

**\*\*\* MINUTES\*\*\***  
**Point O' Woods Beach Association**  
**Regular Board Meeting**  
**April 25, 2008—6:30 P.M.**  
**Phoebe Griffin Noyes Library**  
**Old Lyme, CT 06371**

Meeting was called to order at 6:45 p.m. by President Laura Nalesnik.

**Members Present:** Laura Nalesnik, Fred Callahan, Bill Lacy, Kathy McKeough, Mark Peterson, Harry Ritson, Mark Stankiewicz  
Absent: Beth Kelly,

**Citizen Speak:** **Laura Nalesnik** inquired as to whether any citizen was interested in speaking to which there was none.

**Correspondence:** **Laura Nalesnik** reported that State had approved pothole repairs and the replace the bulkhead drainage pipe in the parking lot. The State also addressed the step at the pavilion that fell in the Department of Environmental Protection jurisdiction and thus, the handicap sidewalk could not yet go forward. The State said there was the potential of fines and requested more information.

**Laura Nalesnik** reported that Oakridge's President said that they would not restrict access to Stanhope beach this summer. No legal action was being pursued at this time. A title search will be completed, and this will help determine a resolution.

**Secretary's Report:** **Mark Peterson** moved to accept the April 4, 2008 meeting minutes. **Mark Stankiewicz** seconded the motion. So voted. Vote was unanimous. **Mark Peterson** moved to accept the December 7, 2007 meeting minutes. **Kathy McKeough** seconded the motion. So voted. Vote was unanimous.

**Treasurer's Report:** **Mark Peterson** distributed a Summary Balance Sheet and the 2008-2009 Budget. **Mark Peterson** opened the budget for discussion. A discussion concerning the amounts needed in the budget for contingencies ensued and it was recommended and agreed that contingencies be increased by additional amount of \$10,000 taking that amount from additional reserves.

**Mark Stankiewicz** reported that the highest expenses for the grounds this year would be the bike path and the right-of-ways. A discussion concerning the disrepair of the right-of-ways followed determining the best action to take at this time. It was decided it needed to be properly studied and another \$5000 from the surplus would be allocated to this study. **Mark Stankiewicz** stated he would find the best solution, the cost of that solution and get input from the community. A discussion of the benches took place and it was determined and agreed to by all that another \$5000 from the surplus would be allocated to this purchase.

**Bill Lacy** expressed a concern at the high reserve and inquired why the mil rate could not be lowered. **Mark Peterson** reported that a Bond Counsel ruling had originally established a twelve month rule for loan repayment but he had believed since changed this to two months. A discussion about this rule and other ongoing projects followed and it was determined by all that with the previous years lowering of the mil rate and a further understanding of the Bond rules was needed so that no mil rate deduction would take place this year. **Bill Lacy** moved to keep the current mil rate at 2.56. **Fred Callahan** seconded the motion. So voted. Vote was unanimous to keep the mil rate at 2.56.

In summary the budget increases would all be taken from the surplus which included: \$5000 for right-of-way study, \$5000 for the benches, and \$10,000 for contingency expenses. **Mark Peterson** moved to accept the budget. **Kathy McKeough** seconded the motion. So voted. Vote was unanimous to pass the budget.

**Communications:** **Laura Nalesnik** reported that volunteers were needed for the annual meeting to check community members in. **Laura Nalesnik** reported that community members would receive instructions as to who can vote.

**Beach:** **Fred Callahan** reported that Plaut Environment had presented him with a proposed contract to clean the beach. A copy was distributed to the POW Board. A discussion about the beach cleaning schedule and the company's duties followed. **Mark Peterson** expressed concern that this was not in the budget. **Mark Stankiewicz** assured the Board that this expense was a wash if one accounted for the reduction in overtime pay and the cost to hire a full-time second person. After a discussion of the cost of the contract and the need for a second person to help Jeff, it was determined that \$3700 remained to hire this position under Jeff's supervision. A discussion about the company's quality of service ensued and the vendor, who was present, said satisfaction would be guaranteed. He could not guarantee that the beach would be completed before 8:00 am due to weather and other unpredictable elements but that it would be very unusual for it not to be finished by 8:00 am. The vendor also stated he could respond to an emergency call within an hour, ie to remove

seaweed or other debris. The boardwalk and the trash cans would remain Jeff's duty. **Fred Callahan** reported that only one bid could be obtained due to the limited number of vendors offering these services. One other company had been considered but their references were for not acceptable. **Mark Stankiewicz** asked the Board if they wanted to hire the vendor. **Harry Ritson** requested that this issue be discussed in an executive session and it was tabled until then. The owner of Plought Environment introduced himself as the President of the Federation of Beaches. He discussed that there had been zone changes made to R-10 areas without the community's knowledge. A discussion of the rule changes. The President of the Federation of Beaches stated that they were reorganizing and restructuring the organization which should be a make them a more effective representatives of the beach communities in the future. **Laura Nalesnik** requested larger recycling bins for the beach water bottles. **Bill Lacy** said he could get larger new recycling bins.

**Boat Basin:** **Harry Ritson** reported that the spring loaded gate had been installed at the boat basin. The ladders were ready to be installed and that slip numbers would be adhered to the ladders rather than painted on.

**Grounds:** **Mark Stankiewicz** reported that there was nothing further to add.

**Ordinance:** **Kathy McKeough** reported that twenty-three septic tanks had not been pumped. **Kathy McKeough** inquired as to whether a data base was going to be maintained of license plates of the residents. A discussion of the usefulness and the number of plates that would be permitted followed. It was agreed that each property be allowed to list five license plates. The purpose of the data base would be to collect parking tickets that were not paid. It was also agreed that daily passes would no longer be issued as they were being abused by non-residents and filling the parking lot. A weekly pass will only be issued to renters showing a rental agreement.

**Recreation:** **Beth Kelly** was absent. Beth Kelly did provide a five year plan for the park which was read by **Laura Nalesnik**. Year 1: reclaim park, clear boat trailers, survey the property grounds, clear out encroaching brush, tree service, spray for bugs, prune, repair the fence by the back stop, basic repair of the baseball field, portable soccer goals, 2-3 picnic tables. Year 2: spray ticks (yearly), improve field, possible swings, install benches, install bike racks. Years 3,4 and 5 spray for bugs, fertilize field and review goals and possibly consider bocce courts, play ground and or putting green. A discussion followed about the purchasing of the benches. The bench that had been chosen was black metal and the cost too high. It was agreed that a new bench would be selected.

**Roads:** **Mark Stankiewicz** reported that the drainage issues were in process and that now that a permit had been obtained for the parking lot, he would order the fill and would finish the parking lot.

**Security:** **Bill Lacy** reported that he is preparing to issue parking stickers but that the big issue was going to be golf carts. If he continues as Security Commissioner he would ensure that the ACE Security personnel be trained to improve front line employees handling of the public. ACE had been contracted again to handle security this year. The former Waterford Chief of Police would once again lead the security team.

**Nomination:** **Loraine Gibson**, of the Nominating Committee, reported that **Mark Peterson, Kathy McKeough and Bill Lacy** were all interested in running for election in June and no other nominees had been sought because they had only held positions for a year. **Dave Tousignant**, of Hillcrest Road, was nominated to fill the current vacancy. **Laura Nalesnik** inquired if there were any other nominations, there were none. **Kathy McKeough** seconded the motion. So voted. Vote was unanimous.

A citizen, Sue Bookman, inquired as to why these were not elected positions. She was informed that the board was following the rules in the charter. Sue expressed concern that 5/9 Board members are appointed rather than elected at this time. **Laura Nalesnik** explained the charter rules concerning vacancies and annual elections.

**Laura Nalesnik** informed the board that the three names up for election would be presented at the annual meeting and blank lines provided for any write-in candidates.

**Federation Report:** Fred Callahan reported that the Federation's next meeting was on April 26, 2008.

It was determined that an additional representative was needed and Dick Sagan volunteered. **Fred Callahan** motioned that Dick Sagan be made a representative at the Federation of Beaches. **Mark Peterson** seconded the motion. So voted. Vote was unanimous.

Dick Sagan requested a thank you and recognition be mentioned in the Annual Report of a job well done by Tom Lynch and Rod Mattison on the cemetery project they had undertaken, as they had done an outstanding job.

**Mark Stankiewicz** requested a letter be sent to Connecticut Water to clear brush.

**WPCA:** **Kathy McKeough** reported that a winning bid had been determined, Paganelli was the winning bid which was about \$1 million below the expected cost. The cost to inter-connect will be an additional \$1 million. The interconnect fee will not be paid until the New London facility is upgraded. The WPCA are working on getting permits for the pumping station

from the Town of Old Lyme. Old Lyme will hold a public hearing on June 9, 2008. The connector fee is spread over a twenty year period.

**Long Range Planning:** The benches were discussed again and agreed to that the color should be sand or beige in color, be heavy and not made of metal.

**Unfinished Business:** **Laura Nalesnik** reported that in order to do business with the State of Connecticut a non-discrimination resolution would have to be passed that is in compliance with statutes sections 4A-60 of Ct Statutes, and amended statutes: 07-142, 07-245. It must adapt as its' polices as those under CT Statutes: 4A-60A1 and 4A-60AA1 and those amended in 07-142 and 07-245 and as amended in the future. This was read by **Laura Nalesnik** in a letter from the Bond Counsel. There was some concern about passing this without understanding what was in these statues since a copy was not provided to the board. A discussion followed concerning the process of passing the resolution and the procedure as to how to go about do so. It was agreed that these be passed with a caveat pending Attorney McGarry reviewing these statutes and his approval on Monday, April 28, 2008. **Harry Ritson** motioned to pass the State of Connecticut a non-discrimination resolution with the caveat that it be approved by Attorney McGarry. **Mark Peterson** seconded the motion. So voted. Vote was unanimous.

A ten minutes recess was called. The meeting was called to order at 9:50 PM

**Harry Ritson** proposed a change to the boat slip ordinance. There have been problems with the changes in property ownership and estates concerning boat slip ownership. Currently, individuals are transferring their slips in the yearly registration from senior to junior and various other subtle methods so as to maintain the slip in a family for many generations. Harry Ritson would like to assign one particular slip to a boat owner, who must also be a property owner. The use of the slip could not be transferred to another owner and after that individual sold the property or died the newly opened slip would be assigned to those on the waiting list. This summer all boats will be re-measured. He further suggested that any boat that is oversized based on the 2007 registration should be grandfathered. Any oversized boat after that point will not be permitted in the boat basin. Those that have over sized boats that are grandfathered in will receive a letter notifying them of this and they will be required to sign an affidavit agreeing to the terms that the boat and or slip could not be transferred to another individual including a family member. If the boat changes owners it must leave the boat basin. If they buy a new boat it must meet the measurement requirements and can not be oversized. A discussion of the ramifications of doing this and other possible options to solve these problems followed. This will not get a positive public reaction by those that are in the boat basin but please those on the waiting list. Currently there is virtually no turn over in the boat basin. **Harry Ritson** referred to the by-laws which states that Board may set up the regulations and fees for the privilege of the use of the boat basin. **Laura Nalesnik** stated this required an ordinance change that would have to come up to vote at the annual meeting. **Laura Nalesnik** requested introductory language be drafted for the Annual Call, which **Harry Ritson** volunteered to do. A discussion ensued regarding various scenarios that could arise with these changes to the ordinances. **Harry Ritson** requested consensus of support for the ordinance change. **Bill Lacy** moved to put the ordinance change to the annual meeting. A discussion of why change the ordinance if only 6-7 boats are out of compliance to which it was determined that a history of lackadaisical rule enforcement and favoritism had disrupted the boat basin and a need to start new was required. **Harry Ritson** motioned that ownership be based on the 2007 registration for re-measuring the boats. **Fred Callahan** seconded the motion. So voted. Vote was unanimous. **Harry Ritson** motioned that boats be re-measured for the summer of 2008 and those that are oversized will be required to agree to certain terms with a signed affidavit. **Fred Callahan** seconded the motion. So voted. Vote was unanimous.

### **New Business:**

**Motion** was made by **Laura Nalesnik** and seconded by **Mark Peterson** to adjourn at 10:30 p.m.

Laura Nalesnik requested the Board to enter into executive session to discuss personnel contracts.

Respectfully submitted,

Mary Ann Ruud  
Secretary