

POINT O'WOODS
BOARD OF GOVERNORS MEETING
May 28, 2013 6:30-9:00
Phoebe Griffin Library

MINUTES

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

Bill Griffin called the meeting to order at 6:38 PM.

Citizen Speak: Rita Sulick, 21 Sargent Road, reported that there were many errors in the Annual Call and that as an official document it was not acceptable. It was collated incorrectly, the nominees' names were spelled incorrectly and many errors were read from the minutes. Bill Griffin reported more care should have been given in the editing and that the Long Range Planning commissioner may become the communications commissioner to handle these very types of problems.

Marylyn Stitham, 49 Ridgewood Rd., reported the Wave deadline each month would be the 24th of the month.

Agenda: Golf Cart request, absentee ballot and power of attorney for voting at the Annual meeting and landscaping by the tennis court were added to the agenda. The executive session was removed from the agenda.

Minutes: Beth Kelly motioned to approve the April 23, 2013 minutes. Bud Phelps seconded the motion. The motion carried. Beth Kelly motioned to approve the May 1, 2013 Special Meeting minutes. Bud Phelps seconded the motion. So voted, the motion carried. Beth Kelly motioned to approve the May 1, 2013 Special Board Meeting. Bud Phelps seconded the motion. So voted, the motion carried.

Treasurers Report: Mario Ciampi distributed a report covering July 2012-April 2013 reporting not much had changed and his forecast that the Board would finish the fiscal year within budget. The Board discussed liens on properties and how some were sold without the treasurer being contacted to determine whether there were outstanding tax bills against the property. Mario will investigate happened in the one instance this had happened.

Dredging: Sandy Downes reported Pinder Construction was provisionally approved to complete the dredging project because they could complete the project by June 1, 2013. The permit had been received on May 23, 2013 and the company was given permission to bring in their equipment to begin work as soon as they had the Board's approval. The sand will be buried on the beach, the sand will be higher but it will go down. The ladders are ready to go in. The work should be completed by June 15, 2013. The Board discussed other places to move sand, including off shore. A bulkhead is in need of immediate repair, which can be completed with the budget approved at the special meeting. Additional work beyond this will be needed to fix the bulkhead deterioration.

Harry Ritson reported he had the opportunity to rearrange the boat basin slip positions in order to standardize the sizes but it would result in the loss of three slips. The Board discussed the size, the loss of revenue and the loss of slips. The Board agreed it was sensible to make the slips standardized sizes by rearranging where the poles are installed.

Sandy Downes motioned to ratify the selection of Pinder Construction to complete the dredging project. Harry Ritson seconded the motion. So voted, the motion carried.

Sandy Repairs:

The railing along the channel is being repaired and should be completed by the 5/31/13. The fence along Champion will not be replaced until the sand on the berm is restored and a plan has been developed what plants to put there. The work must be completed by 6/25/13. The Board agreed some type of border is needed so people do not walk on the berm. The Board discussed people skateboarding on the pavilion and the need to have security enforce rules.

Annual Meeting: Bill Griffin reported he would review the administrative/management support that was in the budget at the Annual Meeting. He reported that Jeff Londregan had informed him property owners at the meeting could do line item vetoes on the budget. The board discussed the need for administrative support and many in the community recognize this need. It was reported that many Boat Basin stickers had been distributed and that Kayak stickers would be distributed on a first come first serve basis, this will be announced at the Annual Meeting.

Meeting Minute Accuracy: This topic was discussed and settled during citizen speak.

New Fences: It was reported Ken Russell had written emails to residents about fences that had been installed. The Board discussed the fence ordinance concluding it was not enforced fairly and a solution would be presented at the 2014 Annual Meeting. Any new fence installed until the 2014 Annual Meeting will be in violation of the ordinance and the owner could face fines until the fence is removed.

Stump Removal: The Board discussed the removal of a stump on 51 Connecticut Road. Bud Phelps will investigate whether the owners had removed stones from around the base and if they have a contractor will be contacted to grind the stump out.

Security Training: Bill Griffin and Fred Callahan agreed training sessions would be provided to all the security personnel, which Fred Callahan will arrange.

Signs and Open Houses: The Board discussed the real-estate signs throughout POW and there lack of conformity to the ordinance. The Board concluded they did not want to restrict the the owners' ability to sell their homes but would require they comply with the 2 x 2 size limitation. Violations of the ordinance risk fines and a solution will be presented at the 2014 Annual Meeting.

Pavilion Request: Donna Johnson, of 68 Hillcrest Road, requested the use of the pavilion on June 23, 2013 for a calm bake. It was reported the parking lot was closed due to construction and as a result could not grant this request this year. Joanne Hennessey, 54 Ridgewood Road, requested the use of the pavilion on September 7, 2013 for the use of a wedding dinner where no alcohol would be served. The Board discussed it and concluded they meet the guidelines and could use the pavilion.

Treasurer: It was reported Mario Ciampi would not serve another term as treasurer and therefore a search would have to be done. Mario Ciampi agreed to write a job description. An ad will be placed in the Wave, which will be distributed to the community over July 4th weekend.

Golf Cart registration: Fred Callahan reported a resident had requested a golf cart sticker for a vehicle that could travel 50 mph. The Board supported Fred Callahan not registering this vehicle.

Absentee Ballots: The Board discussed the request from Steve Mortimer to send to notarized note to vote. They concluded the charter states property owners must be present to vote and no provisions existed for absentee voting. Mrs. Spadaccini asked her husband vote in her stead, and it was concluded again the owner must be present.

Landscaping: The Board discussed the north side of the tennis court where the bamboo was removed and concluded plantings and woodchips would be expanded and the pit would be moved down from Anderson Park and brought down to this area to people to use.

Correspondence: A thank you letter had been received Bill Lacourciere's family for the flowers sent to them.

Citizen Speak: Tom Donlon, 20 Sargent Road, reported people were skateboarding on tabletops and that this was a liability problem. Fred Callahan reported he had sent security to deal with a similar problem and they were gone before they got there but there would be continued enforcement.

Mary Lennon, 48 Ridgewood Road, reported there was an adult with two children learning to ride a bike on the tennis court and she informed them they should not do that and she was told she couldn't do anything about it. She also relayed that it was good to have a retired person as treasurer. She also wanted to know why someone was needed to take calls with the newly published book people could find the answers.

Rita Sulick, 21 Sargent Road, reported many do not want out give out emails. She inquired whether the golf outing was going to be supported. Beth Kelly reported it was part of the recreation budget and would be supported again.

Lorraine Gibson, 45 Connecticut Road, reported the boards of the bridge on the way to the ice cream truck are rotted out and would give kids many splinters. Bud Phelps reports this was a capital project, a major undertaking.

Marylyn Stitham, 49 Ridgewood Road, reported the thick paint might be able to be used on the boards.

Richard Burlingham, 16 Walnut Road, reported the strobe lights on the security cars were an eye sore. Fred Callahan will inquire if the lights have a different setting.

Jack Gibson, 45 Connecticut Road, stated that if something was going to be done about fences then something needed to be done about walls on POW property. He felt some fences looked good.

Open Houses: The Board discussed open houses. Cars parked on the road will be ticketed.

Adjournment: Beth Kelly motioned to adjourn. Harry Ritson seconded the motion. The meeting adjourned at 8:25 PM

Respectfully submitted,

MaryAnn Ruud