there is consideration tonight for the election of Mr. Callahan to the WPCA. Lou feels Mr. Callahan should not be designated a WPCA member. He understands Mr. Callahan has some sewer background. He understands that Mr. Callahan has talked to Old Lyme about a similar position and Lou believes that is a conflict of interest. Lou has been led to believe Mr. Callahan is not in favor of sewers. At Annual meeting Lou made the request that no one be appointed to WPCA that is not in favor of sewers.

Lou discussed another issue – the boat basin. In Year 2000 Lou was front and center of this issue. He was not in favor of the grandfather clause. However he knows it was very clear that the owner of a boat in 2000, that is too big, the boat is grandfathered until the boat is decoupled. Once decoupled, the boat is no longer grandfathered. Lou also stated that while Commissioner he needed to replace poles in slips with boats too big.

Susan Bookman of 12 Oak Road stated that the sewer project is a big project and there will be miscommunication no matter how hard we try. If we all went to every meeting, then there would not be an issue with communication. But it is not possible for us all to be at every meeting so it is inevitable there will be miscommunication and we have to bear with it. Susan feels WPCA has done a lot of work, knows what is going on, making headway, and whether they have been appointed legally, illegally, these people should continue with the WPCA work. Anything else will slow the process down which will cost us more money. Susan would like to see, no matter of Lawyer clarifications, if WPCA doing its job just let them continue. She asks don't remove members because this will cause more division among community. **Laura Nalesnik** responded that there was a movement made to clarify WPCA member terms and appointments. Last year it was a quiet regard of the WPCA and this year with so much going on, there have been so many questions around WPCA so a case and movement was made to clarify. There is a sense the Board are against WPCA and you are here to say it is all wonderful but the fact is we are in the middle. Laura stated the Board has authority to appoint and remove WPCA members but removal has to be with cause.

Mike Minkos of 17 Ridgewood Rd. stated we know there is a group in favor of sewers and a group not in favor. He believes the the group not in favor is dictated by the fear of not knowing how much all this is going to cost. This could be very true of older people who have lived here a long time. We all want to know how we are going to pay for the project on an ongoing basis. Mike recommends the Board itself, or perhaps the Board hires someone to break down this project into components and state how this project will be financed through a financial plan. Mike used the example of the capital cost of the main infrastructure – it will probably be bonded. He asks questions around the bonding: How much will you secure and in what period of time? What are alternatives for financing the fixed costs?

Mike also highlighted the WPCA stating they have the job of taking total dollars that will be required, with whatever your interest payments are on fixed costs, and try to come up with an allocation method that everyone can agree with and it will be almost impossible to get agreement but we must.

Mike highlighted another component - variable costs. Mike's example is once you put mains in the ground, an operating company will have to manage the grinder pumps, etc.. This is usually done by a sewer company and we don't have one so we have to hire one. Another variable cost is the fees to pay for treatment plant representing the processing of sewage waste. You'll have a debt service you will have to secure. Most towns fund this through taxes. No one has explained how we'll do this. Mike continues his point by stating if you can mitigate the costs through a 15 year amortization or 20 or 30 year and at what interest rates, you can take some of the fear out of this picture. This makes it easier for WPCA also. Variable is function of usage. We need a good financial plan by the Board to put the association members minds at ease. **Laura Nalesnik** stated we have been trying to get to many of these questions. **Harry Ritson** responded none of these questions are our responsibility. Harry stated there is confusion on roles between the Board and WPCA. The Board is after the answers but it is the WPCA job to provide those answers.

Mike continued to state POW has to float the bond. It is our our collective responsibility. Yet how does that follow dollars for interest payments allocated and collected – all this needs to be explained. **Harry Ritson** responded we are getting towards these answers. Harry emphasized we have a good Board representative on the WPCA with Kathy McKeough and through her efforts we finally have a project plan we can understand. But our hands are tied on getting some of this information as we depend on the WPCA for them. **Kathy McKeough** responds to Mike and talked about project components. Funding is comprised of a DEP 2% loan for 75% of sewer cost, grant for 25% of sewer cost, CT Water Company contributing cost of materials estimated at \$700,000, and we are working towards a loan for water 2.1% of the \$800,000 from State of CT. She emphasizes all of this is in process. This project has multiple complicated pieces to project. Enormous work is done and needs to be done. Funding is one complicated piece. Another piece is the design of engineering system. Another piece is the East Lyme agreement. So much in progress but not yet concluded. **Mike Minkos** responds we need the annual cost on a fixed basis fixed divided by 400 cottages. The WPCA needs to take this figure and explain how it will be allocated..how will it be spread among people? Kathy stated that the commitment is to get this info when info is viable. She is strongly committed to making this happen and thanked Mike for all his questions.

Bill Thompson of 103 Hillcrest Road and another unnamed citizen stated we as citizens don't seem to think the project is final and happening. This is because we do not hear the Board saying "we are doing this". The sooner we hear a firm statement from Board the better. **Laura Nalesnik** responded by saying we are definitely doing this project and that the Board continues to say we are doing the project. She emphasized the Board will continue to seek responses to questions. Laura stated some of the issues take time and we can't rush the process the long. Any question from a POW citizen should be addressed – citizens have a right to answers. She used an example that a citizen inquired about the cost last week. Current price of project at \$9.8M and \$200,000 more and we hit the \$10M mark which triggers a value engineering report. This causes some people to say why don't we do the valuation anyway. The point being in this example, we can't just say we are doing the project and not seek answers. Seeking answers takes time and often causes further questions. We simply can't rush this along. But yes, I and the Board do know this project is real and we are moving it along.

Joe Minkos of 17 Ridgewood asked a procedural question. He asked if his name is not on the deed to the cottage he lives in, does he have a right to speak at this meeting. The response was "no".

Women's Club: Tamara Ward of 35 Massachusetts Road, Women's Club President was absent but submitted an email update to Michele Daly, Board Vice President to read. The following are the Women's Club updates:

1. a new bulletin board has been ordered and should be to POW by Labor Day. Bulletin board access will be addressed by next summer,
2. \$1500 has been approved by the Women's Club towards the lighting for the handicapped ramp to the pavilion,
3. the 2008 Annual Beach Party (Dinner Dance/Super Weekend) will be held the weekend of July 25, 26, 27. Please note this is a weekend later than usual. We would like Laura to make note of this on the website, and would like Beth to plan accordingly for the very successful BINGO night,
4. The Women's Club will definitely donate money towards new community benches. We will vote next June on funding after Long Range Planning determines which benches are to be purchased and the cost. It is understood these funds may be retroactive and the Women's Club will reimburse the Board for a set amount of the cost when that cost is determined.
5. A reminder that Mr. Stitham (49 Ridgewood) will be publishing one more addition of the WAVE and any articles are welcome. He plans to get it out before Labor Day.

Laura Nalesnik asked if a \$1000 check has been written towards the Women's Club donation for the tennis machine. **Mark Peterson** stated that has been approved. It was acknowledged that the donation has been approved but the check has not been received yet.

Correspondence: Laura Nalesnik reported she and the Board members received a letter from the Ramondettas in support of the WPCA. She also received two suggestion box items from the website from David Heyer of 18 Huff Road. David's first suggestion asked if we could consider mounting a kayak storage rack on the sea wall to help reduce overcrowding of kayak storage area on the beach. Laura will pass this suggestion on to Brian O'Brien, Grounds Board Member. David's second suggestion asked if we could consider mounting a camera (webcam) pointed South over the boat basin in order to see the beach from home. This would enable one to check the boating weather. Laura stated a webcam was considered without decision last year as well as linking into a local weather site. The local weather site will not note chop of water. Laura stated she will look into the webcam cost for future discussion.

Secretary's Report: Laura Nalesnik asked if there were any changes to the July 20, 2007 minutes. **Mark Peterson** requested a change to the swim line description on Page 4. **Bill Lacy** requested a one word change to the Security section on Page 5. **Motion** was made to approve agenda by **Beth Kelly** and seconded by **Harry Ritson**. So voted. Vote was unanimous.

Treasurer's Report: Mark Peterson distributed copies of the POW statements for month of July showing actual and budget. Mark is working on closing books for end of year 2007, including finalizing accounts payable. When finalized, there could be adjustments to '07 figures. In the future, the monthly statements will be distributed a few days before the monthly meetings so Board members can view and prepare questions, or another option, call with questions before the Board meeting. Mark indicated the Balance Sheet is only the General Fund and that the total association statement should include the WPCA. Kathy McKeough and Mark are working together to get total association representation on a Quarterly basis. Mark stated cash balance is up \$24000. Accounts receivable were billed 2nd/3rd week of July – total billed \$290,000. By end of July, 20% of billings were received. 42% of July billings were paid thru the August 15. Mark also stated the audit resource has been hired and Mark will be turning materials over to him in 2-3 weeks. The audit will be finalized in December. POW will meet the mandatory date as dictated by the Dept of Consumer Protection and the DEP. Mark does not anticipate an audit extension this year. **Laura Nalesnik** thanked Mark for the great job done on the tax bill mailings. **Kathy Aldridge** asked if POW has budgets by month because by looking at budget vs. actual, it looks like we are over budget. **Mark** responded yes, we do have budgets by month. He explained the reason it looks over-budget is because the budget numbers are accrual basis and actual numbers are spread by cash.

Communications: Laura Nalesnik reported the WPCA will be doing their own website. Laura responded to a citizen suggestion made at the July Board meeting for a monthly newsletter. Laura indicated the Board has discussed in the past doing a Q newsletter. Up to now, newsletter or letter frequency has been up to the

President and it has been done randomly – perhaps one in Fall, one in Winter and one in Spring. The Board feels Quarterly to include a President letter and updates from each commissioner. Monthly cost as well as effectiveness of a monthly communication might not be appropriate. **Harry Ritson** asked when the first letter will be planned. **Laura** responded in September and she will email Commissioners with a date to submit content as well as the amount of space each will have for content.

Beach: **Mark Peterson** reported summer has been good, not much seaweed and a great job has been done cleaning beach. Mark will tackle the pavilion faucet erosion after the end of the season. Mark discussed the beach cleaning schedule following Labor Day. **Mark Stankiewicz** stated in 2006, the beach was cleaned the first full week after Labor Day and then every other day through September. October was done once a week or on an as needed basis if more frequency needed. **Mark Peterson** stated we will follow the 2006 cleaning schedule and indicated that Jeff will be taking the last two weeks of September off. Mark P. will find a resource to fill the end of September gap.

Boat Basin: **Harry Ritson** asked if we solved the problem of the buoys, placement of lines. **Mark Stankiewicz** stated the Harbor Master will not give us the permission to permit buoy out there. We tied buoy to swim line. **Michelle Daly** stated that Doris and Richard are passing out a flyer to anyone that has a jet ski when they pass through to remind them that they can't do that and this could put us in violation of our swim permit and swim rights. **Harry** stated for consideration that POW has 2 boat slips not used for boats that could be used for jet skis - Slip #1 and Slip #24. Four to five jet skis can be held between these slips. We could regulate length of stay with signs indicating 2 hour limit. Currently jet skis are being tucked into any empty slip. **Bill Lacy** stated on a busy day, there are about 40 launches out of the boat launch. Approximately 17 are boat launches and the rest of them are 1-2 jet ski launches per party. The parking lot is full there is double parking. **Mark Stankiewicz** stated we need to consider who would monitor the 2 hour limit. How will security fit in? **Bill** stated chasing and trying to ticket people who take advantage can get crazy. He stated we should be aiming towards people that deserve the use. People are passing privileges along not only to friends but friends of friends. Yet Bill doubted we could stop abuse. Bill agreed we should use those slips for jet skis. Board agreed to think about this.

Harry also inquired about the concrete walls under the boat basin. **Mark Stankiewicz** stated the concrete wall situation is under DEP jurisdiction. He stated we need to see what types of repairs are needed. From there POW can determine what we can do ourselves and what needs to be done through an application. **Harry Ritson** reported that one slip issue is that people for slips and don't use them. This burns other people, especially in the height of the season. Harry indicated we have 6 situations like this. Finally, Harry stated there was a suggestion from a boater requested we put an angled mirror on the new wall. This is due to the dead spot as one goes out of the marina, under the bridge. Boaters used to sound horns but this isn't always done. An angled mirror will benefit people coming out.

Grounds: **Brian O'Brien** absent. **Laura Nalesnik** reported she spoke to Brian before he departed on vacation. Brian told Laura the development of the inventory equip list is ongoing. He also indicated that Jeff is doing a great job.

Ordinance: **Kathy McKeough** provided the following updates: a letter was received by an association member outlining a difficulty in getting a hammer law fine paid. Her fine was not paid by the contractor. The resident asked the Board consider sending out reminders. Kathy discussed this with the resident explaining that the Board is a volunteer organization and administratively it is not feasible to send reminders. Kathy is not recommending the Board to consider the request. There was one hammer law exception request in July and Kathy told the owner it was too late to comply and asked they wait until Labor Day. Kathy, Laura and Bill have tried to stay on top of the loose dog situation including issuing fines. One dog in particular received complaints and Kathy was able to speak to the owner. Septic card reminders will be in the mail week following this meeting. Allen Oberg of 62 Connecticut reinstalled his old fence after the July 20 Board meeting. He has gone above and beyond trying to comply with the ordinance even though we do not have an exception process documented to make a determination of his request. Kathy reviewed the current ordinance as was discussed at the July 20 Board meeting emphasizing the goal to maintain natural split rail fences or living hedges is to decrease all chances of obstructing views. She stated that she has done a lot of walking to examine properties and views, including in her resident area of Rhode Island, and concludes a significant change in the ordinance would not be beneficial to the community. Very few properties would be ok to be an exception. Kathy stated the Boards goal is to determine if

we stay with current ordinance, or go back to the original ordinance and do we make an exception on a very rare basis. Kathy feels Mr. Oberg is a rare exception in that his fence location is only slightly visible from the street, it is low and it backs up to a living hedge fence. **Mark Stankiewicz** reminded the Board that Mr. Oberg's fence purpose is to protect his many grandchildren in the back of his house. **Laura Nalesnik** recommended fence standardization and acceptable exceptions be documented and brought to the Board for discussion. The Board agreed to this as well as tabling Mr. Oberg's situation until such documentation is reviewed and approved.

Recreation: **Beth Kelly** reported the Rec has done very well this season. There was great success with having an adult in charge. The new program, Counselors in Training (CITs) allowed the Rec to deliver many activities. CIT's did not receive pay. Last day of Rec is today, August 17. Season will formally end Sunday with golf cart parade for folks to show off their stuff! Tennis courts received a lot of use. There was tennis area vandalism throughout the summer: timers for lights on courts – someone cut the timer cord. The problem is fixed and the plan is to place lock back on light box. The timer will be set for 10:00 p.m., not 11:00 p.m. High Stakes Bingo was successful, about 150 people with many prizes. Concert on beach went off well with no issues. Golf tournament saw a decent turnout. Beth is working with parents on potential Anderson Park usage. CIT's used field and assisted in some revitalization. It is time to consider its purpose for next season. Do we kick out trailers? It is not a boat trailer park. **Michelle Daly** stated the trailers are in violation of POW ordinances. **Beth** stated Women's Club offered to assist in placing additional playground equipment at Anderson Park. Currently kids are using the gazebo and field. We need to consider putting Anderson Park on maintenance, furlough, fertilizer, revitalization program.

Handicap ramp at Pavilion was discussed. Beth deferred the discussion to Charlie Cipolla who has done research. **Charlie** stated he has met with both the town and vendors. Charlie submitted a letter from the town to POW stating the POW pavilion near the boat launch requires handicap access. The town states it appears that a ramp is not needed and access can be achieved by a sidewalk at grade level. The letter states the sidewalk must be a minimum of 36" and a slope of no more than 1" in 12". The letter ends by saying railings would not be needed if the sidewalk was at grade. Charlie passes along a diagram sample of the proposed concrete walk at POW pavilion. He verbally discusses the process needed for the project (zoning, etc...) as well as estimates some costs such as lighting. It is stated that the Women's Club will be donating \$1500 towards lighting. Charlie also compares price of wood (\$17,000) vs. concrete (\$5,000). Charlie rec'd 2 concrete bids of \$7500 and \$5000. **Mark Stankiewicz** stated he will fax the information to the engineer Gary Sharpe to determine if there will be any problems with parking lot, deed, etc...The Board thanked Charlie for all the work done to get us to this point.

Roads: **Mark Stankiewicz** reported application for the grading for the parking lot has been submitted, not approved yet. Once approved the application is good for 5 years. Mark reports we are still working on other permits and as discussed in last meeting, the Frascarelli property is the priority. Mark Peterson, Harry Ritson and Mark Stankiewicz visited all the rite of ways and have informal recommendations regarding benches, areas in need of cleaning up, etc... and we need to finalize out thoughts. Mark stated they visited the rite of way on Hillcrest which is in bad repair. We've now identified the owners that might make use of that rite of way on a most frequent basis and will contact them for input on what we could do there. One suggestion is pressure treated wood from where concrete is or, there is some decking now and possibly we do all decking. Another suggestion, due to steep incline, and if not used on regular basis, we possibly close the rite of way although Mark acknowledges the Board thinks we may not be able to do. Mark feels we have a way to correct the landing but beyond that don't know what to do. Other rite of way recommendations are all aesthetics. We will have a final report by next meeting.

Security: **Bill Lacy** reported training for ACE completed. The employees need a lot of follow-up and coaching. Some employees are better than others but overall ACES is a good group. They are not up to speed in handling activities closer to a police role such as handling recklessness. In such situations, State Police or Old Lyme police called in. One suggestion for next year is when we have larger activities, such as bands, we'll place one additional security guard at the activity. Only 3 serious reckless events all summer. Homeowner issues: dogs are always an issue. Firecrackers and noise problems are other homeowner issues. Bill stated we are handling things on a issue by issue basis. Going forward, tickets have been handed over to the Ordinance Commissioner. Golf cart issues we need to consider: running lights after dark; underage golf cart drivers, drivers not following signage. Golf carts now numbering about 50 – this is a big number. Golf carts are going in and out of underpass for coffee or going to Dairy Mart. This an issue of golf carts leaving POW and coming back. We need to remind people of these items in

WAVE. Scooters are also an issue. Parking stickers can be an issue i.e. friends passing out to friends, and the passing to friends of friends. **Beth Kelly** asks how long is security here for the season? **Bill** responded the last day is 1:00 a.m. on the 3rd (Labor Day). He confirmed that security is not here on weekends. Norman will be back on regular control then. Bill stated he hopes to have Anderson Park locked up by 11/15 but some people leave there trailers there forever. How many trailers should homeowners have at Anderson Park? This is an issue. **Mark Peterson** asks what are rules for daily parking? **Bill** stated \$5 a day. People purchase parking passes for your guests. We don't require an ID check for daily parking to determine if such folks are really a guest. However people walking in with beach chairs and bike riders, Security has done a good check in these situations.

Federation: **Mark Stankiewicz** reports nothing new to report. **Mark Peterson** asks what do we get from Federation of Beaches. We have spent \$1370 and what are we getting? Mark responded "the right to say we belong to it". Mark states it is more of an association type thing. The past two meetings the Federation discussion focused on Soundview and how Hartford Avenue can be revitalized. **Laura Nalesnik** stated that her recollection is the Federation was formed as a beach representation of all beaches in the community and is an active watch-out for beach residents when town has votes coming up, etc...Mark agrees the Federation was responsible for mailings for school referendums, town budget, etc...Federation has influenced dates of town votes, moving one from March to May to include more beach resident votes.

WPCA: **Kathy McKeough** provided the WPCA update. WPCA meeting was for the 60% design review – midpoint review. Didn't re-estimate costs at this point – still working off original estimates presented in 2009 dollars. Before design is 100% complete, all property owners will be contacted to determine where they want their connection to be. Design to be completed by end of November. We are still looking for rapid implementation to keep cost down. We reduced 229 grinder pumps to 79 by adding 1 pumping station in boat basin area, 1 near Stanhope, and eliminating a pump station in the beach area off Rt. 156. This is compensated by having a more powerful pumping station at the maintenance facility behind maintenance shed. All of this saves an estimated \$800,000. Rob will review design with appropriate agencies.

Value engineering required for projects over \$10M. Worry about recommended changes when you pay to have someone look at a project. Sort of a Murphy's Law in that – just seems recommendation will come as you have paid them to look at something! However, the WPCA is working who might provide value engineering, cost, time estimate. This will be considered at next meeting. DEP does not require at this point (\$800,000) but we should be prepared. **Bill Lacy** states firms don't want to say anything bad about anyone else. Firms know one another. Value is not to cheapen the job or save money but just to add confidence that the design is competent, valid worth. **Mark Stankiewicz** states although it is a seemingly great thing Rob has done, i.e. reduction in grinder pumps, one concern is that the original plan was 229 grinder pumps and now we reduce to 79 grinder pumps...what has changed to allow that to happen? We'd like to have someone else confirm that is the direction to go. Another opinion helps with confidence.

Kathy states we have moved up the list for clean water fund loan for water project (#19 to #10). This is due to: CT Water Company cosigning loan application, and even if one person says they will vacate their well, you get points on the list and three POW residents agreed to vacate their well. The timeline for project: 100% completion of design, 11/07. Review takes place in December, and bid process in January. We have significant reports of due diligence on other communities. We are considering hiring a consultant for benefits assessment. We continue to review who the right appraiser might be.

Kathy discussed the Communication Plan. Update letter went out on 8/6/07. Happy with communication progress but not perfect yet. Error on date in letter, we corrected as quickly as possible via postcard. The project plan is in draft form. Hope to have at next WPCA meeting. Mark S. and Kathy working on FAQ's to go out by end of 3rd week August.

Kathy reported she has 4 candidates to submit during Executive Session – all interested in becoming members of WPCA.

Ken Munson volunteered to create a website and we discussed if this could be a link to POW Board website or should it be a separate website. **Laura Nalesnik** brings up issue of design and the use of DreamWeaver, and code. Constant coordination is needed. Updates are not easy. Possibility is for WPCA to have a link on the POW website

so association members can get there easily. Laura suggests that Ken call Laura to see if this is doable. **Kathy** agrees to facilitate that connection.

Long Range Planning: **Michelle Daly** reported that she, **Mark Stankiewicz** and **Mark Peterson** continue to discuss long range planning topics. The topics under current discussion are:

1. Right-of-ways
2. Drainage issues: includes those issues involving Hough Rd., Connecticut Rd., Sargent Rd., Stanhope Ave. and the tennis court areas
3. Concrete under the boardwalk
4. Boat basin pole system modifications
5. Handicap ramp
6. Items for new ordinance for memorials and what items people can donate to; looking into uniform bench options around the community and Women's Club has offered to donate money towards benches

Michelle reminded Board and citizens that she is always looking for long range planning ideas. Michelle wants to hear what citizens want in the community. She stated that based on tonight's discussion regarding the use of Anderson Park, this topic can be part of the long range planning topics.

Unfinished Business: **Harry Ritson** discussed boat basin eligibility rules. Harry reviewed the boat basin rules from the charter. All language is in the person of slip owner. Slip owner must be property owner. Issues arise when there are changes to slip code name as the result of changes made to cottage ownership within the family. No question that if you sell cottage to the outside, and you own a slip, and money involved, you lose the slip. A slip does not come with cottage you buy when from outside. Family scenarios however get fuzzy - rules become very fuzzy. Property owner can give away as little as 1/13th of property and that's where we get the et al's. We do have limitations on it such as one slip per household. However, through legal documents, s.a. probate, slips can move to someone else in family. Another legal method: quit claim deed, i.e. owner can "bring my kids and brother on this". Another method, "Trusts" - when one gets older, one goes on Medicaid, and Medicaid wears down your dollars, taking a second home quickly. People can get around this by putting property in a Trust (must be in trust for 5 years). This means the property can't be touched.

Harry states there are a lot of property owners protecting the cottage for a family - due to values of POW property. A lot of families think kids will never be able to buy back into POW so protecting the cottage ownership is a priority for families. This then extends to slip ownership. Harry estimates about 25% of boat basin have not met rule requirements. Husband owns boat, wife owns cottage and we are out of kilter. Why is this situation in existence and people still have slips? Could it be that this has not been checked every year? With all this said, Harry is trying to clean up the ownership issue as best he can. **Laura Nalesnik** states a concern of are we in fact deeding boat slips. Laura asked Harry how we get to the bottom of issues, what does he need. **Harry** responded he needs to get determination of definitions such as these new trusts, and other legal scenarios. Harry needs to write up exactly what questions he has for Attorney Mattern. **Laura** cautions we be don't attempt to fix things if we are not too sure. It appears some matters are complicated and Laura concerned we've made some decisions in certain scenarios and should we have? For example, we have to be careful of the wife/husband name on boat and property singly - we have to be careful we don't jump to fix it. **Mark Stankiewicz** asks is the concern that people with a boat slip is there for life? Via a Trust, a slip can move down the generations. **Mark Peterson** asks how many large boats are in grandfather situation. **Harry** responds there are quite a few. Laura recommends that Harry and Kathy McKeough (Ordinance) work together to identify the issues and begin taking needed positions. Laura recommends they talk to Lou Patria, former Boat basin Commissioner. Michelle agrees to stay part of the discussion with Kathy and Harry.

New Business: **Laura Nalesnik** stated that bottling recycling buckets was part of new business. **Beth Kelly** made a suggestion regarding recycling buckets. Beth stated town gave us the boxes which we can not use on the beach. Beth began looking at garbage cans that we currently have, recognizing they come in different sizes. Beth suggested we talk to town and get smaller size garbage cans, place next to larger cans and mark the smaller sizes for recycling. The smaller size can be wheeled to recycling truck area and recycling people can pick up easily. **Laura** asked Beth to follow-up with Brian on the suggestion.

Laura asked for a motion to move into Executive Session to discuss Treasurer salary and the WPCA appointment for the alternate position. **Motion** was made by **Mark Peterson**, and seconded by **Mark Stankiewicz**. So voted. Vote was unanimous. Executive session began at 11:15 p.m. The Board returned to regular session at 11:55 p.m.

When the BOG returned from Executive Session, nominations for the three-year alternate position on the WPCA, expiring June 30, 2010, were made for Fred Callahan and Jack Harney. By a ballot vote of 5 to 3, Jack Harney was appointed to the WPCA.

Motion was made by **Mark Peterson** and seconded by **Harry Ritson** to adjourn at 11:55 p.m.

Respectfully submitted,

Karen K. Rubano
Secretary