

***** MINUTES*****
Point O' Woods Beach Association
Regular Board Meeting
July 23, 2008—7:30 P.M.
Phoebe Griffin Noyes Library
Old Lyme, CT 06371

The meeting was called to order at 7:40 p.m. by President Laura Nalesnik.

Members Present: Laura Nalesnik, Mary Ann Ruud, Fred Callahan, Susan Bookman, Kathy McKeough, Mark Peterson, Mark Stankiewicz, Beth Kelly, David Tousignant and Harry Ritson

Agenda: **Laura Nalesnik** stated that the Agenda should read that Susan Bookman would report on ordinances and Kathy McKeough would report on security. **Laura Nalesnik** requested an executive session after new business to discuss a personnel issue and a development in the Stanhope Beach situation. **Harry Ritson** requested an update on the DEP approvals, it was agreed that it would be discussed in Unfinished Business. **Laura Nalesnik** requested a motion to accept the agenda as amended. **David Tousignant** made the motion, seconded by **Beth Kelly**. So voted, vote was unanimous.

Citizen Speak:

Janet Kennedy, 87 Hillcrest, inquired about the regulation pertaining to scooters. She had bought two and her grand children had ridden them without issue for two years until this year. They were told by security that they could no longer ride on them. She could not find an ordinance prohibiting the use of scooters. **Kathy McKeough** stated that it was a grey area and there is a problem with motorized vehicles in the community and as a result she had asked security to be vigilant the on the enforcement of rules pertaining to motorized vehicles. **Kathy McKeough** stated this was one of the items she wished to cover while discussing security tonight and the Board would reach a resolution concerning Ms. Kennedy.

Mary Lennon, 4 Ridgewood Road, stated that someone had gotten hurt and taken away on an ambulance as a result of an incident on a golf cart on Champion Road. Ms. Lennon suggested that two numbers be attached to the golf carts so the owners can be more easily identified if they are driving recklessly. Mark Peterson suggested they be required to have liability insurance. A discussion concerning the increased number of golf carts and the number of incidents ensued and how to handle this and how security was currently handling violators of the rules and how to best go forward. It was determined that this would be discussed further.

Marilyn Stitham, 49 Ridgeview Road, announced that the Wave was coming out the following week and if anyone wanted to submit anything they should do so by Monday, July 28th. **Laura Nalesnik** expressed a concern that members of the Board could affect policy if they write something for the Wave and it was her feeling that anything written by the Board members should be reviewed first. **Laura Nalesnik** asked if the Board could take a look at it before it is printed.

Women's Club: Tammy Ward was not present. Susan Bookman reported the Women's Club was interested in purchasing benches once it was determined which bench would be purchased. There was also an inquiry as to whether a member of the Women's Club could beautify the left entrance. **Laura Nalesnik** reported that unfortunately it was not POW land but the water company's. Susan Bookman inquired as to the status of the invoice for the Bulletin Board because the Women's Club would reimburse this expense. Mark Stankiewicz reported that it had already been paid. A copy of the bill would be provided to the Women's Club.

Correspondence: **Laura Nalesnik** reported that there were a few letters. One letter was from Nancy Rossi, concerning the drainage. David Tousignant reported that the situation was all set.

A letter from Steven Passarello, 21 Walnut Street, addressed to both Bill Lacourciere and Laura Nalesnik has been received. He attended the Annual Meeting and another Board meeting and complimented the WCPA's work and the Board's efforts. He continued that he was shocked at the poor relationship between the WCPA and the POW Board and asked they please go forward united.

Laura Nalesnik reported that she had reached out to the Lacourcieres' to call for a truce. She stated that she felt they were on the right track.

Laura Nalesnik reported that a letter had been received a letter from Bill Thompson. In the lengthy letter he detailed some of his complaints and stated his wish for Laura Nalesnik to step down from the Board. **Laura Nalesnik** responded to his letter by addressing his complaints stating that his letter lacked candor because he was angry at the board for making him comply with the septic ordinance that he avoided since it's inception, but all must comply including him. She also said that Board members still hold the right of free speech and that the Board had made attempts to reach out to the WCPA.

Laura Nalesnik reported that a letters of thanks had been received from Health Network for a \$100 donation in Memory of George Mrosek.

Secretary's Report: **Laura Nalesnik** requested a motion to accept the organizational meeting minutes for June 20, 2008. Susan Bookman requested her name be listed in the attendance and Kathy McKeough submitted a copy of the minutes with a few corrections. **Mark Stankiewicz** moved to accept the minutes as amended. **Beth Kelly** seconded the motion. So voted, vote was unanimous.

Laura Nalesnik requested a motion to accept the regular meeting minutes on June 20, 2008. Susan Bookman again requested her name be listed in the attendance and Kathy McKeough submitted a copy of the minutes with a few corrections. **Kathy McKeough** moved to accept the minutes as amended. **Harry Ritson** seconded the motion. So voted, vote was unanimous.

Treasurer's Report: **Mark Peterson** distributed the year end report for 2008 but stressed that they were preliminary reports and should anyone have any questions to please contact him. **Mark Peterson** reported that tax bills had gone out and apologized for the wrong date being put on the bill, August 1, 2008 was still the deadline. Currently 40-50% of the payments had been received.

Mark Peterson reported that he is talking with insurance companies about extending liability coverage with the upcoming construction and the possibility of obtaining double coverage with roughly the same premium.

Mark Peterson reported that interest income was likely to drop with the current market and may pressure them into looking at some different rates. They are currently in first class investments that are designed for municipalities and the like. Kathy McKeough recommended they look into a new product that is housed at one bank then brokers the funds out to other institutions and divides the funds so they are all covered by the FDIC insurance limit of \$100,000.

Communications: **Laura Nalesnik** reported that Old Lyme Volunteer Ambulance would hold a rescue mission on Thursday from 6:30-8:30 night in the boat basin.

The ad for the web site job had been posted on the bulletin board, on Craigslist and the UConn Computer Science Department had been contacted. Laura Nalesnik and her son are in the process of finding the best candidate.

The community letter should go out providing the status of the sewer project and the projected time line for the construction. It was felt that other items should be included, such as the golf carts. A discussion concerning the need to communicate ordinances and other FYI items to the community and different methods to successfully do this took place. It was determined that the continued use of the bulletin board, the community news letter and the web site remain the best methods.

Mark Peterson requested that the WCPA be moved up in the agenda because Attorney Church was present and thought the Board should free him up as quickly as possible. All agreed to this.

WCPA: **Kathy McKeough** reported that they had received zoning approval for the pumping stations. She believed the East Lyme agreement had been signed by both parties. The closing for the loan would be on July 30, 2008. The construction contract had been signed subject to funding. The newsletter had been sent with updated FAQ's. At the last WCPA meeting Bill Lacouriere was re-elected. Marty Guyer asked not to be reconsidered for reappointment. Kathy Aldridge is the new vice-chair of the WCPA. A joint WCPA and POW Board meeting is being arranged to fill in both parties what is happening. A more detailed project plan will now be presented once the contracts have been signed. **Kathy McKeough** will be developing a communication to the community detailing the construction.

Attorney Church reported that the zoning committee had approved three pumping stations, with conditions attached to those permits and some would have been required by regulations of other state agencies. The Old Lyme Zoning Commission stressed that the permit in no way approved year around use and if year around use was desired those households would have to go through that separate process. There should be no delay or extra cost as a result of the conditions. Mr. Church's advice was to request a zone change from the Town of Old Lyme once the project was complete. A discussion on the ramifications of the conditions and the chances of year around use being granted followed. **Laura Nalesnik** reported that Attorney McGarry had expressed concern over the conditions and felt that if these stipulations were not appealed they could be considered law and felt these conditions should be appealed. A discussion followed and the options available to POW. Mr. Church recommended not appealing the zoning conditions because it cause a loss in funding by missing deadlines if the project became tied up in litigation. Mr. Church continued this was not the forum for POW to attempt to obtain year round use and homeowners should do that in a different process.

A discussion concerning the depth of pipes and layout requirements took place, with a conclusion of if residents wanted winterized pipes they would have to obtain permits from the Town. The discussion about pipe requirements continued, water pipes and sewer pipes must be roughly ten feet apart from one another from the house to the street. Lastly a time limit had not been established requiring residents to hook up to the sewer but are encouraging them to do so as soon as possible.

Beach: Fred Callahan reported that the opening in the swim line will be smaller next year; the purpose of the opening is for emergencies. The beach cleaning service has had a few problems. Removing seaweed has been problematic with uncooperative tides and in their efforts to remove as much as possible got the tractor stuck. They also failed to show up on

Wednesday, which was dealt with and will not happen again. It was requested that the recycling bin be emptied more frequently, which Fred Callahan said he would have done. It was also requested that trash bins be cleaned, which Fred again said he could have done.

Boat Basin: **Harry Ritson** reported that thirty-nine ladders had been installed and slips had been renumbered. Four slips had been opened and have been filled using the waiting list. Harry Ritson requested that a permit that had been obtained to install a jet-ski mooring be extended so the project can start again. Pertaining to boats not installing fenders on their boats, because fines were not instituted he will likely ask violators of this rule to be removed from their slip the next year. The measuring of boats will take place in early August and if anyone disagrees with the measurement they may have it re-measured with the owner present. A discussion of obtaining an outside party to measure the boats followed and Beth Kelly thought she may have someone that could complete the measurements. **Janet Kennedy**, 87 Hillcrest, requested that boat owners be present at the measuring because their boat was cracked last time it was measured. **Harry Ritson** said he could not do that but would post a notice stating which days the boats were being measured.

Grounds: **Mark Stankiewicz** had nothing to report. It was requested that the boardwalk steps and the shower area be cleaned, which **Mark Stankiewicz** agreed to follow up on.

Ordinance: **Susan Bookman** reported that there had been a complaint about a noise from a power washer. A discussion about the hammer law followed and it was determined unless it is a commercial company doing the work, which was not the case, it would be something that should be worked out between neighbors. Susan Bookman requested on Evelyn Boyle, 34 Seaview Road, behalf that she be granted a hammer law exception to update a dangerous electrical situation. There were no objections. A discussion concerning contractors entering POW followed and the hammer law. Susan Bookman suggested that those that have been granted hammer law exception should be given a sign to post so neighbors are notified. Harry Ritson would be providing the Board the newly approved boat basin ordinances once he has verified their content against the minutes. A discussion concerning the issuing of parking permit took place and it was determined that large parties, like weddings, should contact security before the event to plan accordingly.

Recreation: **Beth Kelly** reported that the summer was going along smoothly and was busy.

Roads: **Dave Tousignant** reported that two areas have been covered and will be replaced when the sewers are done. The public access that goes down to the beach off of Seaview will be cleared out, leveled some and a split rail fence will be installed. The other right of way at the end of the cement steps has a wall that has given way and is a hazard. **Dave Tousignant** requested if this could be fixed on a weekday for roughly \$300 because it was dangerous. He was granted permission because of the potential danger. **Dave Tousignant** with Charlie and Rob reviewed the roads around POW, which they determined that many problems will be resolved when the sewers are completed but some will not. For \$3200 RFP Engineering LLC will give an idea of cost to resolve the problems, what can be done, provide long term and interim repair solutions with a contingency plans.

Kathy McKeough moved to spend \$3250 to have RFP Engineering LLC review drainage in POW. **Susan Bookman** seconded the motion. So voted, vote was unanimous.

A discussion about parking for golf carts near the beach took place. It was determined that Richard and Doris would be consulted about availability but it could be wetlands so may not be able to park vehicles there.

Security : **Kathy McKeough** reported that security needed improvements. Training has been given and problems were still arising so a second training took place. The training focused on beach patrol, gold carts, hammer law, under age drinking, vigilance at the gate, reporting back to Kathy McKeough. The security problems are glass on the beach, underage drinking on the beach, Standhope Beach not allowing people on the beach. The biggest security problem is golf carts rule violations. Security has been told to enforce golf cart rules strictly. A discussion on how to best go about handling the gold cart problems took place. A dawn to dusk prohibition of golf carts may be considered. Passengers in the rear end of pickup trucks has become a problem but is not aware of any ordinances prohibiting it. It was determined that scooters would be permitted and Kathy McKeough would instruct security to allow them as long as they were riding safely. An informal committee would be formed to draft rules for golf carts for the 2009 season which Lorraine, Fred Callahan, Susan Bookman, Harry Ritson and Dave Tousignant agreed to join. A discussion about the glass on the beach took place and whether the rakes could go deeper. Fred Callahan agreed to follow up on this. It was also discussed that those that are drinking underage should be arrested by the Old Lyme Police. It was suggested that bikes be walked through the underpass or left at the gate because of the danger that exist with traffic passing though, which Kathy McKeough said she would pass that on to security. The security personnel are not stopping all un-stickered traffic and are sitting in a chair during their watch. Kathy McKeough has addressed this to them and will bring it to their attention once again.

Nominating Committee: Lorraine had nothing to report. **Laura Nalesnik** reported that two people were interested in being on the Nominating Committee: Mary Ann Fitch and Dick Sagan. It was agreed by all that this would be discussed in executive session.

Federation Report: **Fred Callahan** reported that the Annual Meeting on the last Saturday in August.

Long Range Planning: **Mark Peterson** reported that five people had expressed an interest in serving on the Long Term Planning Committee: David Richardson, Mary Berry, Nancy Roser, Mary Lennon and Lorraine Gibson. The Board members that will serve are: Harry Ritson, Susan Bookman and Kathy McKeough. Mark Peterson will arrange the first meeting for the first week in August.

New Business: **Laura Nalesnik** requested a motion to enter executive session. **Mark Peterson** motioned to enter executive session. **Mark Stankiewicz** seconded the motion. So voted, vote was unanimous. The Board entered into executive session at 10:50 PM to discuss personnel issues and the nominees to the Nominating Committee and the WCPA. The Board ended executive session. The meeting was called to order at 11:05 PM.

Mark Stankiewicz nominated Dick Sagan for the Nominating Committee. **Susan Bookman** nominated Mary Ann Fitch. A ballot vote was held. The votes as counted were: 7 votes for Dick Sagan, 2 for Mary Ann Fitch. Dick Sagan was appointed to the Nominating Committee.

There are two positions for the WCPA, one currently held by Marty Guyer. The vote being taken was for Marty Guyer's position. **Mark Peterson** nominated Jack Harney. **Fred Callahan** nominated Charlie Cipolla. A ballot vote was taken, the votes as counted were: 6 for Jack Harney, 3 for Charlie Cipolla. Jack Harney was appointed as a full member to the WCPA.

The second open position for the WCPA was for the alternate position. **Fred Callahan** nominated Charlie Cipolla. **Susan Bookman** nominated Peter Formica. A ballot vote was taken, the votes as counted were: 6 Charlie Cipolla and 3 for Peter Formica. Charlie Cipolla was appointed as the alternate member of the WCPA.

Unfinished Business: The Board member position for the WCPA term is up for renewal. **Laura Nalesnik** requested nominations. Harry Ritson nominated Kathy McKeough. There were no other nominations. So voted, Kathy McKeough was appointed to the WCPA unanimously.

Mark Peterson motioned to adjourn the meeting. **Mark Stankiewicz** seconded the motion. So voted, vote was unanimous. The meeting was adjourned at 12:12 PM.

Respectfully submitted,

Mary Ann Ruud
Secretary