

**POINT O'WOODS  
BOARD OF GOVERNORS MEETING  
April 1, 2011  
7:00-10:00PM  
Phoebe Griffin Noyes Library  
Old Lyme, CT 06371**

**Minutes**

**Type of Meeting:** Regular – Association business

**Secretary:** Mary Ann Ruud

**Treasurer:** Mario Ciampi

**Attendees:** Fred Callahan, David Tousignant, Beth Kelly, Kathy McKeough, Harry Ritson, Ken Russell Bud Phelps,

**Absent:** Susan Bookman, Mark Peterson

**Guests:** Security Candidates- SecurAmericaMatthew Cooper and Patrick Soucy, and Rob Pryblo.

The meeting was called to order at 7:00 PM by Kathy McKeough.

**Agenda:** Harry Ritson motioned to approve the agenda. David Tousignant seconded the motion. Kathy McKeough added Rob Pryblo after the security firm and removed the approval of the November meeting minutes for the agenda. Harry Ritson motioned to approve the agenda as amended. David Tousignant seconded the motion. A vote was taken, the motion carried unanimously.

**Citizen Speak: none**

**Security:** Fred Callahan reported on the bidding process the Federation of Beaches undertook to obtain the required three bids, SecurAmerica was the low bidder and was highly recommended by other beaches who had used their services in previous seasons. SecurAmerica, Matthew Cooper and Patrick Soucy presented on the benefits of their company and the services they would provide POW . The Board asked the representatives questions about personnel and the supervision of the personnel.

Rob Pryblo reported on the status of the boat basin dredging project. The project will take place in the fall due to some wildlife concerns raised by the Army Corp of Engineers. Rob Proyblo and David Tousignant will take a boat into the basin to determine the water levels in the basin and report back to the Board on how to best advise boaters and advise the Board of any other additional action that may be required.

**Nominating Committee Report:** Mary Ann Fitch sent a written report of the Nominating Committee's activity. Two candidates are interested in serving on the Board: Mike Francis and Susan Osborn. They will be submitting the resumes to the committee. Other candidates are being recruited. The Board discussed members in the community that may be interested in serving and the upcoming vacant positions.

**Treasurer's Report and 2011/2012 Budget Review:** Mario Ciampi reviewed the budget summary for the upcoming fiscal year, reporting that the mil rate would likely be able to stay the same as the previous year. Each commissioners' budget was reviewed and adjusted as necessary to fulfill project needs and other upcoming expenses. The Boat Basin requires the bulk head to be repaired and is estimated to cost approximately \$5,000. The Ground's budget will require funds to fix the electrical

system, to GFI outlets. The roof requires repairs and a plan will be presented later on what will be done to fix it. The Recreation budget was discussed and its revenue verses its expenses. Beth Kelly will look at the fees paid and possibly increase the rates in future years. Rates will remain the same this year. The Roads budget was discussed. Kathy McKeough reported, Tim Griswald, of the Town of Old Lyme, indicated in a private discussion that he would put to vote that POW have access to sand and salt. \$3,500 will be put in the budget for salt and sand which will be removed if the measure to allow salt and sand access passes in the Town of Old Lyme. Grounds will require approximately \$2,000 for tree removal. The Security budget is based on last years numbers, and funds have been budgeted to purchase more barriers. Fred Callahan will work out likely total of the security based on their hourly rate for the season and report back to the Board.

The Board suspended the meeting for a break at 9:12 PM. The meeting resumed at 9:20.

#### **Decisions:**

**Security Firm:** Ken Russell motioned to award the security contact to SecurAmerica for the 2011 season. David Tousignant seconded the motion. The Board discussed the security contract, rates and the guards the company would supply. A vote was taken, the motion passed unanimously.

**Champion Road Bridge:** Dave Tousignant motioned to move forward with the plan to cover the Champion bridge pipe, not to exceed \$6,500. Harry Ritson seconded the motion. A vote was taken, the motion passed unanimously.

**Anderson Park Water/Sewer Connection:** Beth Kelly motioned we continue water and sewer lines into Anderson Field not to exceed \$24,000. Bud Phelps seconded the motion. The Board discussed the motion. Dave Tousignant amended the motion to add, subject to the proper bidding process being carried out. Fred Callahan seconded the motion. A vote was taken on the motioned as amended, Beth Kelly and Bud Phelps voted for the motion. Ken Russell, Harry Ritson, David Tousignant voted against the motion, Fred Callahan abstained. The motion did not carry.

Beth Kelly presented the cost break down of the project to complete the stairs near the tennis court, previously presented in the fall of 2010 as approved by the Association in the 2010 Annual Meeting. Bath Kelly motioned to proceed with the project behind the tennis court, not to exceed \$23,000. Fred Callahan seconded the motion. The Board discussed the project and the cost. A vote was taken, the motion passed unanimously.

#### **Discussion:**

##### **Project Updates:**

**Parking Lot:** David Tousignant reported the parking project would not take place until the fall 2011. He will likely have Paganelli fill the holes in the lot.

**Season Readiness:** A consensus was reached that more mature parking lot attendants will be sought to hire for the season, a number of applications had been received for those vacancies.

**Ordinance:** The Board reached a consensus that an ordinance should be drafted restricting boarding houses at POW. It was agreed it should be limited to two unrelated people in a residence, regarding the definition of a boarding house to be proposed to the community. Ken Russell will contact Jeff Londregan to aid in the development this ordinance. A letter will be sent to the owner of the home that burned reporting they are in violation of POW ordinances. Residents with unpaid fines will not be issued any permits. A letter will be sent to those with unpaid fines requesting

payment and will move to collect legal cost and maintain the right to put liens on property if the fines continue to be unpaid. Fred Callahan will contact the CT DMV to determine our ability to use their services and records.

**Point O'Woods Character:** Kathy McKeough reported only six residents responded to her call for feedback about the POW stepping in to preserve the character of the community. The feedback relayed mixed opinions on that matter. The Board discussed what acts, if any should be taken. Kathy McKeough will explore this further and discuss this with the community at the Annual Meeting.

**Maintenance:** The Board discussed whether members of the community should be permitted to clear brush. The consensus was that POW only has a say about its own property and no work should be done with out consulting members of the Board before doing any work.

**Executive Session:** Harry Ritson motioned to enter executive session to discuss the legal matter, Oak Ridge. David Tousignant seconded the motion. A vote was taken, the motion passed unanimously. The Board entered executive session at 10:55.

Executive session ended at 11:00 PM, no votes were taken in executive session.

**Reports:**

**Commissioners Reports:** Attached

**Correspondence/Communication Update:** none

**New Business: Unfinished Business:** Fred Callahan reported that Dave Wilcox resigned as a winter watch person. Contractors signs will continue to removed in the time permitted by the ordinances.

The next meeting is April 29, 2011.

**Citizen Speak:** none

**Adjournment:** David Tousignant motioned to adjourn the meeting. Ken Russell seconded the motion. A vote was taken, the motion passed unanimously. The meeting adjourned at 11:03 PM.