

**POINT O'WOODS
BOARD OF GOVERNORS MEETING
July 23, 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: Fred Callahan, Sandy Downes, Bill Griffin, Beth Kelly, Greg McKenna,
Bud Phelps, Harry Ritson, Peter Roberge, Faith Weiss

Bill Griffin called the meeting to order at 6:31 PM.

Citizen Speak:

Marilyn Stitham, 49 Ridgewood Road, reported the Wave submission deadline is Thursday, July 25th. Danne Pineo, 27 Oak Road, as the co-president of the Women's Club, inquired whether the Board would be open to the idea of a recognition walk that would have bricks property owners could sponsor to engrave as a fundraiser for the Women's Club. The location, cost and other details would only be pursued if the Women's Club were sure the Board would support such an effort.

Jack Gibson, 45 Connecticut Road, inquired whether there was an ordinance restricting when trash pick up could begin? It was reported that it was thought there was no such ordinance but would make a request to the company that does the collection not to begin before 8:00 AM.

Richard Burlingham, 16 Walnut Road, inquired why fees were not being collected from those that use the boat basin ramp to take the boats in and out of the water. It was reported this had been considered before and the Board would revisit this.

Jim Kerley, 18 Massachusetts Road, thanked the Board for their work and the letter that had been sent to the community. Mr. Kerley inquired why recommendations regarding his comments in the June meeting minutes were not accepted. Mr. Kerley read email exchanges between his and the secretary. Mr. Griffin reported that the process for modifying the meeting notes was to either contact Sandy Downes or Bill Griffin or attend the meetings and have the notes amended at that point. In any circumstances, the secretary should not be contacted directly. Mr Kerley was then given a chance to amend the meeting notes subject to Board approval. Mr. Kerley reported he made five points that were not covered in the minutes and he was misinterpreted in his characterization of Mr. Griffin. His five points were: 1) he thanked board, 2) offered to provide his services, 3) stated POW collegial community, 4) asked if Bill Griffin is elected requested he act in a way becoming of the president and 5) asked the Board to hold Mr. Griffin accountable for his behavior. The Board asked how to change the minutes to reflect his meaning; the word character was changed to behavior in the minutes. Jim Kerley submitted his written statement to the secretary to post with the minutes. This statement is available upon request.

Approve Agenda: The recognition walk, seaweed and the Stanhope dead-end were added to the agenda. Harry Ritson motioned to approve the amended agenda. Bud Phelps seconded the motion. So voted, the agenda passed as amended.

Secretary's Report: Peter Roberge motioned to approve the minutes from June 25, 2013. Bud Phelps seconded the motion. It was requested the minutes be changed as discussed during citizen speak. So voted, the minutes passed as amended.

Treasurer's Report: Mario Ciampi reported the financial statements had been emailed to the Board. The 2013 fiscal year is closed but that it is not finalized due to outstanding invoices. Mr. Ciampi forecasts the fiscal year will end under budget. The Board asked about why the categories are named the way they are, it was reported they had been named previously. The Board inquired how much was outstanding for the 2013 fiscal year and after a discussion concluded that forecasting expenditures should be done to help plan. Harry Ritson motioned to accept the treasurer's report. Fred Callahan seconded the motion. Hurricane Sandy expenditures will be sent to Sandy Downes.

Mr. Ciampi reported Bank of America had reversed the fees POW had been charged. He is still working with the bank to transition to an account that will not charge these fees. If a solution is not reached a new bank will be found.

Mr. Ciampi reported the need to have someone else pick up the mail and log tax payments as they are received. Bud Phelps volunteered for the job.

Mr. Ciampi reported that two tax-exempt properties were included in the mil rate calculation that should not have been and that the estimated revenue will now be \$3000 short from the original budget.

The Board discussed why the Town of Old Lyme only provided POW \$20,600 each year with no increase year after year despite tax rate increases. Fred Callahan reported seaweed disposal was now being charged to dump \$90 a ton at the

dump and had not been charged previously. This had not been budgeted in the Beach budget. Mr. Griffin will follow-up with the town to reach a solution. The Board voted on the treasurer's report. So voted, the report was accepted as presented.

Decisions and Discussion:

Recognition Walk: The Board discussed the recognition walk. They concluded they did need more detail but they did not object to the idea. Fred Callahan motioned to approve the Women's Club move forward with the feasibility study on the recognition walk. The board instead reached a consensus for the Women's Club to move forward with the feasibility study.

Treasurer search update: Greg McKenna reported Mario Ciampi had provided a list of duties for the position. The position had been advertised on the bulletin board. Roy Johnson had applied for the job and Mr. McKenna interviewed the candidate. The Board discussed his credentials and his desire to volunteer to three months to become acquainted with the job. The Board discussed whether the position should be bonded. A committee will be created to look into a combined clerk/treasurer position. Fred Callahan motioned to hire Roy Johnson for the treasurer position effective July 23, 2013. Sandy Downes seconded the motion. So voted, all in favor. Roy Johnson will volunteer for three months and will be paid after the three-month period, October 22, 2013.

Treasury issues - OL rebate, ICT, BAC: covered during the treasurer's report.

Review lists for committee work or volunteer assistance: The Board discussed possible volunteer positions owners could support. Some of the suggestions were: a best practices committee to look at other beaches to find their best practices, a ordinance compliance help is needed, communications committee, volunteers could attend town meetings and report back to the Board, a volunteer to help reach a long term solution regarding Stanhope. The Board discussed email communications and the need to rely on this communication method. The Board also discussed using the web site as a regular source of communication to the community. The Board discussed the search committee. Bill Griffin will create an action list of the volunteer positions and bring them back to the Board to discuss.

Rights of way at POW: The Board discussed the King right of way and how to fix the steps. A few Board members were familiar with the damage but a clear course of action was not apparent. The Board discussed a temporary wooden step could be installed to improve it. The seawall also needs to be fixed; Faith Weiss has a contractor that had fixed their family's seawall that may be able to assist with this work. Bud Phelps is to report back to board on recommended course of action. The Board discussed whether right of ways can be blocked and what agreements had the Board committed to. The Board will revisit this at the next meeting.

Fences ordinance discussion: Greg McKenna distributed a suggested fence ordinance change to the Board. The Board discussed the shortcomings of the current ordinance, walls not being included, the height natural borders can reach, not putting into account some neighbors want the fences between them, and the unfairness of blatant disregard for the ordinance by some individuals while others comply and go without fences. The ordinance also may bring residents in violation of a Town of Old Lyme ordinance that requires fences in areas with elevation greater than 4 feet. The Board discussed the Sullivan fence, which had not been removed and the resident had not appeared before the Board. The Board reached a consensus that the old ordinance would be the starting point and make revisions to it rather than starting new. The Board wished to remind the community that the fence ordinance was still in effect and residents are expected to comply with the ordinances. Violations of the fence ordinance could garner a \$250 fine each day the fence is up. Fred Callahan will inform the Sullivan family they have until September 15, 2014 to take the fence down.

Security training and enforcement of ordinances: Security training had taken place and went well, a few of the officers were missing but we were assured the information would be passed on. The guards in general are better quality than last year.

Boat Basin status: Harry Ritson reported the contracted items for the Boat Basin were complete. Power has been lost to the south end of the basin. 25% of the boats have not been placed in the water and Harry expects to see a drop in re-registrations this coming year. He relayed that renters are using the slips, which is not permitted. The Board discussed the no wake area, a sign will be erected to indicate there is no wake until boaters are past the swim line.

Signs and Open houses: tabled for a later meeting.

Follow up of last month action items: Bill Griffin reported the letter had been sent. Jeff Londregan, the POW attorney, had been consulted about placing liens on POW owners' property. A new policy will have to be created. It was reported Greg McKenna has drafted a policy change and will forward it to the Board for consideration.

Mosquitoes were sprayed for in POW.

The New Board Member Package: Beth Kelly is working on this.

Truck repairs/vandalism: Bud Phelps reported the repairs were \$5,500. The pot was never found. Road signs are The process for modifying the meeting notes was to either being replaced or fixed. Hatch Point was a mess again over the 4th of July and this past weekend, which could sour relations. Security may be needed during these trouble times of the year.

Jeff Londregan is drafting letter to the owners whose walls are encroaching on POW property. Peter Roberge will provide the survey to Bill Griffin with the properties identified that need to receive the letter.

Meeting Minutes: Fred Callahan inquired whether meetings were still being recorded. It was reported they were being recorded on Maryann Ruud's property.

Reports:

Commissioners Reports:

Correspondence/Communication Update: none to discuss

New Business: Unfinished Business

Citizen Speak:

Sonya Cassaroto , 35 Connecticut Road, reported she had a branch from her neighbors property dangerously hanging into her property as a result of breakage. She reported the need to cut them to security and was issued a ticket. Mrs. Cassaroto voiced her displeasure with the process and being issued a ticket despite her report to security of the emergency nature of the work. She also reported she was not in violation of the ordinance because it covers construction and this was not construction but tree trimming. Mr. Griffin reported he and the Board would look into the incident and report back to Mrs. Cassaroto.

Marylyn Stitham, 49 Ridgewood Road, inquired whether anyone had anything for the Wave and reiterated the Wave deadline of Thursday.

Executive Session: Harry Ritson motioned to enter executive session to discuss Board and Personnel issues and Security services issue. Peter Roberge seconded the motion. The motioned carried. The Board entered executive session at 9:03 PM.

The secretary was invited back into the meeting. Beth Kelly motioned to exit executive session. Bud Phelps seconded the motion. The motion carried, executive session ended at 9:25 PM.

Adjournment: Harry Ritson motioned to adjourn. Sandy Downes seconded the motion. So voted, the meeting adjourned at 9:26 PM.

Respectfully submitted,

Mary Ann Ruud