

**POINT O'WOODS  
BOARD OF GOVERNORS MEETING  
April 16, 2010– 7:00-10:00PM  
Phoebe Griffin Noyes Library  
Old Lyme, CT 06371**

**MINUTES**

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

**Citizen Speak:** Frank Rinaldi, 1 Sargent Road, reported his fence fell down during the last storm. He is requesting he be permitted to rebuild the fence due to the location of the property along a right of way and the recreation field. He expressed his concern of the liability posed by the steep ledge and balls hitting his home. Kathy McKeough said she would have David Tousignant look at the area and he will advise the Board on a solution which will be voted on at the following meeting.

**Agenda:** Beth Kelly motioned to approve the agenda. Ken Russell seconded the motion. Septic pumping was added under unfinished business and the railing on the right of way. The cell phone tower was added to the discussions and the future purchasing of property on POW was added. A vote was taken the agenda was approved as amended.

**Secretary's Report** Beth Kelly motioned to approve the 3/19/10 minutes. Ken Russell seconded the motion. Editorial requests were made. So voted, the minutes were approved as amended.

**Decisions:**

FYE 2011 Budget: Mark Peterson, via conference call, reported the budget can not be finalized until the final numbers have been obtained for the parking lot project and the WCPA.

While listing future expenses the steep right of way was discussed as an item that should be added to the budget for \$5000. It can be ripped up and a long term solution can be developed.

The tax rate was discussed at length and the necessity of future expenditures and what impact they could have on this rate. The truck will be budgeted for the 2011 fiscal year so it can be purchased in spring of 2011. The parking lot's two proposals would cost either \$118,000 or \$136,000 depending on the project. The sewer will go on line and will have accumulate fees even without all of the houses connected into the system. The community will be presented with a three year spending plan which will show taxes as flat, money is being reserved for asset replacement and POW will not have these major expenses currently taking place in the future. It is the desire of the Board to find ways to lower taxes in some way. The reserve was discussed and the appropriate amount needed to support unforeseen expenses and asset replacement expenses.

A special budget meeting is being called tentatively May 8, 2010 at the library from 4:00 – 5:00 PM. The budget will be finalized to present to the community to vote on and the two parking lot proposals will be considered.

It has been discovered the rails around the tennis court are not crash resistant and will likely need to be replaced due to this failure. This is a future expense the community will likely face.

**Kayaks:** The Board discussed what would be a finable offence for storage violations of small water vessels on the beach. The violations would include: no sticker and failure to tether the vessel to the

line. Harry Ritson motioned to establish the fines for kayak storage violations at \$50. Ken Russell seconded the motion. So voted unanimously, the motion carried.

**Ordinance:** Ken Russell proposed an ordinance should be drafted and presented to the community to preserve the roads and hold those accountable that damage the roads. The Board discussed this possible new ordinance of owners' responsibility for repairing damaged to roads which will be presented at the May 8<sup>th</sup> special meeting by Ken Russell. The collection of fines was discussed and the necessity to collect the fines and potentially taking people to small claims court to collect the fine if it is not paid in a timely fashion.

The hammer law fines were discussed and the need to make the fine more sizable to truly dissuade residents from violating the ordinance. Currently it is viewed that some pay the fine as a part of getting the job completed. It was proposed the allowable fine be increased to increase the fine to act as a deterrent. Ken Russell is drafting language for the ordinances to increase in the allowable maximum fine to \$2,500 to be published in the Annual Call and voted on at the Annual meeting.

Golf Cart Regulations – Ken Russell will be seeking counsel on whether Connecticut laws pertaining to the use of golf carts would apply to the streets of POW.

**Pavilion Request:** Fred Callahan motioned to grant Mark Stankowicz permission to use the pavilion on June 19<sup>th</sup>. Beth Kelly seconded the motion. A vote was taken, the motion passed unanimously.

**Beach & Security:** Fred Callahan reported permits from the DEP had been obtained. It was reported that the DEP does not require swim lines but the consensus was that POW needs to keep the swim lines. Kathy McKeough will review the security contract and will seek Attorney McGarry's counsel if needed. The golf cart stickers will need to be placed in a specified area on the golf carts.

**Request for Easement:** David Richardson, Seaview Road, request for a vote on an easement to use the right of way for his water connection was tabled due to a lack of a written request from Mr. Richardson.

#### **Discussion:**

**Board Dinner:** Beth Kelly reported the Board Dinner will take place at Ottercove and four possible dates were proposed and will be checked for availability.

**Attorney Review:** Kathy McKeough reported there are several great attorneys for POW and she is interviewing those she has been referred. The two finalists will be asked to attend the Annual Meeting and will be appointed at the Organizational Meeting following the Annual Meeting.

**Cell Phone Tower:** It was requested of the Board, by Lina Tuck, that the Board support an objection to the placement of a cell phone tower at the Snow White Laundromat address. After a discussion, Ken Russell motioned a letter be addressed to the Ct Citing Council objecting to the cell phone tower being proposed the Snow White Laundromat address. So voted, Fred Callahan abstained, Beth Kelly, Kathy McKeough, Mark Peterson, Harry Ritson and Ken Russell voted in favor of the motion. The motion carried.

**Annual Meeting:** The Annual meeting will take place on June 5, 2010 at 6:00 at the Old Lyme Middle School. The deadline for the Commissioners to have their reports submitted to Kathy McKeough between May 5-8<sup>th</sup>. Volunteers are needed to stuff envelopes.

## **Reports:**

**Commissioners Reports:** Posted on <http://powbeach.net/>

Boat Basin: Harry Ritson reported a formal proposal is being drafted for the dredging of the boat basin by Rob Pryblo of RFP Engineering. Two people on the waiting list have been given slips this year. All on the list were asked if they would be willing to go in a smaller slip and the first individuals down the list the agreed to this were awarded the slip, one of whom was Ken Russell. Mr. Ritson wanted to make clear that the process had been followed closely and the slip was awarded in a fair manner. Boats that are holding large slips with small boats will be made to move to small slips.

Real Estate: Beth Kelly reported there could be ocean front property for sale and she suggested the Board should consider buying it. This will be put in the May agenda for further discussion.

**Correspondence/Communication Update:** A letter from property owner regarding grounds and maintenance was tabled until David Tousignant is present.

## **New Business/ Unfinished Business**

There was concern over the vote taken requiring septic pump ticket submission. After a discussion it was decided the motion did not exempt home owners from the requirement of getting their septic pumped but did not require the pumping ticket for the purposes of obtaining POW permits.

Danny Pinneo in a communication to Kathy McKeough inquired whether the Board had voted to have an event on the beach. It was decided it was fine as long as there no glass bottles and the other events could still be held, they could.

Beth Kelly reported the cement pad laid for the recreation shed has a large step. It was suggested a cement ramp could be installed but it was decided that was not the look they wanted and another solution will be developed.

**Citizen Speak:** none

**Executive Session:** none

**Adjournment:** Harry Ritson motioned to adjourn the meeting at 10:15 PM, Ken Russell seconded the motion. So voted, the motion carried

Respectfully submitted, ~

Mary Ann Ruud