

**MINUTES
POINT O'WOODS
BOARD OF GOVERNORS MEETING
12/5/08 – 6:30PM – 9:00 PM
First Congregational Church
2 Ferry Road
Old Lyme, CT 06371**

Type of Meeting: Regular – Association business
Special – Long Range Planning

Secretary: Mary Ann Ruud

Attendees: Susan Bookman, Fred Callahan, Beth Kelly, Kathy McKeough, Mark Peterson, Harry Ritson, Joseph Sopczneski, Mark Stankowitz and David Tousignant,

Citizen Speak: None

Secretary's Report: Harry Ritson moved to approve the November 22, 2008 minutes as amended. Mark Peterson seconded the motion. So voted, vote was unanimous.

Decisions:

Roads project: Mark Stankowitz moved to authorize RFP Engineering to design drainage plans based on the Road and Drainage Improvements Study items 2, 6b, 7a, 5 and 8 for an amount not to exceed \$17,000. David Tousignant seconded the motion. So voted, vote was unanimous.

Memorial Donation: Mark Peterson moved to authorize the reimbursement of a donation in memory of Jim Mattern in the amount of \$100.00 to Kathy McKeough. Mark Stankowitz seconded the motion. So voted, vote was unanimous.

Distributions: Susan Bookman distributed updated charters to the Board.

Winter Work Plans: Harry Ritson reported that the DEP is streamlining its process which will require more work for those seeking permits. The certificate of permission for the handicap ramp should be issued shortly. The parking lot permit has been resubmitted without the fill portion, and the DEP will be providing a resubmission fee. The floating dock will be resubmitted pending new approvals with an application fee of \$526.00. Mr. Ritson is preparing the channel dredging package and estimating the cost of the DEP submission for the 2009-2010 budget. The permit will have a three year span. A discussion concerning what should be done with the sand after the dredging took place, the Board did not reach any conclusions at this time but will consider all the options.

Long Range Planning: Sub Committee Reports:

Mark Peterson distributed amended pages to the audit with changes to pages 31 and 32. Those pages should be replaced with those he distributed.

Mark Peterson reported that the Long Range Planning Committee (LRPC) had met three times and from that five sub-committee had been established to best develop and the plan the projects. The Long Range Planning Committee members are: Mark Peterson, Mary Lennon, Harry Ritson, Nancy Roser, Kathy McKeough, Mary Berry, David Richardson, Lorraine Gibson, Joe Sopczeski and Susan Bookman. The committee has taken on a strategic approach to its long range planning with three to five years in mind, the overall goal being to identify, maintain and beautify POW. All project recommendations will be sent to the Board for final approval prior to any action being taken. LRPC will not work with its own budget at this time but may in the future need money to formalize permits and the like but mostly the Board will act on and approve any major spending project proposed by the LRPC. The preliminary thinking of the LRPC will be brought to the community at the Annual Meeting. The LRPC prioritized the assets of the community, the beach being the most important, then the boat basin, then other projects that had been identified but had not been able to complete in early planning. Five areas have been identified and were put into the five subcommittees.

Standards Committee: Bruce Daigle is heading this committee, which will oversee the standardization of building materials for any Association projects..

Entranceway Committee: Bruce Daigle and this committee will focus on the beautification and safety of the entrance of POW. The committee wants to provide a safer place for the guards, drivers and want people entering POW to have the feeling they are coming into someplace special.

Tennis Landscaping: Joe Sopczeski and Beth Kelly will pick up on what has been already done to the North Wall on the tennis court. A discussion whether this area would be affected by the pumping station that will be built in this area would affect this project took place which it was determined this would have to be investigated further and may have to include the pump station in these plans.

Anderson Park: Mark Peterson/Beth Kelly will head this plan which has already gained momentum under Beth Kelly. A 5-10 multiple choice question survey will be sent to the community to determine the publics desired uses for the park and a plan will be developed from that input. A general plan will be developed now so as to best use Paganelli's services while they are still available.

Blue Sky: Kathy McKeough heads the Blue Sky committee which considers all ideas no matter how remote they may seem. A few of the ideas are: bathrooms facilities at the beach, the purchase of open space as properties come up for sale, a water play area at Anderson Park for the children, and possibly putting some if not all power lines under ground. The idea of these plans, if the community agrees, is to do long range financial planning. These projects would have long term implementation goals that do not raise the mil rate. to complete them. The time frame could be as much as twenty years. Other areas they would like to consider are the traffic islands and improving the vegetation, which would wait until after the sewer project. The Blue Sky committee is discussing expanding the beach pavilion, as it has been increasingly popular for those seeking shade. Also discussed was whether form based code should be developed to preserve the essence of POW, which drastic changes could take place with the completion of the sewer project. None of these items have been decided and are only discussions.

A maintenance plan will also need to be developed to determine the state of POW equipment, determine its remaining lifespan and plan accordingly. This would require a full inventory and determine the ownership of some of the property, which some is not POW's.

Board's Thoughts: The Board commended the LRPC work. Beth Kelly requested that the committee please consider rebuilding the stairs near the pavilion, as the public has made many inquires as to whether this would be done. Harry Ritson felt that POW needed branding and the possible catch phrase "The Point O'Woods experience" could be used. Any additional projects the community or Board would like addressed would likely fall under one of the five subcommittees. The subcommittees should indentify any expenses they will incur in the 2009-2010 fiscal year so they can be budgeted for and presented at the Annual Meeting.

A discussion about the concern of taxes being increased took place and the existing surplus. The surplus may be needed for the sewer project and a large portion of it has been identified for the use of channel dredging. The Board could set goals with any of the before mentioned project s not to raise the mil rate while still achieving the desired results. It was discussed whether the mil rate could be dropped for a year when residents are hooking up their sewers to help ease some of the expense.

Citizen Speak: None

Mark Stankowitz motioned to adjourn; **Harry Ritson** seconded the motion to adjourn at 8:43 p.m.

Respectfully submitted,

Mary Ann Ruud
Secretary