

**\*\*\* MINUTES\*\*\***  
**Point O' Woods Beach Association**  
**Regular Board Meeting**  
**September 19, 2008—7:30 P.M.**  
**Phoebe Griffin Noyes Library**  
**Old Lyme, CT 06371**

Meeting was called to order at 7:30 p.m. by Vice President Mark Peterson.

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

**Agenda:** **Mark Peterson** requested if there were any additions or changes to the agenda. **Beth Kelly** reported that Tammy Ward was no longer the President and that Jean and Danne Pineo were co-presidents. **Fred Calalhan** requested fifteen minutes be added to the Beach report to discuss the Old Lyme High School project. **Kathy McKeough** and **Harry Ritson** requested an executive session to discuss an ethics question and an personnel issue. **Harry Ritson** moved to accept the amended agenda. **Beth Kelly** seconded the motion. So voted, vote was unanimous.

**Mark Peterson** requested the Board move on Laura Nalesnik's resignation. **Harry Ritson**, with regrets, moved to accept Laura Nalesnik's resignation from the Board of Governors. **Beth Kelly** seconded the motion. So voted, vote was unanimous.

**Mark Peterson** requested nominations for the President of the Board of Governors. **Harry Ritson** nominated **Kathy McKeough**. **Mark Stankiewicz** seconded the nomination. **Mark Peterson** requested if there were any further nominations for the President three times, there were none. A discussion of the nomination ensued concerning the availability of other board members and the general support of the nominee. **Kathy McKeough** would step down as a member of the WCPA due to the ex-officio role she will hold as the president of the BoG. The secretary cast one vote for the election of **Kathy McKeough** as president of Point O'Woods Inc. Board of Governors.

**Lorriane Gibson** reported that she had three candidates after a lengthy search for the opening appointment on the Board. The candidates were: Anne Fedus 35 Massachusetts Road, Joseph Sopczheski 60 Connecticut Road, Michael Mylquin 22 Hillcrest Road. Lorriane Gibson distributed the candidates' resumes. Time was allowed for the Board to read the resumes. A discussion about the three candidates took place and Joseph Sopczheski, the only candidate present, was given an opportunity to speak about his experience and what he could do for the community if allowed to serve on the Board. **Fred Callahan** nominated Joseph Sopczheski. **Harry Ritson** seconded the nomination. **Mark Peterson** nominated Michael Mylquin. **Beth Kelly** seconded the nomination. **Fred Callahan** motioned to close the nominations. David Tousignant seconded the motion. So voted, vote was unanimous. An open vote was taken for the vacant position on the Board of Governors: Joseph Sopczheski received six votes, a majority. Joseph Sopczheski was appointed to the vacant position for the remainder of the term.

**Citizen Speak:** **Mary Berry**, 67 Connecticut Road, reported that in the Long Range Planning meeting they discussed the main entrance of POW with safety in mind and beautifying it. Ms. Berry was concerned and inquired as to whether a construction office was being permitted in this area and stated her feeling of not desiring to see them and thier presence would add to the traffic in the area. **Kathy McKeough** informed Ms. Berry that this was an agenda item and would be discussed under New Business.

**Dick Sagan**, 68 Connecticut Road, encouraged the community to pay attention to the high school renovation vote coming up.

**Mark Peterson** motioned to move Federation of Beaches high school discussion to the next item on the agenda. **Mark Stankiewicz** seconded the motion. So voted, motion was carried.

Marylyn Ismond, the Chairperson of Get the Facts, detailed the Old Lyme High School renovation that will be up for vote on October 14, 2008. They detailed the cost to the community and the debt that would be incurred totaling some \$47.8 million bonded funds in the end with a student population that is estimated to drop. They encouraged everyone to obtain an absentee ballot if necessary or vote at the fire house from 6:00 am until 8:00 PM on October 14<sup>th</sup>. Only property owners are permitted to vote.

**Federation Report:** **Fred Callahan** reported that the Federation of Beach's Annual meeting was held last Saturday. 99% of the Board had been replaced with new officers Dick Saga is now the Vice President. Fred Callahan he had been elected as a Director along with two other Directors. They are looking for people to get involved, please contact Fred Callahan or Dick Sagan to volunteer. Board meetings will now be held at the Town Hall and are open to the public. The main focus will be security, the main concern being speeding. The Federation conclusion was that the speed machine was an effective tool in controlling speeding. A discussion regarding the placement of this in PoW took place and concluded that and other options would be considered. The Federation is also going to get the Old Lyme Police in the beach communities more frequently and possibly formulate uniform ordinances that way the police could enforce the ordinances.

**Women's Club:** **Beth Kelly** read a letter of thanks to the Board from the co-presidents Danne Pineo and Jean for their support and will notify the community of future events.

**Correspondence:** **Mark Peterson** reported that a letter from Jim Griswold to Bill Lacourciere concerning the August 14<sup>th</sup> sewer laterals from the sewer to the street had been received. A correspondence from Jim Mattern requested the audio tapes from the 2008 Annual Meeting under the Freedom of Information Act. The tapes were supplied by Mary Ann Ruud.

**Kathy McKeough** reported that she had received a letter from a large group in the community complimenting ACE Security and that they would like to see them next year.

**Secretary's Report:** **Mark Peterson, Kathy McKeough and Susan Bookman** requested grammatical errors be corrected on the August 18, 2008 minutes. **Kathy McKeough** requested a motion to accept the meeting minutes as amended from August 18, 2008. **Mark Stankiewicz** moved to accept the minutes as amended. **Beth Kelly** seconded the motion. So voted, vote was unanimous.

It was suggested and recommended that grammatical errors or clarifications could be made with Mary Ann prior to the meeting but none could be made that would change the substance of the topic. Meeting minutes that have been approved must be posted 48 hours after the meeting which will mean speaking with the web master. It was decided Kathy McKeough will be the one contact for the web master and all requested or needed changes will be routed through her.

**Treasurer's Report:** Mark Peterson distributed preliminary summary balance sheets for July & August 2008-2009 that included adjustments but not the audit adjustments. There is a sizable cash balance in the bank with the collections of taxes, boat basin fees and recreation fees. **Mark Peterson and Kathy McKeough** will move the funds to a variety of banks so as to be covered by the FDIC insurance of \$100,000. An inquiry concerning whether parking revenue had increased which it was reported that it was off a little this year.

**Communications:** **Kathy McKeough** reported a communication to the community would go out at the end of the season covering the sewer project, the boat basin, the proposed golf cart regulations, long range planning and other pertinent items.

Bath Kelly recommended a logo be developed for POW that could be on letters and other official documents. After a discussion it was decided this should be part of long range planning to decided how to best move forward and possibly have Joseph Sopczheski be part of this plan if he decides to do so.

**Beach:** Fred Callahan reported that the raft and the swim lines had been pulled in because of hurricane threats. The beach was not cleaned by the beach cleaners on Monday the 15<sup>th</sup> because of the hurricane. Jeff removed 24,000 lbs of seaweed from the beach after the storm. The beaches will be cleaned once a week on either Friday or Saturday. The cement wall near the channel has sand going into the channel which over the long term will cause the need to have the channel dredged. It was decided no matter what solution is used to resolve this it should match the materials used throughout PoW and be aesthetically pleasing. The snow fence will be put up. Fred Callahan will get an invoice from the beach cleaner. Next year POW will have the beach cleaners contracted until October 15<sup>th</sup> and add a few more days during the week. Fred Callahan will get a quote for the 2009 season for the beach cleaning service.

**Boat Basin:** **Harry Ritson** reported that he had received a decision from the DEP concerning the ability to fish in the boat basin, which is they are permitted and no ordinance could be passed prohibiting the act. Harry Ritson posted a letter to the community requesting that they refrain from fishing in the boat basin area because it caused a navigation hazard even through no law prohibited them from doing so. The letter also stressed that having a boat slip was a privilege and keeping this privilege required following the basin rules and general cooperation. The 2001 grandfathered boat list had been provided to the board which was as follows:

<b>Grandfathered Boats</b>	<b>Dimensions</b>	<b>2008 Status</b>
2 Spring	19'5"x8'3"	New, smaller boat
3 Adams	18'x8'7"	New, smaller boat
5 Mattison	21'4"x8'	Basin
7 Cambria	21'x8'2"	Basin
12 Kiernan	20'x8'4"	Basin
19 Bower	22'x8'	Gone
32 Karlson	21'x8'2"	Basin
34 London	20'x8'1"	Gone
35 Sagan	21'5"x8'	Gone (Frascarelli now owns, the swim platform has been removed to comply)
36 Simons	22'x8'	Basin
37 Meany	23'4"x8'1"	New, smaller boat
41 Epright	20'x8'2"	Basin
43 Zgorski	21'x8'6"	Basin
49 Grant	19'x8'1"	Basin
57 Kennedy	19'x8'5"	Basin
59 Alberti	20'x8'2"	Basin
61 Ritson	20'x8'2"	Basin
62 Munson	20'4"x8'2"	New, smaller boat

Of the 18 listed boats, 11 were still in the basin, 3 are gone and 4 previously grandfathered boat slip holders purchased smaller boats. A sample letter was distributed to the board that was mailed to the grandfathered boat owners stating the boat could remain as long as it did not change owners. All but two of the letters have been returned signed agreeing to the terms. Most of the boats have been re-measured, 45 meeting the basin size requirements. Nine were not in the basin the day the measurements were done and will be measured soon. Seven boats had conflicting measurements and will be re-measured. Jeff had four more to measure and once that was finished those boats that are oversized owners will be notified that the boat will not be permitted back in the basin after the board has been notified who will be evicted. Since the fees are based on the size of the boat the fees on three boats will be increased because the measuring indicated the boats were larger than previously billed. The boat basin in the future will have a policy that all boats must be measured prior to being allowed in the boat basin to avoid oversized boats entering the basin in the future.

**Grounds:** **Mark Stankiewicz** reported that Jeff was on vacation. Jeff is always available to clean the beach if the Board and the community decide that is the best option and makes the most sense. The recycling bins have been very successful and would like to add an additional bin to accommodate the community. The fall schedule for Jeff is being worked out and will be presented to the Board at the October meeting. He is also going to make a schedule for January and February for him. It was suggested that any Board member that has any off season jobs to be completed to please tell Mark to prioritize and arrange these jobs with Jeff. Any job requiring Jeff should be routed through **Mark Stankiewicz** so as to best optimize his time.

The vegetation around the entire boat basin needs to be trimmed. A discussion about how far to cut this vegetation took place, which Beth Kelly volunteered to show Jeff how to best prune.

**Ordinance:** **Susan Bookman** reported that the septic reminded cards had been mailed. Four properties from last year's list reported having pumped but have not provided the documentation indicting it and Susan Bookman is waiting for their reply. She and Harry Ritson are nearly finished with the draft of the boat ordinances for Attorney McGarry's review and approval. There has been a complaint of individuals dumping debris at Anderson Park and Sergeant Road property, she will check with the neighboring residents of Sergeant Road. Concerning Anderson Park she will send the neighboring properties a letter reminding them that dumping is not permitted.

**Recreation:** **Beth Kelly** reported that she had nothing to report concerning recreation. She had found a vendor for the benches, Don Enterprise in Manchester, CT. The bench has the exact same look as the other PoW benches but has reinforced steel on the inside to prevent sagging. There are 5' and 6' lengths, 18" from the ground, weigh 325 lbs and sell for \$559. They can ship or be picked up, shipping costing \$221. They will arrive unassembled. There is a 5% discount if prepaid. The color options were gray, green or natural. The Board's consensus was five green benches with cement legs would be ordered. The benches for the play ground area will not be ordered until it is discussed further by the Long Term Planning Committee and the issue was tabled until the board looks at the area.

**Roads:** **Dave Tousignant** distributed plans from RFP Engineering with proposed solutions for the road problems and a drainage plan. The plan covers 7-8 areas that should be addressed when the sewer project is being done and is part of long range planning. It was requested the Board read the plan and they could address questions at the next meeting. A discussion about the funds for these projects took place. It was determined that none of these projects in this plan should require DEP approval.

A discussion concerning the ability to start the \$67,000 budgeted approved projects took place. One portion of these projects had three quotes obtained from Paganelli, Machink, and L. Bond Excavating to complete the work on the bulk head. It was decided that Machink offered the best quote and gave a price that would cover the entire job. The check valve can not be touched. A steel plate will be put on the bulk head. **Mark Peterson** moved to approve \$8720.00 for Machink to complete the work on the bulk head as detailed in the quote. **Beth Kelly** seconded the motion. So voted, vote was unanimous.

Curb work can be done at Stanhope and on Sergeant Road by Sullivan for \$2100. **Mark Peterson** moved to approve \$2100 for Sullivan to complete miscellaneous work repairs. **Mark Stankiewicz** seconded the motion. So voted, vote was unanimous. It was suggested that the guard shack be moved up ten feet to alleviate drainage problems in this area.

CL&P will be cutting vines on the telephone pole. CL&P will be entering the community in 2009 to scan the area to cut branches around the high tension wire.

**Security :** **Kathy McKeough** reported that the late night/early morning patrols had been effective and should be done periodically next summer. Winter patrols are underway. Jeff will be doing patrols during his normal work hours with no additional pay from October through March. Norm Emerson will patrol two nights a week, Rick Fascarelli will be doing fill ins. Richard Burlington will be doing some weeknights and weekends. They have all been given a detailed list of duties and contact list. The winter patrols are all set as is the January 1<sup>st</sup> gate closing. Patrols will be two times a day and two times at night at varying times. The security guards contact information will be posted. It was suggested car magnets indentifying them as security be obtained, which will be looked into. A blue light was also suggested and will be investigated.

**WPCA:** **Kathy McKeough** reported that the ground breaking was that day.

**Long Range Planning:** **Mark Peterson** reported that they are considering starting with the beach, the most important asset, and work toward the front. Subcommittees have been formed, one that will focus on standardizing the materials used, which would include vegetation, building materials and the like. The other subcommittee will focus on the front entrance with the safety and look of the area in mind.

**New Business:** Paganelli has requested additional land for two construction trailers in the maintenance barn area. Mark Peterson distributed an email correspondence from Bill Lacourciere detailing the request from Paganelli. There were concerns whether the water company would approve any trailers to be put there, the property across the street may have a deeded guarantee that this area not be disturbed but no proof of this was found and the cemetery association would not want trailers there. If this area were not approved they would use Anderson Park or they would rent space in Old Lyme. Anderson Park does not have electricity and Paganelli does not want to install electricity there. Paganelli putting the trailers in the maintenance run would include them removing trees and putting in loose stone. After the project is complete the area will be returned to a similar condition, with scotch pines and broom being planted. The Board discussed the effects of the placement of the trailers in this area and possible alternatives. **Mark Stankiewicz** moved to allow Paganelli use of the maintenance barn area to put in two trailers subject to the Connecticut Water Company having no objections. **Susan Bookman** seconded the motion. Three voted in favor, six votes were nay. The motion did not carry.

**Unfinished Business:** Harry Ritson reported that the DEP had granted approval for the work at the bottom end of the beach going into the boat basin. The remainder of the projects are still not approved. The indecision concerning whether the parking lot was going to be filled in or not was holding the approval of all the project proposals currently awaiting approval at the DEP. Carlos needs a letter stating the Board's intention concerning the parking lot work. If the Board decides not to fill the parking lot it will free up the approval of all the other projects. Harry Ritson will draft a letter stating that the community will not raise the level of the parking lot and would like that portion of the permit retracted. Harry Ritson reported that the pothole procedure must be resubmitted. The floating dock permit has expired and must be resubmitted, but Mr. Ritson is uncertain whether he will pursue this project at this time. Harry Ritson will pursue drudging permits.

Mark Peterson reported that they had met with Mr. Labowski and another individual from Stanhope Beach. Stanhope Beach's largest concern is the volume of people have increased significantly, 17-18 groups. They are walking across from Rocky Neck. They have not spent much money on this. They are open to compromise; it is thought they

are looking for a contribution for the maintenance of the beach. They are going to go to their Board to discuss this further. It appears a reasonable long term solution will be reached.

The Board entered executive session at 11:15 to discuss personnel issues and an ethics question.

**Beth Kelly** called for a motion to adjourn; motion was made by **Mark Stankiewicz** and seconded by **Kathy McKeough** to adjourn at 11:50 p.m.

Respectfully submitted,

Mary Ann Ruud  
Secretary