

POINT O'WOODS BOARD OF GOVERNORS ANNUAL MEETING
6/1/13 – 6:00 PM
Old Lyme Middle School
Old Lyme, CT 06371
DRAFT MINUTES

Type of Meeting: 2013 Annual Meeting
Secretary: Mary Ann Ruud
Treasurer: Mario Ciampi
Board Attendees: Fred Callahan, Bill Griffin, Beth Kelly, Bud Phelps, Greg McKenna, Harry Ritson, and Peter Roberge
Absent: Ken Russell,
Guests: Jeff Londregan, and >50 POW residents

Bill Griffin called the meeting to order at 6:13 PM. He welcomed the community and introduced himself as the Vice President of the Board of Governors. The volunteers were thanked for checking property owners into the meeting and he thanked the Board of Governors for their work through the year and especially through the storm. He thanked Ken Russell for his service on the Board. Kathy McKeough was thanked for her well respected leadership and that she was missed but that they hoped she was enjoying her peace. He thanked Lorraine Gibson, Rosemary Breen and Val Newhouse for their service on the nominating committee.

1) Women's Club: Women's Club co-President Danne Pineo reported that Jan Tonucci was the other co-president but was unable to come to the meeting. She reported a welcome breakfast social would be held Sunday June 30th at 10:00 AM at the pavilion. The dance/dance will be held July 20st. The craft fair will be July 21st. Those interested in joining the Women's Club can join in the hallway. Marylyn and Norm Stitham were thanked for their help with the 2013/2014 calendars.

2) Minutes: Beth Kelly motioned to accept the minutes of the 2012 Annual Meeting (June 2, 2012). Bud Phelps seconded the motion. There were no questions from the property owners. A vote was taken of the property owners, the motion carried.

3) Commissioners Reports:

A citizen from the floor motioned to hear and accept the reports of the Governors of the Association. A citizen from the floor seconded the motion. There were no questions about the report. A vote was taken of the property owners, the motion carried.

Bill Griffin reported that a fence ordinance solution would be worked on over the year and would be presented to the property owners at next year's Annual meeting for a vote. He reported the sign ordinance will worked on too because it does not work when people are trying to sell their homes, this too will be presented to the property owners at the next Annual Meeting for a vote. The treasurer's position will be open, Mario Ciampi has decided he will resign but will continue until a new treasurer is found. Harry Ritson reported most the dredging had been completed and the poles were being installed. He reported all work was required to be completed by June 15th. Stickers will be distributed June 2, 2013 but owners cannot put their boats in the boat basin until after June 15, 2013. The boat basin layout is being reorganized

while they have this opportunity of replacing all the poles and as a result slip placements will be shifted for where slips were previously. On June 15, 2013 35 kayak stickers will be issued on a first come first serve basis.

4) Beth Kelly motioned to ratify and approve all actions undertaken in the name of the Association by the Board of Governors and Officers during the fiscal year 2012-2013. A citizen from the floor seconded the motion. The floor was open to question from the property owners.

Martin Guyer, 83 Hillcrest Road, inquired whether the meeting was legal because there was no acting President. Bill Griffin reported the Vice President could act in the absence of the President. Jeff Londregan was consulted and Mr. Londregan reported that in the case of a vacancy of a president the vice president can act and are acting in a legitimate fashion. The meeting was legal.

Ross Baiera, 38 Hillcrest Road, inquired whether there were too many commissioners and not in accordance with the charter. It was reported there were 8 acting commissioners with one vacancy. Mr. Baiera inquired whether Long Range Planning was an authorized commissioner, it was reported it was taken up as a needed position earlier. It was reported Fred Callahan is listed twice on the sheet because he was both beach and security commissioner.

A vote was taken on the motion to ratify the actions of the Board of Governors, the motion carried.

5) WPCA: David Tousignant reported on the actions of the Point O' Woods Water Pollution Control Authority. He remembered William Lacourciere who as a member of the WPCA Board was instrumental in the completion of the sewer project, he kept residents informed about the project, had a heart of gold and will be missed greatly with his passing in March 2013. Condolences were passed to the Lacourciere family.

Mr. Tousignant reported Kathy Aldridge is the acting chair of the WPCA Board but was unable to attend tonight's meeting. Mr. Tousignant reported on the recovery from hurricane Sandy and that everything was now in working order. He reported 11% of the homeowners had paid their sewer assessment in full and as a result significantly lowered the amount due to the state. Delinquent accounts are minimal and Rita Sulick was thanked for her excellent work. Ken Russell will continue as an alternate on the WPCA board. Rich Ramondetta has joined the WPCA board and is working on the web site and other projects. He hopes the position on the WPCA board representative from the Board will soon be filled. The user fee for 2013/2014 will remain the same for 2013-2014 fiscal year. Wayne Blair, an engineer, will be retained on an as needed basis to deal with new construction and like projects. The WPCA's goals going forward are the pay down the loan and maintain the sewer system. The floor was open to question from the property owners.

Beth Kelly, 21 Ridgewood Road, inquired whether there has been any development on Old Lyme Shores connecting into POW sewer system. Mr. Tousignant reported they were waiting on a letter from Old Colony formally requesting POW share the soundings on Route 156. It is not known whether that letter will come but if it does come the Board will consider whether they will be charged or create a partnership to exchange parts/support.

6) Budget: Bill Griffin reported that three options were pursued to relieve the board of tasks and allow them to become a legislative body. He continued explaining why it was being asked of the community, which included liability problems, in inability to fill board positions because of the workload and too much administrative work. Three options were researched, town clerk/manager, management company or increase the work load of the current employees. Mr. Griffin reported the mil rate was increased because for the last few years POW had been running a deficient to relieve the residents during the sewer project but and felt that a balanced budget should be run forward. The proposed budget does not increase spending overall but changes were made in the categories to prioritize spending to POW needs. Beth Kelly motioned to adopt the annual budget for the fiscal year 2012-2013 as submitted by the Board of Governors at this meeting. Greg McKenna seconded the motion. The floor was open to question from the property owners.

Sally Scully, 15 Shore Acres Road, motioned to remove the line item for \$36,000 from the budget until we have more information of why the Board feels this is needed. She recommended this item be tabled until more information is provided and suggested the community step up to volunteer. Martin Guyer seconded the motion.

Jeff Londregan reported a motion had been made and now the discussion was on whether to remove that item from the budget.

Joe Minkos, 25 Massachusetts Road, reported he felt only one option was presented and asked to be informed of the other two options. Bill Griffin reported the manager option would be an individual hired by the Association and the third was to increase the duties of the current employees. Mr. Minkos inquired whether those would cost the same. Bill Griffin reported not necessarily but that they had put enough in the budget to appropriately address the any one of those three options. Mr. Minkos recognized the need for the relief, he sited three different lists being used and that he did not get an Annual Call despite having bought a house in January. He recognized the litigious problems these types of issues created.

James Griswold, 25 Champion Road, requested that they not increase spending and that these proposals would ruin POW. He relayed that management company would increase spending yearly and would balloon the budget. He encouraged people to serve. Bill Griffin reported that the proposed budget does not have spending increases.

Kenneth Robert, 5 Stanhope Road, reported he was in favor of removing it from the budget because it was not clear what they were voting for and felt they should be voting on one of the three options.

Kathy McKeough, 5 West Joffre Road, spoke against supporting this being removed from the budget. She believed relief needed to be provided from workload. She relayed they were not increasing expenses in the budget and it was a small price to pay to give the Board relief and allow them to enjoy the beach. Services like billing, collection, administrative help and treasurer support are what is needed. Mrs. McKeough reported there was only interest to serve on the Board when controversy arose and otherwise it was very difficult to find owners to serve. She asked the owners support the budget the Board had put forward. She felt that they had been

very responsible spending money and felt the would spend this money responsibly.

Lou Patria, 51 Sea View Road, reported he understood the need and recognized Mrs. McKeough's contribution of time and effort while she was president, but he does not want a management company. Would like to see more volunteers, and does not want to spend \$36,000 but more like \$8000. He liked current arrangement and likes Jeff and recognized his ward work. Bill Griffin reported that Jeff's position was available for him to stay no matter which option was pursued. Mr. Patria inquired how he could vote for no management company. Bill Griffin reported two options up for vote right now; the motion on the floor right now was to strike from the budget, so that a no vote would keep it in the budget.

Jeff Londregan reported a motion on the floor now was whether to remove the \$36,000 from the budget. Bill Griffin reported the Board was requesting flexibility because they did not have an answer of what will ultimately selected.

David Richardson, 72 Sea View Road, felt it would be beneficial to have which ever option the Board suggests ultimately to come to a meeting to present what they would offer and allow the owners to ask questions. He was unsure whether a management company could spend more than \$36,000. Bill Griffin reported he was asking for flexibility to allow the Board to determine how best solve their administrative problem and that the Board had asked for \$36,000 to solve that problem.

Tracy McCarty, 35 Massachusetts Road, asked who would make the final decision of what option would be selected because she was opposed to having a management company. Bill Griffin reported he was asking for discretion.

Jim Kerley, 18 Massachusetts Road, felt there was a wide spread between a management company and administrative support. He supports administrative support but not a management company. Feels the property owners' general consensus is a management company not be contracted.

Fernando Pinto, 26 Carrington Road, felt the Board was being untruthful with the community and that the Board will push through a management company despite the owners opposition to it. He continued he did not support a management company.

Roy Johnson, 21 Massachusetts Road, supports Kathy McKeough's suggestion of keeping this line item and that the Board would not spend the money recklessly. He suggested a needs assessment and thinks that has been done partially. The Board needs flexibility.

Harry Ritson, 53 Connecticut Road, reported he was against the motion on the floor because work was getting harder and the issues were more complex. Recommended seed money to explore one option because running a small city with no professionals. He asked for confidence and requested if don't like \$36,000 then how about \$20,000 but asked they please not be left with nothing.

Wayne Buchanan, 17 Sargent Road, reported he was a federal employee that has management

and budgeting experience. In federal work when contracting services it requires a statement of work and he was unsure what the statement of work being requested from POW was. He felt if a statement of work had been created for the two companies it would have been nice so owners would know the services they would provide. He continued he would like the budget line item labeled "management contingency" to show flexibility and show the Board was not planning on making full expenditure of the \$36,000. He reported he would vote against this budget and vote for the motion on the floor.

Jean Smith, 12 Champion Road, feels there is confusion about what is being voted for. She reported voting to spend \$90 per cottage was not a huge expense. She thinks are voting for administrative relief, not a management company. She has offered her services to identify areas of support are needed and how to define that.

Mary Berry, 67 Connecticut Road, for clarification inquired whether the motion on the floor was to strike the \$36,000 from the budget. The sense she was getting was owners were against a management company. Bill Griffin reported an amendment could be made to that motion to lower the amount. Mrs. Berry felt that \$36,000 was not a big number but felt people wanted reassurance that a management company would not be taking over POW. Mary Berry asked to call the vote on the motion on the floor. Martin Guyer seconded the motion. A vote was taken. 92 were in favor of the motion. The motion carried.

Ross Baiera, 48 Hillcrest Rd., motioned to increase the budget \$20,000 to allow the Board explore opportunities for the administrative support for their efforts. Beth Kelly seconded the motion.

Ross Baiera, 48 Hillcrest Rd, indicated he is part of another community that has a manager paid \$25,000 and gave the number of \$20,000 because it is lower than what the going rate for a management company.

Jim Shortt, 47 Hillcrest Road, felt the management company was the contention so why not set a dollar amount but to take out the management company out of contention. Bill Griffin suggested could vote for \$36,000 with no management company. Jim Shortt replied so moved. Greg McKenna seconded the motion.

Richard Hrinak, 85 Hillcrest Road, felt were voting ahead without knowing what for and that more information was needed. Bill Griffin reported he could not come to the community only once a year with this. Mr. Hrinak reported they had not met the companies. It was reported the companies were at the regular board meetings.

Mary Lennon, 48 Ridgewood Road, reported the companies had come and presented but that they did not meet the needs of POW. Mary Lennon motioned to amend the motion to \$25,000 for administrative purposes but not a management company. A clarification was made about the amount, which was \$25,000 and the purpose was clarified, which was for administrative support but not would not include a management company. A citizen seconded the motion. A vote was taken, the motion carried.

7) **Mil Rate:** Greg McKenna motioned to set the mil rate for the 2013-2014 fiscal year of 2.02 mil bases upon the assessed value of Old Lyme Assessors Office to meet the expenses provided in the budget such taxes due on August 1, 2013. Beth Kelly seconded the motion. A vote was

taken, the motion carried.

8) Security: A property owner motioned to authorize the Board of Governors to appoint and remove security officers for the protection of the Association as needed. Beth Kelly seconded the motion. So voted, the motion carried.

9) Nominees: Bill Griffin reported two present Board members were up for re-election, Sandy Downes and Peter Roberge. The nominating committee had recommended Mark Stankiewicz for the third position up for election. The three nominees were presented to the community for election to the Board of Governors. Rita Sulick, 21 Sargent Road, motioned to nominate Faith Lacourciere Weiss, with her full endorsement, as a candidate for the POW Board of Governors at this June Annual Meeting. A citizen seconded the motion.

Faith Weiss, 20 Sea View Road, read a statement why she was interested in serving on the Board of Governors.

Sandy Downes, 59 Sea View Road, stated her desire to continue to serve on the Board.

Mark Stankiewicz, 1 North Road, said he had served before and was ready to get back to work.

Bill Griffin asked for nominees from the floor three times. No other nominees were presented from the floor. The property owners were informed they should select three candidates on their ballot by circling their preferred candidate, including circling Faith Weiss after they write her name on the ballot. The ballots were collected from the property owners. The nominating committee counted the ballots. The nominating committee supplied the results to Bill Griffin. The elected officers were as follows: Sandy Downes, Peter Roberge and Faith Weiss.

Ross Baiera, 48 Hillcrest Rd., inquired the length of the term of office of those that had just been elected. It was reported it was a three-year term.

Other Business: none

A property owner motioned to adjourn. A different property owner seconded the motion. The motion carried. The meeting adjourned at 8:11 PM.

Respectfully submitted,
Mary Ann Ruud