

**POINT O'WOODS  
BOARD OF GOVERNORS MEETING  
August 24<sup>th</sup> 2012  
6:30 -9:00  
Phoebe Griffin Noyes Library  
Old Lyme, CT 06371**

**Minutes**

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

Kathy McKeough called the meeting to order at 6:35 PM.

**Approve Agenda** Bud Phelps motioned to approve the agenda. Peter Roberge seconded the motion. Executive session was moved to the end of the meeting. Survey results, the welcome book was moved further up on the agenda after phragmites, and Anderson Park rocks were removed from the agenda. So voted, the amended agenda passed.

**Citizen Speak:** Mary Lennon, 48 Ridgewood Rd., asked that if the Board does decide to remove the phragmites that they remove the species from her land too in the process. Lorraine Gibson, 45 Connecticut Rd., reported she had called security and there was no answer. The Board asked that any problems like that be reported shortly thereafter so they can determine who was on duty and why they were not there to answer the phone. The reason she was calling them was to report golf cart 127 had an underage driver.

**Treasurer's Report:** Mario Ciampi was not in attendance and no report was done.

**Decisions and Discussion:**

Hillcrest Road ROW: The Board reviewed a request from Bill Thompson, 103 Hillcrest Rd., to fix a broken sign that had resulted in two of his tires on his car being punctured. He reported that the right of way was being used for general passage and was causing trespassing on his property. The Board discussed the right of way, the property lines, how to best situate a sign and the right of use for this particular right of way. It was reported the sign had been removed and the area cleaned up. Hester Sperduto, the owner of the pillar, will be asked if a sign can be posted on the pillar which sits partially on POW property. The Board's consensus was that the sign will read no scooters, skateboards, bikes or dogs. The Board discussed the property and that Mr. Thompson has no property on or adjacent to the right of way in which he has been granted the privilege to park and that the privilege granted to his family can not be passed on to new owners. Bud Phelps motioned to rescind parking in the right of way as of November 1, 2012. Fred Callahan seconded the motion. The Board discussed the date and concluded it should be the date of sale of the property. The motion was amended to allow parking in the right of way until sale of the house after which the parking privilege in the right of way is rescinded. A vote was taken; Bill Griffin and Beth Kelly recused themselves from the vote. Fred Callahan, Sandy Downs, Greg McKenna, Bud Phelps and Peter Roberge voted in favor of the motion. The motion carried.

Open Houses: The Board discussed the open houses taking place for homes that are for sale. The Board concluded the realtors must contact security to let them know when, what and where of open houses. They must pay for parking in the lot or use shuttles to the home, parking is not permitted on the streets of POW.

Underage driving: Kathy McKeough reported seeing golf cart #84 driving with a child in the driver's seat and an adult with his hand on the steering wheel; she was informed the child was not driving. The Board discussed the incident and the golf cart policy. Bill Griffin motioned to revoke the golf cart privileges of golf cart 84 immediately. Fred Callahan seconded the motion. So voted, the motion carried.

Phragmites Removal: Lorraine Gibson reported the presence of phragmites, an invasive species that spreads quickly and is difficult to eradicate. The DEP referred Ms. Gibson to a couple companies that are capable in getting rid of the plant. The process takes three years, the first year is the most costly and then lowering 30% the second and it is 10% of the cost by the third year. The cost is \$600 an acre, it is estimated POW as 2 acres. Grants will be explored but is not a likely scenario because it is a small growth area comparative to other areas that have the problem. The Board discussed the plant, cost and process. Bud Phelps motioned to begin the process of eliminating the phragmites up to \$1300 this fall, to start a three year process that will continue until it is completed, subject to the review and approval of funds by the treasurer. Fred Callahan seconded the motion. So voted, the motion carried.

Newcomers Book: Greg McKenna reported the Newcomers book was completed as a result of Lorraine Gibson, Mary Lennon, Norman Stitham and Beth Kelly. The Board discussed the book concluding that it should be provided to all new owners and offered for sale at \$5 a copy to current residents. The cost of the book to be produced is \$5 each.

Women's Club Projects: The Board discussed Women's Club projects to be completed on POW property. The Board concluded these projects could be done with the review and approval of the Board for each project. The Board expressed their gratitude for the water donation.

President replacement: Bill Griffin reported on two possible solutions to relieve some of the work load of the POW President, with the eventuality of attracting someone step into the presidency role with the lightened work load. The Board discussed hiring a management company that may take over the role of the daily maintenance of the community including security, grounds keeping, roads, administrative and the boat basin. The Board discussed the possibility of hiring a town manager and the cost associated with this option and the benefits of someone fulfilling this role. In either case the role of the President and the Board would still be in place. Bill Griffin will research the cost of both options. The Board discussed whether this was an operational decision and concluded that as long as it fell within the same budget approved it was operational decision. Operational decisions are up to the discretion of the Board. If the Board chooses, the matter could still be brought to the community at the Annual Meeting or a Special Meeting for a vote.

BOG operating structure: Bill Griffin will run the meeting as the Vice President in October. Kathy McKeough reported her desire to have someone step up to take the role of president because she maintains the title until her term is up or someone relieves her.

Newsletter: Kathy McKeough will oversee the development of the September newsletter. Commissioners' submissions to the newsletter are due by September 15, 2012. The Board discussed the POW the website including the pay of the person to upkeep the site, the lack of user friendliness

of the site and the general outdated look of the site. This will be added to the project list to be tackled in the future.

Seaview Survey: Peter Roberge reported the survey had been completed and showed that walls had been built on POW property. The Board looked at the survey map and identified the properties encroaching on POW property and they discussed the hazards that exist as a result of the construction, like drains. Jeff Longregan, the POW attorney, will be consulted on the matter.

**Reports:**

**Commissioners Reports:** included in the published agenda.

**Security:**

**Correspondence/Communication Update:** Kathy McKeough reported on an email from Bob Sirkin complementing the concerts on the beach and thanked Beth Kelly. He also emailed about security with had been resolved before the start of the meeting.

Lou Patria wrote a letter requesting the Board reconsider allowing boat storage on the beach and allowing a boat rack to be built and stored of the beach. The Board discussed the rack and concluded it was a storm hazard and caused maintenance trouble. Fred Callahan motioned to not pursue the matter. Bill Griffin seconded the motion. So voted, the motion carried. The Board discussed the need to post a sign to make people aware of where to find there boat if it is removed and concluded it is not necessary.

An email was received from Bill Thompson regarding the Hillcrest right of way, which was discussed and resolved earlier in the meeting.

**New Business: Unfinished Business**

**Citizen Speak:** Lorraine Gibson, 45 Connecticut Rd., asked the Board consider looking at the fence ordinance because the natural fences were looking terrible. Kathy McKeough reported it was a long range planning issue.

Bud Phelps motioned to enter executive session to discuss potential litigation. Bill Griffin seconded the motion. So voted, the motion carried. The Board entered executive session at 8:45 PM. Executive session ended at 9:15 PM. No votes were taken in executive session.

Bud Phelps motioned to ratify payment of \$3000 to the survey company. Bill Griffin seconded the motion. So voted, the motion carried.

Bud Phelps motioned in increase Jeff's pay to \$21. Beth Kelly seconded the motion. So voted, the motion carried.

Kathy McKeough motioned to increase MaryAnn Ruud's pay to \$300 a month. Beth Kelly seconded the motion. So voted, the motion carried.

**Secretary's Report:** Beth Kelly motioned to approve the July 27, 2012 minutes. Peter Roberge seconded the motion. So voted, the motion carried.

**Adjournment:** Bill Griffin motioned to adjourn. Peter Roberge seconded the motion. So voted, the motion carried. The meeting adjourned at 9:16PM.

Respectfully submitted,  
Mary Ann Ruud