

**POINT O'WOODS  
BOARD OF GOVERNORS MEETING  
5/20/11 – 7:00-10:00PM  
Phoebe Griffin Noyes Library  
Old Lyme, CT 06371**

**Draft Minutes**

**Type of Meeting:** Regular – Association business  
**Secretary:** Mary Ann Ruud  
**Attendees:** Susan Bookman, Fred Callahan, Beth Kelly, Kathy McKeough, Bud Phelps, Mark Peterson, Harry Ritson, David Tousignant  
**Absent:** Kenneth Russell

**The meeting was called to order at 7:02 PM.**

**Agenda:** Bud Phelps motioned to approve the agenda. David Tousignant seconded the motion. Tennis courts were moved from decisions to discussion. Anderson Park was added. A vote was taken on the amended agenda, the motion carried.

**Citizen Speak:**

**Mary Lennon**, 48 Ridgewood, inquired who was on the Long Range Planning (LRP) Committee. Kathy McKeough reported that Lorraine Gibson, Bruce Daigle, Nancy Rogers, Mary Berry and Mark Peterson. Ms. Lennon indicated she thought she was on it. The LRP Committee will reorganize and meet again in the future.

**Lorraine Gibson**, 45 Connecticut Rd, requested an update on the burnt down home on Connecticut Rd. It was reported that that was agenda and would be discussed during the meeting.

**Marilyn Stitham**, 49 Ridgewood Rd, inquired where the King right of way was and why more money was being spent on it. It was reported where that location was and that repair was needed due to the construction/layout of the area opens the community to a liability.

**Mary Lennon**, 48 Ridgewood Rd, inquired about a pipe on a path, it was reported the pipe was no longer in use. She also inquired whether gravel would be used on the ramp. David Tousignant reported a final decision had not been reached on how to best finish the area.

**Marilyn Stitham**, 49 Ridgewood Rd, reported the "Wave" submission deadline is June 26, 2011. It was requested of Ms. Stitham that she request of her husband to supply all the deadlines for the Wave, which she agreed.

**Greg McKenna**, 58 Sea View, was introduced. His name will be put forward on the ballot at the Annual meeting. He will be unable to attend the meeting, but a biography of the candidates will be distributed when residents check in to better inform them of the individuals running.

**Secretary's Report:** Susan Bookman motioned to approve the April 29, 2011 minutes. Harry Ritson seconded the motion. Spelling errors were corrected; a vote was taken on the amended minutes, the motion carried.

**Decisions:**

**Security system:** Fred Callahan presented to the Board a brief summary of the proposed security cameras in the fiscal year 2012 budget. The Board discussed the cost, the necessity and who would maintain/operate the cameras. Susan Bookman motioned to install security cameras that would operate this season at a cost not to exceed \$4,500. David Tousignant seconded the motion. Mark Peterson and Beth Kelly voted no. Susan Bookman, Fred Callahan, Bud Phelps, Harry Ritson, David Tousignant voted in favor of the motion. Kathy McKeough did not vote. The motion carried.

**2011/2012 Fines:** Kathy McKeough summarized Ken Russell's email correspondence regarding changes to the fine schedule. The Board discussed the fines and the definition of a violation occurrence. Susan Bookman motioned to approve fines as presented by Ken Russell with the exception of the parking sticker violation which will be \$50 per occurrence, the construction fine, fence fine and the reckless boating near the swim line fine will all be \$250 per a violation. Dave Tousignant seconded the motion. So voted, motion carried. The Board also discussed fireworks in POW, police enforcement and whether fireworks can be used within POW. It was concluded it should be discussed at the next regular meeting.

**Tennis Courts:** Beth Kelly reported that POW would restore three squares within the tennis court and Paganelli's obligation would be one area. This will be completed prior to the start of the summer season.

**Discussion:**

**Annual Meeting:** Kathy McKeough reported the Annual Call had been mailed; the Board was thanked for their excellent reports. A straw vote will be taken to determine whether the community would like to move further on considering the development of a few plans to be presented later for consideration regarding the preservation of the character of POW. The community will also be informed of recycling changes, and barrel removal at the Annual Meeting. Commissioners will answer questions directed at them unless they are easily answered by Ms. McKeough. Mario Ciampi will present the budget and financial reports, Mark Peterson will be present to answer any questions related to the earlier part of the year when he was active treasurer. The attorney Jeff Londregan will not be able to attend but his father will attend in his stead.

**Summer Readiness:** It was reported that stickers will be available from 10:00 a.m. until around 4:00 p.m., a flier will be distributed at the gate with this information. Kayak will cost \$40 each, limited to two per household. A property list will be given to those checking people in, which will list outstanding fines, taxes or anything else that would limit a resident's ability to obtain stickers for any of their vehicles. The parking lot and beach are ready.

**Selectmen's Meeting Update:** Kathy McKeough reported on a selectmen's meeting she attended on Sunday, the 15<sup>th</sup> of May. The meeting culminated with the Selectmen acknowledging the beach communities' relevance to the tax base, that plowing would be continued because they had not given the communities enough time to make changes to their budgets to allow for plowing. Ms. McKeough will follow up with him to ensure they will make the same allowance for sand and salt for the same reason. The Federation of Beaches is advocating for the appearance of Route 156 be improved, police protection improve and address sewer concerns. Kathy McKeough will discuss this as it pertains to voter registration at the Annual Meeting.

**Connecticut Road Vacant Building:** Kathy McKeough reported she will inform Ken Russell that the Health Department could be brought in to address the burnt home on Connecticut. A letter is being drafted to send to the owners to take corrective action on the site.

**New Accounting Procedures:** Mark Peterson reported the auditors concerns were being addressed. Procedures were drafted and sent to others for review. Mr. Peterson reviewed some of the changes in the duties of the Vice President and the treasurer that will create a trail. This would eliminate three points of concern of the auditors. Conflict of Interest forms will be ready for the Annual Meeting for Board members to sign. Fourteen letters are being sent regarding open receivables, there are 20 in total but six are over one year late and need different action. Mr. Longregan's advice will be sought on how to proceed with those properties.

**Vice President Role:** The Board discussed the role of Vice President, and duties expected of the position. The consensus was that this person should lighten the load of the President, handle communications and attend to the items listed on a job summary page Ms. McKeough distributed to the Board.

Anderson Park: The Board discussed what state Paganelli was to leave the Anderson Park area. David Tousignant will contact Paganelli to inform them where gravel should be laid.

**Reports:**

**Treasurer's Report:** The treasurer's report was emailed to the Board members, if there are any questions they should be directed to Mario Ciampi.

**Commissioners Reports:** included in Annual Call mailed to the community.

**Correspondence/Communication Update:** Carolyn Sirkin had emailed Ms. McKeough concerning a property on Connecticut Rd; Ms McKeough reported back to her that no action could be taken on disputes between property owners. A letter from the DEP was received indicating an application was incomplete, which Mr. Pryblo had said he would take care of.

**New Business:** Kathy McKeough thanked Mark Peterson and Sue Bookman for their hard work and effort they had given. Mark Peterson reported it was his pleasure and Susan Bookman reported she appreciated the rewarding experience.

**Citizen Speak:**

**Mary Lennon**, 48 Ridgewood, reported that POW in years prior had issued building permits. Ms. Lennon inquired about the Old Lyme Shores sewer project. Kathy McKeough reported that engineering firms had been hired by communities to advise them on options available to them. Ms. Lennon inquired about the Stanhope beach resolution. Ms. McKeough reported that their Board was not interested in a long term solution, but that the status quo would remain for this summer.

Adjournment: Susan Bookman motioned to adjourn. Beth Kelly seconded the motion. The motion carried. The meeting adjourned at 9:40 PM.

Respectfully submitted,

Mary Ann Ruud