

**POINT O'WOODS
BOARD OF GOVERNORS MEETING
September 28, 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 and Ken Russell
Absent: Mario Ciampi

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

Approve Agenda: Bill Griffin motioned to approve the agenda. Ken Russell seconded the motion. Kathy McKeough requested a citizen speak be added to the end of the management discussion. She requested any citizen speak wish to speak pertaining to that subject wait until after the presentation. So voted, the amended agenda passed.

Citizen Speak: Rita Sulick, 21 Sargent Road, asked the Board please address the appearance of security guards and that one in particular sat motionless at the gate.

Kathy Aldridge, 70 Seaview Rd., requested more thought be put into the place of the road barriers because in some cases there were no places for pedestrians to pass and nearly caused collisions because they were near corners.

James Griswold, 25 Champion Rd., thanked the Board for their work. Mr. Griswold suggested more resources should be put in security rather than in a management company and that possibly buying the house on Connecticut Rd would be a good idea to pursue. He continued to describe problems in society at large and if POW was not proactive something terrible would happen in POW.

Mary Pimentel, 85 Connecticut Rd., inquired whether the fence ordinance would be discussed tonight. It was reported it would not. Ms. Pimentel described her situation and how her fence request was rejected despite the hazard her trash cans cause and that she did not think this was the intent of the ordinance. It was reported that a solution could probably be reached to resolve the problem. Ken Russell will meet with Ms. Pimentel to determine whether some solution can be reached.

Secretary's Report: Bud Phelps motioned to approve the August 24, 2012 minutes. Bill Griffin seconded the motion. So voted, the motion carried.

Treasurer's Report: Mario Ciampi supplied the Board with a report via email, he was unable to attend the meeting. It was reported POW is currently ahead of budget but that is due to certain bills being reviewed. Any questions should be directed to Mario Ciampi.

Decisions and Discussion:

Golf Cart Registration Number 63, Suspension: Fred Callahan reported he verbally suspended the golf cart privilege of golf cart 63 because there was a driver in the cart that was driving recklessly first witnessed by the winter watch and then by himself. The Board discussed the event, what tickets should be issued and the policy on when tickets should be issued. The owner will be issued tickets for the violations and the Board will discuss revoking the golf cart number 63 privilege at the October meeting.

Wedding Request: Joann Hennessey, 54 Ridgewood Rd., requested the use of parking spaces on September 7, 2013 for wedding guest, which more than ten spaces will likely be needed. Ken Russell will work with Ms. Hennessey to determine the number of cars and their plans.

Seaview Road Survey Results: Pete Roberge reported he had received a partial map but not the full map. Pete Roberge will set up a meeting with Jeff Longregan, the POW attorney, to review the maps.

Point O'Woods Management: Bill Griffin reported that he had investigated options for the POW management to relieve the amount of work on the role of the President to attract people to the position. Three options were being reviewed; leave it the same, a management company, and a manager or town clerk. He described the role of a Town Clerk of having a central focus of mail, phone, bookkeeping, mailings, secretary postings, minutes, newsletters and other duties. The Board discussed whether the person would be full time or part-time, a POW resident, and other qualifications desired. The local management companies Mr. Griffin investigated had more of a focus on helping in the area of financial services like payroll and treasurer duties and did not seem interested in the work at POW. He reported their bill payment structure was worth considering implementing in POW. Mr. Griffin will expand his search to other regional and if necessary national companies, not necessarily to go with that option but for the education and to determine all the options available. The Board discussed the town clerk option further and what duties that person would take.

Fernand Beaudry, 76 Hillcrest Rd., asked about his golf cart privilege being revoked. Mr. Beaudry's citizen speak time was moved to the end of the management citizen speak.

Jean Smith, 12 Champion Rd., volunteered to help research on this subject because this was a specialty of hers. Her help was gratefully accepted and Mr. Griffin will be in contact with her.

Susan Bookman, 12 Oak Rd., reported she supporting hiring an office person or management company to handle the day to day activity and the Board should deal solely with policy and decision making only. She continued that the Board needs volunteers and that things have changed because people no longer or are able to volunteer.

Ken Roberts, 5 Stanhope Rd., reported that the Board can not enter a contract because hiring a management company was not an approved as a line item on the budget approved at the Annual Meeting.

Carolyn Sirkin, 74 Connecticut Rd., read a prepared letter stating she did not support a management company and that the cost will increase once the company is hired. She expressed her desire to keep Jeff and suggested that those that want a different type of community should move elsewhere.

Rita Sulick, 21 Sargent Rd., suggested expanding the role of committees from the commissioners. She reported another bill would not be welcomed.

Mark Stankiewicz, 1 North Rd., expressed his support for a town clerk and not a management company and suggested further efforts should focus on the town clerk option.

Jim Barton, 23 Champion Rd., reported the need to take this to the Annual Meeting to have voted on by the people. He continued that the management company was not the way to go but that a job description should be developed to determine what is needed, the hours required and that way salary and benefits can be figured.

Marianne Fitch, 71 Hillcrest Rd., reported she was on the nominating committee and that it was very difficult to find people to serve.

Kathy Aldridge, 20 Sea View Rd., reported that the Board had done a great job communicating to the community about what is happening in POW and was annoyed that there were rumored suggestions this was being done under cover. She expressed she hoped that Board realizes that not everyone in the community thought this.

Kathy McKeough reported the need for people to serve and that the suggestion to form committees has been meet with only 2 or 3 of the same people. She continued that people should be able to serve and move on once they are finished. She encouraged people to serve and ask those that have served to talk about the positive experience it is.

The meeting was put on break at 7:50 PM. Kathy McKeough called the meeting to order again at 7:57 PM.

Fernand Beaudry, 76 Hillcrest Rd., reported his golf cart, #84, privilege was revoked at the last meetings and he was not informed it was being voted on at the last meeting and received a letter stating a vote had been taken and the privilege was revoked. He explained who was driving the golf cart at the time and why they were driving the way they were. The father in law reported he did not know the rules. The Board asked questions and suggested Mr. Beaudry come to a spring meeting and request his golf cart privilege be reinstated, Mr. Beaudry agreed to do that.

Newcomers Book: Greg McKenna reported final revisions are needed soon. Residents complimented the book who had seen it.

Summer review/winter work: The Board discussed what worked best this past summer and what needed to be improved. A meeting with security is being set up to discuss problems with their services that Fred Callahan and Bill Griffin will attend. Some of the problems identified were the security appeared rag-tag and they did not know the rules of POW. Training will be stressed again, that they know who Board members are and are presentable in appearance.

It was decided the concerts were great but planning for them next year is already taking place so Board approval was needed for the reggae band. Peter Roberge motioned to approve a reggae concert on the beach with alcohol, with no glass permitted. Bill Griffin seconded the motion. So voted, the motion carried.

The area around the Boat Basin will be kept trimmed all summer long. Planters will replace orange cones were the golf carts park. The Board discussed increasing the number of kayaks permitted on the beach and options to do this but the Board concluded it would remain as it was.

The winter work discussed included bulkheads in the boat basin, flooding in Joann Hennessey's property, kayaks, and the survey. It was reported a new wall was put on Seaview Rd. Ken Russell will work on the investment policy draft. The Board discussed the ability of one household being able to vote based on the owners but concluded because it would require an act of the CT Legislature it was not worth pursuing. Jeff will be asked to get inside work done, fixing cracked signs and painting barriers.

POW website: Beth Kelly reported Norman Stitham was interested in upgrading and maintaining the POW web site. The Board discussed this and the things required of this job.

Bill Payment: Kathy McKeough reported bills are being paid late due to the process in place. It was requested in the future all time cards be emailed to Mario Ciampi. Bills will be emailed to the commissioner and an email must be returned approving the payment to the vendor. Mail from the POW PO Box will be directly forwarded to Mario's home address so the bills are received in a timely fashion. Mario will be asked to act on: to pay Jeff his pay increase retroactively paid to the date it was approved, the status of the credit card for sundry expenses for Jeff's use, and inform him of the bill payment system that will take place.

Reports:

Commissioners Reports: Paint on the Rock: Beth Kelly reported the rock will be turned over because the paint would not come off. It was requested that grass clippings be removed again from Anderson field.

Kathy McKeough reported the September newsletter was ready to be stuffed and mailed out and should be done so soon.

Correspondence/Communication Update: Jack Gibson submitted a thank you letter to the Board for the well wishes.

New Business: Unfinished Business: It was reported that Phragmites removal process would begin next fall. The Board discussed the four options to be researched to possibly preserve the character of POW. Greg McKenna reported two of the proposed ideas had been written and that he would work on the other two.

Citizen Speak: Richard Burlingham, 16 Walnut, inquired what had been decided regarding the slats in the fence. Beth Kelly reported that it was up on one side but would look at it. Mr. Burlingham suggested having teachers in charge of the kids again because they cause problems in the park and that they must continually pick up after them and dogs. A sign will be posted requesting people to please pick up after dogs.

Susan Bookman, 12 Oak Rd., asked the Board considering restricting security and differentiating in types. She suggested that possibly security is not needed at the front gate but another Anthony and have security in the neighborhood. Fred Callahan reported the Town of Old Lyme maybe taking over security by hiring rangers for the communities by 2014.

Marilyn Stitham, 49 Ridgewood Rd., reported that Joann Hennessey's does flood over from the boat basin.

Mary Lennon, 48 Ridgewood Rd., requested that if POW was treating Phragmites that they treat them on her property too. Kathy McKeough requested that the Board be reminded when they are developing the budget next year to include the Phragmites project. They discussed the areas that will need to be treated so a firmer number can be obtained from a quote for the budget.

Marilyn Stitham, 49 Ridgewood Rd., reported that the plant may hold water back and if removed could cause flooding. Lorraine Gibson, 45 Connecticut Rd., reported security drive around the community with their windows up and cannot hear what is happening, she suggested they ride bikes.

Executive Session: Beth Kelly motioned to enter executive session to discuss potential litigation. Peter Roberge seconded the motion. So voted, the motion carried. The Board entered executive session at 9:06 PM. Executive session ended at 9:15 PM. No votes were taken in executive session.

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