

**POINT O'WOODS
BOARD OF GOVERNORS MEETING
November 27, 2012
6:30 -9:00
First Congregational Church
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, Greg McKenna, Bud Phelps, Peter Roberge and Ken Russell
Absent: Beth Kelly, Kathy McKeough

Bill Griffin called the meeting to order at 6:04 PM.

Approve Agenda: Fred Callahan motioned to approve the agenda. Bud Phelps seconded the motion. The property survey was moved to executive session. To Board voted on the amended agenda, so voted. Motion carried.

Citizen Speak: none

Secretary's Report: Ken Russell motioned to approve the October 26, 2012 minutes. Ken Russell seconded the motion. So voted, the motion carried.

Decisions and Discussion:

Stanhope research update –Bill Griffin reported a report had been received and he would review it and report back to the Board about the results.

WPCA Appointment of alternate: The Board discussed the role of the alternate for the WPCA. Fred Callahan motioned to appoint Richard Ramondetta 92-1 Hillcrest Rd., as the alternate to the WPCA. Ken Russell seconded the motion. So vote, the motion carried unanimously.

Sandy Update – Fred Callahan reported that he and Peter Roberge had gone through POW and identified areas that needed attention. He reported there was a FEMA information meeting on Thursday night at the Town of Old Lyme Town Hall at 7:00 PM. The Board discussed the ramifications of accepting FEMA aide and remaining a private beach. They also discussed whether POW would qualify for aide because it was a private beach. Greg McKenna will attend the FEMA meeting to obtain information. It was reported permits were not being required by the DEP because of all the emergency work that must take place along the coast.

The quotes presented by Fred Callahan were: \$2295 for the pavers around the Griffin house, \$2340 for step repairs and pavers, \$160 pavers around the pavilion, \$3500 sand removal around the boat basin, and \$7500 burm replacement. Competing bids were obtained and read.

The boat basin has extensive damage with an estimated \$185,000 in needed repairs and an additional \$11,000 needed for an engineer. Mario reported that that the boat basin reserve has around \$60,000 in reserve as part of the long term reserve to dredge to boat basin and channel. Quotes will be sought from engineers for the boat basin. A special meeting will be called to take necessary votes. The Board discussed the need to have a master plan and the need to communicate to the community. Ken Russell motioned to nominate Bud Phelps project manager. Peter Roberge seconded the motion. So voted, the motion carried.

Ken Russell will begin to draft a communication to the POW residents based on the list created by Fred Callahan, and then the steps being taken to address that damage. An advance copy will be sent to the Board for review prior to its publication. The WPCA is addressing its own issued with grinder pumps.

The boat basin has bulk head damage with sand that needs to be removed. The goal is to have the same company that does the dredging fix the bulk head. The engineer commissioned to look at the bulk head will be asked to look at the bridge.

Fred Callahan motioned to repair the steps. Ken Russell seconded the motion. So voted, the motion carried.

Fred Callahan motioned to repair the foot bridge. Ken Russell seconded the motion. So voted, the motion carried. Fred Callahan motioned to repair concrete near the bridge. Peter Roberge seconded the motion. So voted, the motion carried.

Fred Callahan motioned to repair the steps on Champion Road. Ken Russell seconded the motion. So voted, the motion carried.

Fred Callahan will obtain a quote to repair the burm this week. Bud Phelps reported the need for sign replacement and repair throughout the beach area. Mario will need a detailed list with cost estimates to provide the Emergency Management Director of the Town of Old Lyme. The Board discussed whether providing a list acts as an application. The POW attorney will be asked about this before Thursday's meeting.

POW website update- none

Update on Management Structure/President position - Bill Griffin reported he had visited with two management companies, they will provide proposals for the Board and community to consider. Certain services will be broken out for consideration. The proposal will be provided to the entire Board for review.

Improving security at POW- This will be reported on at the next meeting, Fred Callahan and Bill Griffin will meet with the security company in a future date.

Report from nominating committee: The Board discussed whether there were candidates being interviewed for open Board positions. The nominating committee will be contacted for an update.

Reports:

Treasurer's Report: Mario Ciampi presented a written process for invoice approval and payment cycle. The Board commented and suggested that only disputed portion of bills not be paid so POW ability to obtain services is not hindered because of slow bill payment. Security will be the only bill that will be paid in part if there is a dispute; all others will only be paid in full or not paid until any disputes are resolved.

Commissioners Reports: September Newsletter to serve as reports.

Correspondence/Communication Update: none

New Business: Unfinished Business: none

Citizen Speak: Gail Sadosky, 67 hillcrest Road, asked that their golf cart privilege be reinstated, it had been revoked for allowing an underage driver steer the golf cart. Meanwhile the driver had a broken leg and the situation was misinterpreted. Peter Roberge motioned to allow the use of their golf cart in April. Fred Callahan seconded the motion. So voted, the motion carried.

Alanine Harris, 44 Hillcrest Road, detailed family problems and pleaded with the Board that her golf cart fines be forgiven. The Board discussed the issue and asked Ms. Harris questions. Sandy Downs motioned to lower the amount of the fines of Alanine Harris from \$750 to \$250 for the infractions. Ken Russell seconded the motion. The Board discussed this and reiterated that she still had three infractions and therefore the golf cart privilege was still suspended and could be appealed at a later date. So voted, the motion carried.

Executive Session: Ken Russell motioned to enter executive session to discuss potential litigation and the POW property surveys. Fred Callahan seconded the motion. So voted, the motion carried. The Board entered executive session at 7:44 PM. Executive session ended at 8:19 PM. No votes were taken in executive session.

Adjournment: Ken Russell motioned to adjourn. Sandy Downs seconded the motion. So voted, the motion carried. The meeting adjourned at 8:19PM.

Respectfully submitted,
Mary Ann Ruud