

**Point O'Woods Beach Association  
Regular Board Meeting  
September 21, 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, Beth Kelly, Bill Lacy, Kathy McKeough, Mark Peterson, Harry Ritson, Mark Stankiewicz. Brian O'Brien

**Laura Nalesnik** announced that due to Board and community encouragement, she has rescinded her resignation and will continue to serve as President. Laura provided a letter to the Board to keep on file.

**Laura Nalesnik** requested changes or additions to the agenda. **Mark Stankiewicz** requested moving filling the vacancy on the Board to the top of the agenda. **Bill Lacy** seconded the recommendation. So voted. Vote was unanimous. **Laura Nalesnik** recommended that by moving the vacancy vote up in the agenda, the nomination discussions should move up prior to the vacancy vote. Laura recommended both the nominations and vacancy vote take place after Citizen Speak. **Bill Lacy** made a motion to move nominations before the vote and **Mark Peterson** seconded the recommendation. So voted. Vote was unanimous. **Laura** made a move to accept the agenda changes, and **Harry Ritson** seconded the motion. So voted. Vote was unanimous.

**Citizen Speak:** **Kathy Aldridge** of 70 Sea View Road stated she is in favor of Anderson Park possibly returning to recreational use. Kathy grew up here and remembers the positive experiences of the recreation area. She mentioned one of the dreams of the Women's Club was to have a clubhouse at Anderson Park which could be used for community meetings, bingo nights, Board of Governor sessions, recreational use on rainy days, movies, etc...She is hoping this Board could approach the Women's Club on this matter.

**James Griswold** of 25 Champion Road stated the season is over. He recommends that during the winter months, community members should bury the hatchet so as not go through another season like this one. He stated the undercurrent in the community was terrible. He stated when he posted a message on the bulletin board to come to meetings with questions, one document appeared on the bulletin board unsigned with unkind and unacceptable words. Mr. Griswold asked we solve problems and move ahead with a good season.

**Kathy Aldridge** of 70 Sea View Road stated that there is one vacancy to be filled this evening and she spoke on behalf of Jim Kerley, one of the candidates. Kathy stated she hopes the Board will consider him because he was one of the candidates from the nominating committee; the Board approved him as well as the Association members voted for him. She also stated there are three appointments on board, out of 9, that should be elected positions but for one reason or another have been appointed.

**Nominations.** **Lorraine Gibson** stated names of all the nominees for consideration: Sue Bookman, Fred Callahan, Sandra Downes, Anne Fedus, Jim Kerley, Bill Thompson. Information for Sue Bookman, Jim Kerley and Bill Thompson was provided to the Board back in June. Lorraine supplied information paperwork of the remaining nominees to all Board members. **Laura Nalesnik** requested that candidates in presence raise their hands and if interested, introduce themselves. **Anne Fedus** and **Fred Callahan** introduced themselves and provided a brief background. **Mark Peterson** suggested through a motion that the Board accept Vice President Michelle Daly's resignation with regrets. **Bill Lacy** seconded the motion. So voted. Vote was unanimous. **Mark Peterson** clarified the vote is to fill the vacancy of Michelle Daly. **Bill Lacy** stated that Michelle's term is up in June 2009 and therefore this position will go through that date. **Harry Ritson** clarified the vote is to fill the Board vacancy once the vacancy is filled, the Board will then vote to fill the Vice President position.

**Bill Lacy** suggested the Board move into Executive Session to discuss the six nominees. **Mark Stankiewicz** motioned to go into Executive Session. **Mark Peterson** seconded the motion. Vote was unanimous. Executive Session began at 7:45. The Board returned from Executive Session at 8:15. **Laura Nalesnik** thanked Lorraine for the hard work in providing the Board with nominee information. Laura explained the vote needs to be a majority to win a seat on the Board of Governors. She asked for nominations for the open position. **Bill Lacy** nominated Fred Callahan. **Beth Kelly** nominated Jim Kerley. **Kathy McKeough** nominated Sue Bookman.

Voting paper was provided to the Board members. Votes were given to the Secretary for tally. **Karen Rubano** read the final tally: Fred Callahan 5 votes, Sue Bookman 2 votes, Jim Kerley 1 vote. Fred Callahan was appointed to the open position. Fred received congratulations from the Board members and joined the meeting. **Laura Nalesnik** recommended the vote for Vice President to take place. **Harry Ritson** nominated Mark Peterson as Vice President. **Bill Lacy** seconded this nomination. So voted. Vote was unanimous. Mark Peterson received congratulations from the Board.

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

**Correspondence:** **Laura Nalesnik** reported she received two letters from Sally and John Scully asking for information from the WPCA, which were also sent to BOG members. Laura also received a letter dated September 8 from Ed Stankiewicz informing her that the Citizens Against Sewers Group has disbanded and is donating the remainder of its money, \$425.25, to the Women's Club. Laura will pass this along to Tammie Ward of the Women's Club. **Mark Peterson** suggested a discussion around Oakwood Forest. **Laura** has had conversations with a representative from Oakwood Forest Corporation. The Corporation owns the area at the end of POW (Stanhope Beach), the property behind Oakwood Forest and a couple of River Landing houses. Oakwood Forest Corporation is making an effort to reclaim their beach, believing too many POW residents are using it. An appointment had been made with the State Police to inquire about issuing \$93 trespassing tickets to those with no rights to the beach but this meeting was cancelled. Laura is going to receive deeds from the corporation. Our attorney will review.

**Secretary's Report:** **Laura Nalesnik** asked if there were any changes to the August 17, 2007 minutes. Members provided recommended changes to the minutes. Laura asked for clarification on the WPCA section regarding the accuracy of the following: "Before design is 100% complete, all property owners will be contacted to determine where they want their connection to be". **Kathy McKeough** stated she will verify accuracy of statement. **Laura** asked for motion to accept minutes as corrected. **Harry Ritson** made a motion. **Bill Lacy** seconded the motion. So voted. Vote was unanimous.

**Treasurer's Report:** **Mark Peterson** distributed copies of the POW August statements via email earlier in week asking Board members to review and prepare questions. The budget highlights are: large surplus of \$200,000 which corresponds to billing out of all the property tax bills; cash balance is \$765,000 as of end of August; POW collected 86% of \$290,000 billed in property tax. Mark expects expenditures to decrease throughout the rest of the year until some of the capital projects come to be. Mark states there are no major variances – anything that pops up as a variance is really just a timing difference. He stated he will plan to get the monthly statements out early in the week of a Board meeting and told Board members not to hesitate to call him during the week with questions. **Bill Lacy** commented that based on review of all the statements over the summer, POW is in excellent shape. Motion made by **Harry Ritson** to accept budget. **Beth Kelly** seconded the motion. So voted. Vote was unanimous.

**Communications:** **Laura Nalesnik** stated we owe Mary Berry a thank you because she arranged for the library lights to stay on until midnight as our Board meetings are running so late. Laura stated that through the work of Harry Ritson, the BOG has started to draft a letter to the community clarifying the differences in roles and responsibilities between the WPCA board and the Board of Governors. We will get needed clarification from our Attorney in certain areas and the Board will review and sign it in the near future so we can get it out. Laura would like to create a Fall newsletter. She asked Board members to consider what has happened this year, what we have accomplished. Content for the newsletter from each Board member should be to Laura by Sunday, 9/30 and she hopes to get the newsletter out early October.

**Beach:** Laura stated that since Mark Peterson is now the Vice President, she appointed Fred Callahan, the newly elected Board member, to become the Beach commissioner. **Mark Peterson** reported Jeff did a wonderful job with beach responsibilities. **Beth Kelly** asked if the swim lines are at the park drying. **Mark** responded the swim lines are at Three Bells to be steam cleaned and then set out to dry as will be the lines to the raft. **Beth** suggested a future discussion regarding beach volleyball and the times allowed for play at the beach. She feels there might opportunity for a discussion on time flexibility. Beth stated volleyball is getting more popular and there might be reason to look for a new location. **Laura** reminded all that the ordinance was changed from originally no ball playing on beach to allow volleyball after 6:00 p.m. **Mark Stankiewicz** stated there are 2 sides of the argument:

those that want to use beach volleyball on a regular ongoing basis and those residents that choose to sit at that side of the beach. Mark said the Hillcrest recreation area was measured last year as a potential spot but area is not large enough. **Laura** suggested we could bring this to the Annual Board meeting and ask residents if they would like a more generous time allowance for beach volleyball. Laura suggested this topic be part of long range planning. **Mark Stankiewicz** has time listings he had originally proposed and will review those. **Kathy McKeough** stated there is a balance we have to consider as this summer she recognized people were staying longer at the beach during the day.

**Bill Lacy** asked if Board members recognized an increase in flies at the beach this season. Bill explained one potential solution to consider for next season is lights to attract flies in the evening with glue traps. The fixtures are purchased and the glue traps are changed out as they become loaded.

**Boat Basin:** **Harry Ritson** requested that next month's agenda include Anderson Field. Harry reported the boat season ends October 15. The season went well with no calamities. Some problems existed with lack of fenders on the boats as well as false readings on the poles. Hopefully both of these will be finable ordinances next season as we announced last year we will move towards that. A note has gone in the WAVE that trailers have to be out by 11/15. Currently 60-70% trailers are out. There are existing trailers used as salvage by owners to fix their other trailers. If these not out by 11/15 POW will remove them and take to scrap – he will communicate this to residents. **Harry** discussed the empty slips we see in the summer because of boat maintenance. The slips remain empty and folks on the waiting list are frustrated. Harry thinks we might consider split registration for the 20 week season. This is a future decision. Harry also discussed slip size, stating there will be problems if everyone moves up to an 8 foot boat - we'd probably lose 3-4 slips. Currently we accommodate slightly oversized boats by switching slips.

Harry reported on potential jet ski mooring. He stated that along the channel, going out to the breakwater, there are metal eyelets that had been placed with the thought of jet ski mooring. Harry found in Anderson Park forty 2' by 2' floats that POW bought to go along the metal eyelets. Jeff has figured out a way to hook the floats to the eyelets. Harry wants to try a 2' float (or 4' if we need the stability) next year for jet ski mooring. The jet skis need to be tied up four and aft so they don't swing out into channel.

**Kathy McKeough** looked into the boat basin grandfather ordinance. She stated we currently have 9 oversized boats in the basin. Four were grandfathered in 2001 and 5 were let in by various commissioners due to various circumstances. Current grandfathered owners feel all was done perfectly, legally and each owner took the slip in good faith. A summary of the situation was sent to Attorney Mattern for a recommendation. The recommendation is we grandfather all existing oversized boats. Existing boats can not be sold or have change of registration. If replaced, the replacement has to be with a compliant boat. The current owners of these boats will sign an agreement to that effect. We will re-measure all boats. In the future we need to be consistent in forcing the boat basin regulations. Kathy stated we will have to take this recommendation to the Annual meeting. This should take care of current issues. **Beth Kelly** asked how this relates to ownership issues discussed at past Board meetings. **Kathy** stated we have to deal with change of ownership issues within a family during the winter months, as well as trusts, estates. **Mark Peterson** questioned boat ownership changes, specifically using the example of adding a name to the ownership. This example is interpreted as an add to ownership, not a change to ownership. However, **Harry Ritson** stated you have to then go back to the name on the property owners list. The name on the boat registration has to be one of the property owners. There are current situations in this category that we have to discuss/resolve. **Laura** stated that the BOG will be working with Attorney Mattern over the winter on specific situations. **Kathy McKeough** suggested all boat owners should receive a package about boat rules.

**Harry** reported we are trying to get a mirror going out into the channel, trying to come off the meadow right past the bridge. Harry also reported that at the end of boardwalk as one comes over the bridge, there is a boat landing with no gate. We will want to work on this in the future.

**Grounds:** **Brian O'Brien** reported there is a maintenance schedule established to close down the beach. There will be cleaning around the beach, community and maintenance on equipment. We are doing preventive maintenance on equipment and truck. Salt air is hard on the truck. Brian stated that Anderson Park is discussed a lot and asked that any clean-up or other needs of the Park be provided to Jeff with fair notice of time. Brian reminded the Board of the suggestion of a beach sifting machine for next season. Estimated cost is at or a little more than \$25,000. It

will be a future decision and is not a consideration until the 2009 budget. **Beth Kelly** stated there are local beach cleaning services that provide beach sifting and we might consider such a service once or twice a month in summer – might be cheaper. Beth also stated she will talk to Jeff about taking down the tennis court nets around Columbus Day. **Brian** indicated we might consider taking down the basketball hoops during the winter season as there is a flow of outsiders that come in to use the basketball hoops. **Beth** asked permission to trim the bushes growing around the boat basin and the Board did not have issue with her assistance.

**Ordinance:** **Kathy McKeough** provided the following updates: all septic pumpings are coming in. Bill Lacy provided Kathy remaining and unpaid \$25 tickets from last meeting. **Brian O'Brien** recommended we collect the money at time of giving out stickers next season. **Kathy** reported she has provided Mark Peterson and Karen Rubano with address changes from the septic pump mailings. There is one septic ordinance violation and the Property owner is going back to town, shoreline sanitation retesting again. Laura stated that if septic pumping is not done as required, it impacts an owner's boat slip and parking tickets for next season.

**Recreation:** **Beth Kelly** asked Charles Cipolla to provide an update on the handicap ramp. **Charles** provided the Board with pictures of light-posts. He recommends a 10 ft pole with a ball light with low voltage bubble for aesthetic look. He stated the glue units for flies as described by Bill Lacy earlier could easily be used. **Beth** stated before we decide on these items, we need to get permits. Beth will find out the DEP contact. Beth discussed the drainage problem behind the tennis courts as well as drainage issues in the parking lot. These issues are complex especially when coupled with the sewage project compounded by interior wetlands. **Beth** thinks the issue behind the tennis courts might be able to be a quick fix because eventually the placement of sewer grind pumps could change things. A couple of recommendations to fix this drainage issue has been made by contractors and need to be revisited. **Laura Nalesnik** points out we are going to be digging up all roads, and since we have plenty of drainage issues, perhaps we bring a suggestion to the community that drainage issues be worked on through the road digging. **Beth** asked how this suggestion would impact the money allocation to fix the tennis court drainage issue. **Laura** stated the money would not be lost and **Mark Peterson** stated the money can go into surplus fund. **Beth** reminded the Board there are a couple of drainage problems that are urgent and can't wait for the sewage project. **Mark Stankiewicz** suggested he contact Al Bond to look at a couple of these areas and submit a new bid. **Beth** ended the update by stating she would like to see an Anderson Park discussion on either next month's agenda or as part of Long Range Planning. Recreation would like the Park but does need to come up with a master plan for uses.

**Roads:** **Mark Stankiewicz** reported there are two major issues for Board decisions. The first is whether or not we take the work done by Gary Sharpe and think about the use of another engineer for a portion of the projects. Mark suggests having Gary Sharpe continue work on the Frascarelli project as he has completed the DEP paperwork and applied for permit. Mark would like to look to someone else for other projects because we are not getting all that much done and it is frustrating for everyone. Gary feels the DEP is making it more difficult for POW than we would like. Gary is doing his due diligence with DEP but just not getting results perhaps due to the grading issue and another issue where a permit had expired. **Beth Kelly** has a couple of engineer suggestions for Mark. Beth will also try to meet local DEP employees. **Harry Ritson** asked for clarification for the ordinance pertaining to the trailers parked at Anderson Park. **Laura Nalesnik** read the specific ordinance from the ordinance rules but stated that the President can make room for parking in areas, presumably for cars but in this instance trailers at Anderson Park. Laura asked Kathy McKeough to review some of our ordinances in question, such as trailer parking.

**Security:** **Bill Lacy** reported that Security activity went well throughout the summer. ACE did a good job but Bill will do more training and spend more time with them on our expectations. Bill stated that Doris and Richard Burlingham should be commended on a wonderful job with all they contribute to the community and especially Doris' job at the gate entering the parking lot. Bill pointed out that POW does not have enforceability but our ticketing system is a deterrent. We aren't trying to make money with tickets. Our obligation is to keep POW safe and our deterrent system does work. **Beth Kelly** asks how many weeks is ACE here? **Bill** responds ACE is here approximately 13 weeks, exactly 2650 hours. **Beth** suggests that with school starting earlier, the population decreases the last week of August. Perhaps ACE can start full time during the last week of June (as there are a lot of people with school out that week) but decrease from full time during the last week of August as people leave

beach due to school openings. **Bill** agrees with the June suggestion but does not feel comfortable cutting them off before the Labor Day holiday weekend.

**Federation:** **Mark Stankiewicz** asked Dick Sagan to speak about the Federation. **Dick Sagan** reported there are 13 beach associations within the Federation. Each association is usually represented by 3 people split between 2 full members and 1 alternate. The Federation has not done anything in years. POW pays a \$1320 fee per year. The fee is based on number of homes in the community. We receive one postcard for the school referendum each year. The August Federation meeting did not have a quorum so could not meet. Other associations have threatened withdrawal. There is \$20,000 in the Federation treasury and they want to give this money to all the associations. The formula being used will give POW smallest amount of allocation. Dick is recommending we withdraw from the Federation as we are getting nothing. If Federation becomes active we'll be happy to participate. **Laura Nalesnik** asked if other beaches have quit and what formula is being used for disbanding the treasury funds. **Dick** responded no beach association has withdrawn yet. **Mark Stankiewicz** indicated that the rationale behind the formula is other beaches don't have same level of tax raising capability as POW so other associations are getting higher amounts allocated. POW pays highest fee but will get the least in return. Mark recommends we wait for the allocation to be given to us and then we should withdraw. **Laura** recommends we send a letter to the Federation with concern on the allocation formula. **Mark** stated he will draft a letter for Laura's review. **Dick** stated there is a meeting October 6th, 9:00 a.m., Soundview Beach clubhouse and we could have a Board member representation at that meeting.

**WPCA:** **Kathy McKeough** stated that since the last Board meeting the WPCA has sent a newsletter and FAQs out to the community. The newsletter discussed hiring a value engineer and indicated there was a 9/15/07 deadline for quotes. She stated a firm will be chosen at the next WPCA meeting. Two issues continue to remain with property owners. The first issue is regarding the total cost for the property owner to connect to the system. Kathy states the answer is hard as each property owner's situation is different. The WPCA expects to have outside assistance come in and examine this issue. The second issue is whether we will hire an appraiser to tell us what the appraisal is by area. During the last WPCA meeting a decision was made to hire an appraiser and a request was made to talk to more than the 3 appraisal firms we have spoken to. Kathy reports the next newsletter should go out in a couple of weeks. Kathy and Mark Stankiewicz have been working on the next round of FAQs which will go out with the newsletter. Hard copies are sent by request. **Mark** stated another item that has come up is the final determination of the benefit assessment and the appraisers' work is important towards the benefit assessment. Mark stated it will be important for the WPCA to communicate how the benefit assessment is going to be applied and he stated there is a timeframe in which the individual homeowner can object or take resource. **Bill Lacy** feels the Board needs to get the WPCA topics to the top of our agenda as a priority – it should be a number one issue. **Kathy** would like the Board to feed questions into her prior to each WPCA meeting as well as have Board member representation at WPCA meetings and have the Board ask questions at the meeting. **Harry Ritson** asks that BOG questions be formalized in either writing or through Kathy but the key is to ensure the questions are formalized and advanced as Board questions and these questions appear on our record. Harry also stated the WPCA needs to turn up the pressure on the municipality agreement and Kathy/WPCA agrees. Discussion about the bond package, drinking water fund grant and possible future consideration of bridge loan took place among BOG. **Kathy** stated we have to keep in mind this is a large complex project and there will need to be contingencies in place throughout. **Laura Nalesnik** clarified that range cost estimates for property owner connection is January timeframe, and asked who the three appraisal firms under consideration are. **Kathy** responded Kathy Aldridge handling appraisal firms. **Mark Stankiewicz** suggests the BOG determine WPCA benchmarks that are important to the BOG so we have comfort level as project progresses. Board members agree to this. **Kathy** stated at next Board meeting we will have the project plan. She also suggests that both Boards have to work together. **Laura** suggests a joint meeting on October 12, 2007.

**Long Range Planning:** **Tri-chairs Mark Stankiewicz, Mark Peterson and Harry Ritson** provided the following updates:

1. Visited different right-of-ways and determined the one on Seaview will be the first one to focus on for completion. Jeff will call the fencing company used on Champion Road as well as determine cement base size for us the put 2 benches on the cement pad. Need to talk to Beth to finalize the selection of benches

or use the ones from beach. Fence to be used is a low split rail, strictly to be a caution tool, won't impede view. **Beth** asks how we keep this more natural. **Mark** stated there are no shrubs available that wouldn't impede a view. **Beth** asks can't we come up natural growing hedges. **Mark** assures the fences are no more than two feet off the ground. He also states having the short fence there is better protection from someone going over the retaining wall.

2. Beth requested that Anderson Park will be part of Long Range Planning. All agreed.

**Unfinished Business:** **Laura Nalesnik** asked Kathy McKeough to discuss WPCA website link from POW website. **Kathy** described the current navigation to WPCA. Discussion held on ways to maintain WPCA site, how to post communications. Kathy asked a vote to be taken to secure a link from POW association website to WPCA website. **Kathy McKeough** made a motion to approve a link from the powbeach.net site to the WPCA's website, and **Mark Stankiewicz** seconded the motion.

Laura explained the concerns she had heard from BOG members about the name of the WPCA's site (point-o-woods.com) and how it doesn't accurately reflect the WPCA, which is only a part of POW. She also said there were concerns about the content currently on the site, as the BOG was very specific when developing the original POW site not to include blogs or forums and to only provide factual information. Laura described the history of the BOG's website in relation to the WPCA concerning earlier WPCA content and the lack of minutes provided since April. **Kathy** said she would check on minutes being posted regularly to the website and also moved to withdraw her motion. It was seconded and voted unanimously.

**Motion** was made by **Laura Nalesnik** and seconded by **Harry Ritson** to adjourn at 11:05 p.m.

Respectfully submitted,

Karen K. Rubano  
Secretary