

**POINT O'WOODS  
BOARD OF GOVERNORS MEETING  
October 26, 2012  
6:30 -9:00  
Phoebe Griffin Noyes Library  
Old Lyme, CT 06371**

**MINTUES**

**Type of Meeting:** Regular – Association business  
**Secretary:** Mary Ann Ruud  
**Treasurer** Mario Ciampi  
**Board Attendees:** Fred Callahan, Sandy Downs, Bill Griffin, Beth Kelly, Greg McKenna, Bud Phelps, Peter Roberge and Ken Russell  
**Absent:** Kathy McKeough

Bill Griffin called the meeting to order at 6:33 PM.

**Approve Agenda:** Ken Russell motioned to approve the agenda. Beth Kelly seconded the motion. Storm preparedness was added, trailers and tree issue were added to the agenda. To Board voted on the amended agenda, so voted. Motion carried.

**Citizen Speak:** Lorraine Gibson, 45 Connecticut Rd., reported that David Tousignant was operated on today and was recovering. Beth Kelly will send flowers on behalf of the Board.

Bill Thompson: 109-1 Hillcrest Rd., requested the Board to consider two options so he can present a parking option to prospective buyers of his property, 1) allow two spaces on Hillcrest to park or 2) permit future owner the ability to park on right of way as long as it does not interfere with private property owners. He continued to describe the history to the lot, his ability to park and the problems created by not being able to offer parking of some sort. The Board asked questions about his additional garage lot, his access to the foot bridge and whether he wanted a vote tonight. He reported he did want t vote that night. The Board had a brief discussion as to whether the Board had the right to issue licenses to use POW property. It was decided the discussion would resume under correspondence.

**Secretary's Report:** Bud Phelps motioned to approve the September 28, 2012 minutes. Ken Russell seconded the motion. So voted, the motion carried.

**Treasurer's Report:** Mario Ciampi reported that POW is on budget, an outstanding security invoice will be taken care of and leave the budget where it should be. The Board discussed a way to expedite billing and vendor payment, which means all bills will be emailed to the commissioner and returned by the Saturday of the same week with either approval or objections. Additionally any bill disputes that exist will be handled in the following way, only the disputed line items will not be paid while all undisputed parts of a bill should be paid, this would be reported to Mario or the treasurer in the email correspondence. The Board asked Mario questions pertaining to the audit and where tax collection stood, it was reported they were conducted yearly by a New London firm and that \$15,700 of \$240,000 in tax collections had not been collected, and the \$13,000 was still outstanding from previous years. Mario reported there may be a need to go through the lien process again. The Board discussed the problem of mailing addresses from the Old Lyme grand list, Beth Kelly will compare the grand list, the WPCA list and the Board list and present these to the town for possibly change them to the correct address.

**Decisions and Discussion:** Golf Cart Registration Number 63, Suspension: Fred Callahan reported three incidents with golf cart # 63. Three tickets were issued for reckless driving but no ticket was issued for a loose dog because the golf cart owner claimed it was not their dog. Fred Callahan motioned to suspend golf cart #63 golf cart privilege.

Ken Russell seconded the motion. So voted, the motion carried. The Board discussed the three incidents and when the tickets were issued. The Board concluded in the future tickets should be issued within 72 hours and can be left at the residents' home if they are not home. A vote was taken, Ken Russell, Peter Roberge, Fred Callahan, Greg McKenna and Sandy Downs voted in favor of the motion. Beth Kelly opposed the motion. The motion carried. The suspension remains in effect until the property owner appeals to the Board and the Board reinstates the privilege.

Seaview Road Survey Results: Pete Roberge presented the Board with a large map provided by the hired surveyor. The Board reviewed and identified walls that had been built on POW property and discussed what action should be taken. Jeffrey Londregan will be consulted to determine POW's options. The Board agreed if action is taken, it will be applied fairly throughout POW residents and not just apply to a limited survey on Seaview. Ken Russell will contact Jeff Londregan about the walls.

WPCA Appointment: Bud Phelps motioned to appoint Dave Tousignant to the WPCA. Ken Russell seconded the motion. So voted, by unanimous vote the motion carried.

POW website update: Beth Kelly reported there was no update at this point. The Board discussed obtaining residents' emails to communicate with them. Beth Kelly will develop and email list.

Update on Management Structure: Bill Griffin reported he had spoken to management companies and will meet with them the following week for informational purposes. He also had received good feedback about the financial/secretary position option. He reported the goal was to see how this fits in the budget not to blow out the budget and this will not be rushed but a slow carefully considered proposal.

Improving security at POW: The Board discussed the security; possible options, what companies provide it and what the town of Old Lyme's plans are to hire rangers in 2014. The Board concluded the company should not come to a Board meeting but meet with Fred Callahan and Bill Griffin in East Hartford to discuss failures, future plans and ways to solve ongoing problems. Fred Callahan will arrange this meeting.

Re-establish nominating committee: Bill Griffin reported the need for the Nominating Committee to be re-established to begin the search for the opening on the Board. There are interested candidates that want to serve on the Board; Joe Ramondetta, Carl Filios, Mark Stankiewicz, Jamie Munson and John Demarsilis. The nominating committee currently has Lorraine Gibson, Marianne Fitch resigned and Val Newhouse will be contacted to see whether she is still interested in serving. Rose Mary Breen, 80 Connecticut Rd., volunteered to serve on the Nominating Committee. The Board discussed the process and questions the Nominating Committee use. The Board agreed that not in this search but in future searches, nominees will be asked to attend meetings so as to have a better understanding of what they are volunteering.

Review Winter Work: Ken Russell reported he was reviewing the voting in the charter, developing an investment policy as recommended by the auditing firm and he will contact the attorney about what options are available pertaining to walls being built on POW property. Bud Phelps reported a list had been given to Jeff to undertake. Beth Kelly welcomed recommendations for recreation department activities.

### **Reports:**

**Commissioners Reports:** September Newsletter to serve as reports.

**Correspondence/Communication Update:** A letter from Ken Roberts was submitted to be attached to the minutes. Bill Thompson wrote a letter requesting the Board consider the two options he made during the citizen speak of this meeting. The Board discussed the tradition of people parking on Hillcrest reporting if people have frontage property they park there; otherwise people are asked to move their vehicles. The Board discussed the need to have more time to investigate this and whether POW Board even has a legal right to give away or license out POW property.

The consensus was that the Board does not have that right or the ability to allow his request but that legal advice should be given first before reaching a decision. The Board continued to discuss Mr. Thompson's parking options, which include four spaces in the parking lot and the garage they own. Fred Callahan motioned not to give William Thompson a parking permit on Hillcrest Road. Ken Russell seconded the motion. So voted, Beth Kelly and Bud Phelps abstained from the vote, Ken Russell, Peter Roberge, Fred Callahan, Greg McKenna and Sandy Downs voted in favor of the motion. The motion carried.

Ken Russell motioned to extend the right to park in the right of way to the person buying the property, 109-1 Hillcrest Road. Fred Callahan seconded the motion. So voted, by unanimous vote the motion did not carry.

### **New Business: Unfinished Business**

**Storm Sandy:** Preparations for Storm Sandy were discussed which included requesting owners of boats that remain in the boat basin be removed, the kayak have been removed and placed in the maintenance shed, emergency numbers will be posted on the board, storm drains have been cleared and sandbags will be placed by the baseball court to redirect the flow of water.

**Trailers:** There are two trailers on POW on Carrington Road and Stanhope Road. The Board discussed the ordinance and whether these quality, which it was determined they do and letters will be sent requesting their removal.

**Tree:** Peter Roberge reported Mario Solari reported a tree on his property that had orange tape around it and was inquiring whether POW was cutting it down. Peter Roberge reported the tree was not on POW property it was on his property and POW was not taking the tree down.

**Citizen Speak:** Mary Lennon, 48 Ridgewood Rd., asked the Board to have property owners remove boats from the boat basin. She also reported that the Nominating Committee used to be required to find Board representation from all parts of POW.

**Bill Thompson:** 109-1 Hillcrest Rd., reported the garage was a separate address and the Board was forcing him to sell his other property. He asked what we was to tell prospective buyers. It was reported the parking lot.

**Lorriane Gibson,** 45 Connecticut Rd., requested the pump house be sandbagged. It was reported that was very high.

**Executive Session:** Ken Russell motioned to enter executive session to discuss potential litigation. Beth Kelly seconded the motion. So voted, the motion carried. The Board entered executive session at 8:42 PM. Executive session ended at 8:55 PM. No votes were taken in executive session.

The Board discussed when to hold the next meeting, as the next planned meeting was scheduled during Thanksgiving week. The Board concluded the next meeting will be held on Tuesday, November 27, 2012. The meeting will not place in the library but its location will be announced at a later date.

**Adjournment:** Beth Kelly motioned to adjourn. Bud Phelps seconded the motion. So voted, the motion carried. The meeting adjourned at 8:55PM.

Respectfully submitted,  
Mary Ann Ruud