

**POINT O'WOODS
BOARD OF GOVERNORS MEETING
June 25, 2013
6:30 -9:00
Old Lyme Phoebe Griffin Library
Old Lyme, CT 06371**

Minutes

Type of Meeting: Regular – Association business
Secretary: Mary Ann Ruud
Treasurer: Mario Ciampi
Attendees: Sandy Downes, Bill Griffin, Beth Kelly, Greg McKenna, Bud Phelps, Harry Ritson, and Peter Roberge, Faith Weiss
Absent: Fred Callahan

Citizen Speak: Jack Gibson, 45 Connecticut Road, reported there was still sand on Champion Road, which made it slippery for bikes. It was reported it would be cleaned before the bike parade.

Lorraine Gibson, 45 Connecticut Road, asked whether installing video cameras at the boardwalk would be revisited in light of the recent vandalism.

Jim Griswold, 25 Champion Road, informed the board of his intent to install large rocks on his property. He also asked the Board to restore the burm and to install a fence. He also recommended the Board create a long range plan for the Boat Basin and to look to the Four Mile River for an example.

Jim Kerley, 18 Massachusetts Road, thanked the Board for their service. In summary Mr. Kerley requested the Board not elect Bill Griffin as president because he was concerned about his behavior and how this represented POW, he requested the board elect a president that the people could be confident in and is courteous to the community.

Carolyn Sirkin, 74 Connecticut Road, expressed the opinion that Mr. Griffin does not represent the community well and felt he tried to railroad a management company through. Mr. Griffin reported he did not seek the position, however, is agreeing to step up based upon the need and request of his fellow board members, Mr Griffin also rebutted the mischaracterization of the research conducted on possible use of a real estate management company, and added we learned a great deal from the process.

Lorraine Gibson, 45 Connecticut Road, reminded the community it was a volunteer Board.

The Board and Jim Kerley, 18 Massachusetts Road, and had a brief exchange about Mr. Griffin leadership style.

Approve Agenda: Kayaks, summer recreation, new Board member packet, volunteers Board needs match up, vandalism, survey and boat basin were added to the agenda. Beth Kelly motioned to approve the amended agenda. Harry Ritson seconded the motion. So voted, the motion carried. The Board discussed whether the agenda was posted, it was reported it was.

Secretary's Report: Peter Roberge motioned to approve the minutes from May 28, 2013. Greg McKenna seconded the motion. Beth Kelly reported a few typos. A vote was taken; the minutes were approved as amended.

Treasurer's Report: Mario Ciampi distributed a financial statement through May 2013 reporting he anticipates POW will be under budget for fiscal year 2013. The Board asked questions and whether all the invoices for the Hurricane Sandy repairs had been received, it was reported they were still being received. Mr. Ciampi will distribute an updated 2014 budget to reflect the changes that were made at the Annual Meeting to the Board. The Board discussed delinquent accounts and their status concluding delinquent accounts should be pushed harder for payment. Greg McKenna will write a policy on delinquent account collection policy to present at the next meeting.

Decisions and Discussion:

Elect President and Vice President: Bill Griffin reported Mary Ann Ruud and Mario Caimpi had been re-appointed as secretary and treasurer for the 2014 fiscal year. Sandy Downes motioned to nominate Bill Griffin as President of the Board. Peter Roberge seconded the motion. The Board discussed the nominee and expressed

their confidence in his leadership. Harry Ritson motioned to close the nominees. Sandy Downes seconded the motion. So voted, the motion carried unanimously. The Board voted on the nominee of Bill Griffin, so voted the motion carried unanimously. Bill Griffin motioned to nominate Sandy Downes as Vice President of the POW Board. Beth Kelly seconded the motion. The Board discussed the candidate. Bill Griffin motioned to close the nominees. Peter Roberge seconded the motion. So voted, the motion carried. The Board voted on the motion to nominate Sandy Downes as Vice President of the POW Board. So voted, the voted carried unanimously.

Assign Commissions: The commissioner were assigned as follows:

Boat Basin-Harry Ritson

Roads- Peter Roberge

Recreation- Beth Kelly

Ordinance- Greg McKenna

Grounds- Bud Phelps

Security- Fred Callahan

Beach- Faith Weiss

The Board discussed the creation of a communications commissioner, concluding the commissioners' titles would stay as they are for now. The Board discussed the time of month the Board meetings are held, some wishing for the meeting to be placed earlier in the month, no official changes were made to the meeting calendar.

Treasurer search: Greg McKenna will lead the search for the new treasurer. Mario Ciampi will assist in the interviewing of candidates. Greg McKenna will be seeking the assistance of Jean Smith, 12 Champion Road; to use her expertise to identify what areas of support are required for the administrative person will be asked to do. The treasurer's position will be advertised within POW and outside. The Board discussed the required qualifications of the treasurer.

Treasury questions: Mario Ciampi reported Bank of America had charged POW accounts over \$2000 in fees in the 2013 fiscal year. He and Rita Sulick are demanding the fees be removed and no future fees be charged. The WPCA and the POW Board will move to a different bank if Bank of America cannot reach better terms. The memorial fund was discussed, which will be set up once the bank fee issue is resolved. Greg McKenna committed to giving money first to start the fund.

WPCA Appointment: The Board discussed a replacement for the Board member representation on the WPCA, which reportedly includes about 5 meetings a year. Peter Roberge will act as the POW Board's representation on the WPCA. He asked this not be a permanent commission. Mr. Roberge will report back to the Board the relationship that is supposed to take place between the two Boards.

Update dredging project status: Sandy Downes reported the three contracts had been signed. The dredging work had been complete June 10, 2013. The bulkhead repairs were more extensive than first thought and were required due to DEEP requirements. This emergency repair cost \$24,000. It was anticipated the work would be completed by June 28, 2013. Mrs. Downes reported the whole project cost was a wash, even with the emergency repairs because the costs of the poles were significantly lower.

The Board also discussed the need for a long-term expense report on what the boat basin costs to allow for better planning of the upkeep and planning of the upkeep of the boat basin.

Update other Sandy related repairs: Bud Phelps reported the walkway was complete and the fence was up. The Board discussed the need to restore the fence on the burm. Beth Kelly will speak to the property owners about restoring the fence on the burm and its need. Mr. Phelps reported the crosswalk, gate and railing were complete. The Board discussed whether an area should remain sand or have topsoil placed and planted. When the engineer, Mr. Fedus, is in POW to inspect the bulkhead Mrs. Downes will ask his opinion on what should be done with the area, plant or leave as sand. Mr. Phelps will create of list of hurricane Sandy expenses to Sandy Downes to provide a report to the community about the status and cost of the hurricane repairs.

Annual meeting review and action: Bill Griffin will write a letter of thanks to the community for their support at the Special Meeting and at the Annual Meeting and to ask people submit their names to be called from to help volunteer. The Board discussed the process of finding nominees for the Board and process of being nominated from the floor.

Fences ordinance modification: The Board discussed the fence ordinance and stressed the current ordinance

that no new fences are permitted and violators will be fined and could be asked to take a fence down. Greg McKenna will distribute a proposed change to the Board. The Board discussed why and if the ordinance should be changed concluding they will review a proposed change to present to the community and continue to enforce the existing ordinance.

Security training: Bill Griffin and Fred Callahan will conduct training of the security guards once Mr. Callahan returns. The Board concluded the hours the guards work at night need to be staggered so that the hours they work are unknown. The Board reiterated the need to have security enforce the ordinances.

Progress on lists of association owners: Beth Kelly reported a potential strategy on maintaining an up to date list, by tracking properties for sale and following up once the property is sold. The Board discussed the Town of Old Lyme list and the need to use their list because the tax is based on the grand list. The Board will collect email addresses to ease communication.

Spraying for Mosquitos: Bud Phelps will contact the Town of Old Lyme to request the Town spray the POW area for mosquitos.

Signs and Open houses: Tabled for a future meeting.

Kayaks: Harry Ritson reported next season he would like to increase the number of permits to 50 to meet the needs of the community. 42 stickers were issued this season.

New Board Member Package: Beth Kelly will begin to develop a package to provide new Board members to introduce them to the practices of the Board, commissioners' roles and other helpful items to aid in the new members' transition into the Board.

List of Needed Support that volunteers could be asked to complete: Each commissioner will develop a list of tasks they feel a community volunteer could complete to help relieve some of the commissioners work load and/or improve the community. This list will then be published requesting the community to volunteer for a task(s).

Vandalism: Bud Phelps reported pipes had been stolen, a purse stolen, the truck had sand poured in the gas tank of the truck, the flower pots stolen, the speed barriers were thrown throughout POW and damaged and a sign had been stolen. The community is being asked to keep an eye out and please call the police if they see anything. This will be on the next agenda to follow up on.

Survey: The Board discussed the walls built on POW property that the survey revealed. The Board concluded Jeff Londregan to draft a letter to those encroaching on POW property and the surveyor will be asked to go through POW to identify other likely violations with Peter Roberge.

Welcome Book: Greg McKenna distributed eight Welcome Book to the Board members. The volunteers that helped with the book were thanked. Forty-one are for new property owners, and 1 was sold for \$10, for a total of 50. Mr. McKenna paid for the booklet, and was donating the money for the books to the association.

Summer Recreation: Beth Kelly reported the Old Time Band would perform on July 7th at 4:30 and the Sin Sisters would perform on July 13th. The Board discussed what would be permitted and concluded that there would be increased security, no glass would be permitted and light snacks could be brought to the beach. Sandy Downes will look into the insurance coverage on these types of events. Beth Kelly asked on behalf of the ice cream truck whether they could park on Champion Road, the request was denied. Beth Kelly also requested the Board to support ½ the cost of the tent for the Women's Club event, which is an increase from previous years. The cost will be \$650. The Board agreed to support the expense.

Reports:

Commissioners Reports:

Correspondence/Communication Update: To be discussed at meeting if needed.

Michelle Fusco, 46 Hough Road, requested an exemption of the construction ordinance until Thursday. Mark Peterson requested an exemption to the construction ordinance. Harry Ritson motioned to grant construction ordinance exemptions to Michelle Fusco and Mark Peterson work to be done in the day light hours and completed by June 27th. Beth Kelly seconded the motion. So voted, the motion carried.. Marie Lepak, 57 Sea View Road, requested and received an exemption to hammer law until Thursday to complete sewer tie in and paving driveway.

Steve Mortimer, 22 Seaview Road, requested a construction ordinance exemption until Friday, June 28, 2013, to complete a failed wall. Beth Kelly motioned to grant a construction ordinance exemption until Friday, June 28, 2013. Bud Phelps seconded the motion. So voted, the motion carried.

Fence: The Board discussed the Sullivan fence. A fine will be issued and the Sullivan's will be asked to come and speak to the Board about the fence.

New Business: Unfinished Business

Citizen Speak:

Mary Lennon, 48 Ridgewood Road, questioned whether they same people that did not pay taxes are the same that do not pay their sewer assessment. It was reported in some cases yes. Mrs. Lennon also asked what the Memorial Fund was for. Greg McKenna reported it was for when someone wanted to but up a memorial for a person, the funds will be used and the person listed on whatever is put up, whether a park bench, flower pot or the like.

Joe Ramondetta, 104 Hillcrest Road, thanked the Board for their work. He expressed that he felt a silent majority of the people at POW were appreciative of what the board does for the community. He reported Bank of America was the worst in terms of fees are negotiable. He reported there were better banks and switching was not difficult and should be done if they do not agree to eliminate the fees.

Marylyn Stitham, 49 Ridgewood Road, asked that the Board take advantage of the Wave for its communication purposes. The next issue is August 1, 2013.

Richard Burlingham, 16 Walnut Road, reported that commercial trucks dump leaves on POW property, which should not be permitted. The Board agreed and reported it was not authorized.

Lorraine Gibson, 45 Connecticut Road, reported to women from the Watch Tower were going door to door in POW and was not sure this was wanted. It was reported they are not welcome and were told they were on private property and asked to leave.

Beth Kelly, reported an incident on the beach where security called Jeff at home to drive someone that was hurt home. Security will be advised to call an ambulance or a family member in the future.

Executive Session: none

Adjournment: Harry Ritson motioned to adjourn. Beth Kelly seconded the motion. The motion carried, the meeting adjourned at 9:23 PM.

Respectfully submitted,
Mary Ann Ruud