

POINT O'WOODS
BOARD OF GOVERNORS MEETING Decisions
3/20/09 – 7:00-10:00
Phoebe Griffin Noyes Library
Old Lyme, CT 06371

Type of Meeting: Regular – Association business
Secretary: Mary Ann Ruud
Attendees: Susan Bookman, Fred Callahan, Beth Kelly, Kathy McKeough, Mark Peterson (via speaker phone), Harry Ritson, Joseph Sopczneski, and David Tousignant
Absent: Mark Stankiewicz

Secretary's Report: Harry Ritson moved to approve the December 6, 2008 minutes as amended. Mark Peterson seconded the motion. So voted, vote was unanimous.

Citizen Speak:

Ron Mattison 100 Hillcrest Road; requested that a system be put in place that tracks large trucks and heavy operating equipment that be operated in POW after the roads are completed be tracked to ensue if they damage the roads they can complete or pay for repairs. **Mr. Mattison** inquired whether dirt that is being removed for the sewer project be used to raise the road at and near the Frascarelli property as a more cost efficient method than the current solution. Concerning the parking lot, **Mr. Mattison** stated that the State of Connecticut has an incentive in denying permits and that the permit requests pertaining to the parking lot need to be made so it is undeniable by positioning arguments in a way that POW is correcting a past mistake. Mr. Mattison's last request was that the storm drain votes need to be made as soon as possible while they are working on the sewer.

Charlie Cipolla, 50 Connecticut Road, Announced that he had received a letter from Halloran & Sage LLC pertaining to year around use of his cottage. Kathy Mckeough reported that she too had received the same letter. Kathy McKeough reported the Town of Old Lyme was forced to establish a registration for the year around properties and those that were part of a large suit will be grandfathered in to year around status and those that had prior year around status will maintain it. Beth Kelly reported that a certificate must be obtained from the Town of Old Lyme indicating year around use and Connecticut Water would have to inspect the instillation of water and sewer pipes for proper depth and distance from the dwelling.

Rob Pryblo distributed a handout, Recommended Storm Drainage Improvements, to the POW Board. The quote from Paganelli to repair the drainage problems presented to them was \$71,862.25. This was reviewed by Jack Harney, engineer and property owner who determined it was a reasonably priced quote for the work. The Board and Mr. Pryblo discussed details of other potential work that should be considered while the sewers are being completed. Three other areas were indentified: a crossing at Bridgewood Road/ Frascarelli , building a catch basin at Seaview Rd, and a Walnut Rd problem. It was decided that an analysis would be done to determine the cost of these three projects and to present it to the public if it was a reasonable cost. Mr. Pryblo would report the quote and three potential projects to the WPCA. Additionally Mr. Pryblo would present the three other areas identified to Paganelli for analysis and quote.

Mr. Pryblo indicated that the roads in POW are lacking in base material and that the DEP may provide funding as part of the sewer project to pave the roads properly.

Beth Kelly moved to purchase a \$150 gift certificate for a member of the community that has volunteered an extraordinary amount of time and professional services. Harry Ritson seconded the motion. So voted. Vote was unanimous.

2009-2010 Budget Review: Mark Peterson

Roads: David Tousignant reported that the \$20,000 budgeted for consulting was adequate and needed for unforeseen projects. This was going to be a relatively slow year in terms of road work because much of it will be temporary and that road expenses would be incurred in the 2010-2011 budget year. After a discussion about POW priorities and needs it was determined that a shift of \$1500 from landscaping to general road repairs for a total of \$2500 was needed. The landscaping budget would be \$1500 for the 2009-2010 fiscal years.

Boat Basin: Harry Ritson reported that dredging would not be completed this year but that he had started the permit process. The activity fees would change some this year with some boats being larger than they had originally been charged and the collection of fees for jet skies would increase revenue. A discussion concerning the asset replacement reserves took place and it was determined that the asset replacement reserve is a pool that would be allocated by the board based on the needs of POW.

Beach: Fred Callahan reported his desire to install the swim lines in house using Jeff's services, which could save POW \$6000 a year. After some investigation it was determined with the assistance of Harry Plought for \$700, Jeff and he could install the lines. Three of seven mushrooms may need to be replaced, which are \$175 each. The Board supported Fred Callahan in this effort. The instillation of the swim lines budget would be \$2000, rather than \$5300. It was determined that the beach would be need to be graded this year, a bid from Al Bond for \$4800 had been obtained. Paganeli was consulted but it was determined that a local company should be used for the service grading would need to be. A third company will be contacted for a third quote. It was determined that Fred Callahan and Mark Peterson would work together to determine where the grading services would fall in the budget and that Fred would provide Mark the contract for the beach cleaning services to Mark. It was reported that the beach cleaning services contract price was the same as last year, which would include: the use of a new smaller charington and sifting of the sand. The cleaning schedule would be: clean and sift 2 times a week in June, clean and sift 7 times a week in July and August, clean and sift 3 times a week in September for \$10,800. One other quote for the service was obtained for \$11,800 but the company could not get their tractor across the bridge. A third company has been contacted for a quote but it has not been received yet. A discussion about conducting the service in house took place and it was determined the expense of the equipment and the quality of the sand could not be matched if it were done in house. The continued use of an outside service was supported by the board. Jeff's and his assistant's overtime will be increased due to the needed extra hours for their services.

Maintenance: Joe Sopczeski reported the need to reallocate some items in his budget. Landscaping would be \$6500 and rental would be \$1000. A discussion concerning Jeff's health insurance took place and it was determined the line item in the maintenance budget would be kept and there for his use once Jeff obtained outside insurance. . Capital expenditures should be \$4800 to complete needed truck repairs. The Board discussed the trucks condition and potential options that could be pursued. It was determined the truck should be repaired this year. It was determined that Joe Sopczeski would evaluate Jeff and Mitchell's pay compared to others doing similar work in the state.

Recreation: Beth Kelly reported that the recreation season would be seven weeks this year not eight like previous season due to the school year. The DEP had approved the handicap sidewalk and would need to be listed on the budget as "other activity." One more bid is needed for the handicap sidewalk. Beth Kelly will be contacting Mark Peterson with budget changes once it has been adjusted for the shortened season.

Security: Mark Stankiewicz supplied a report to Kathy McKeough that reported the ACE Security contract was the same as last year, \$19.50 an hour. Mark Stankiewicz will obtain another quote to determine the competitiveness of the quote but the services of ACE have been good and a good rapport existed between the community and ACE.

Administration: Kathy McKeough reported the need to keep legal fees high in case Stanhope Beach needed to be litigated. A positive relationship and negotiation is still going forward with Stanhope but the Board must keep these funds in place in the unlikely event that a mutually agreeable solution is not reached. It was determined that office supplies needed to be increased due the cost of mailings. This line item would now be \$6000. As pertaining to the contingency line item in this budget, it was not spent last year but is an important part of the budget as it allows for unforeseen unbudgeted items.

This line item is not limited to the Administrative budget but has latitude to spend in any needed area. A discussion concerning insurance took place and whether the current coverage was adequate with the construction being done. Mark Peterson was advised that it was adequate by the insurance company but advised a notice should be published indicating parents needed to take extra precaution and supervision was needed with the construction activity.

Ordinance: Sue Bookman requested that administration line item be increased to \$600 in the ordinance budget.

New Business:

Fred Callahan reported the Federation of Beaches had been meeting with the Town of Old Lyme Police (OLP) and the OLP would provide direct radio service to the beach security if all of the beach communities used the same security company. The Federation is now determining that possibility. The OLP would also do regular patrols in the winter months and would log those patrols. The Federation of Beaches would be meeting with the Old Lyme Selectmen soon.

Sue Bookman distributed ordinance suggestions to the Board and requested they be reviewed and to please provide input.

Unfinished Business: None

Citizen Speak: None

Adjournment: Harry Ritson motioned to adjourn; David Tousignant seconded the motion to adjourn at 10:03 p.m.

Respectfully submitted,

Mary Ann Ruud
Secretary