

POINT O'WOODS
BOARD OF GOVERNORS ANNUAL MEETING
6/5/10 – 6:30 PM
Old Lyme Middle School
Old Lyme, CT 06371
DRAFT MINUTES

Type of Meeting: 2010 Annual Meeting
Secretary: Mary Ann Ruud
Board Attendees: Susan Bookman, Fred Callahan, Beth Kelly, Kathy McKeough, Mark Peterson, Bud Phelps, Harry Ritson, Ken Russell, and David Tousignant

The meeting was called to order at 6:07 PM. Kathy McKeough, the POW Board of Governors President, did the opening remarks by welcoming the community and described how the meeting would proceed. A search for a new Attorney had been undertaken and selected by the Board, who is Conway, Londregan, Sheehan & Monaco, P.C. Jeff Longregan. Jeff Longregan, a representative of this firm, was introduced. He would observe and advise as needed for the Annual Meeting.

Women's Club: Danne Pineo and Jan Tonucci reported the first meeting for the Women's Club is June 25th at 7:00 at 16 Oak Rd. The Welcome Back Social will be held on June 26th at the Pavilion. The date for the wine Tasting trip has been changed to July 14th. Yoga will be taught by Kathy McKeough this summer, more details will be posted on the bulletin board.

Minutes: A Susan Bookman motioned to accept the minutes of the 2009 Annual Meeting (June 5, 2009). Mark Peterson seconded the motion. A vote was taken of the property owners, the motion carried.

WPCA: William Lacourciere reported on the status of the sewer project. A series of photographs were shown of the progression of the project through to the present. George Hicks, of the CT DEP, presented the EPA's Pisces Award to POW, recognizing the sewer project and those that managed the project utilizing creative partnerships, creative funding sources and project implementation. William Lacourciere recognized many throughout the community and companies that had made the project a success. A time line of when various milestones were outlined, and future dates of import: the sewer is scheduled to be operational on June 15, the operation and maintenance contract will be signed on June 11, POW restoration will be completed on August 25, 2010, final paving will be started September 30, September 30 the first benefit assessment payment will be due and the first POW WPCA loan repayment will be around January 31, 2011. Wayne Blair is the WPCA inspector, who will need to be contacted to obtain the proper permits to hook into the sewer lines. He can be reached at (860) 227-7893, powpermits@gmail.com. He can be visited at the RFD Office located at 230 Shore Road on Tuesday and Thursday from 9:00-1:00 until that office closes.

Points of import were stressed: proper permits are needed prior to hooking into the sewer system, Wayne Blair must witness the hook up and septic tank removal/destruction/fill, and do not hook into the system before June 15th. All other construction projects require the proper permits from the Town of Old Lyme.

The WPCA budget was reviewed, reporting the final project was over budget by \$745,652, which was due to unforeseen blasting, Amtrak expenses and the roads being redone. The estimated benefit assessment is approximately \$19,388 for each cottage.

Mary Pimentel, 85 Connecticut Rd, inquired whether the Town of Old Lyme had been informed the project would be done. It was reported they had been.

Carol Peplow, 77 Hillcrest Rd., inquired whether restoration would include stonewalls. It was reported anything damaged during the project should be repaired.

Barbara Roy, 22 Walnut Rd., inquired whether foundation repairs would be repaired. It was reported that if it was a result of the sewer project it should be repaired by the August 25, 2010 deadline.

Kathy McKeough, 5 W. Joffre Rd, inquired whether the creation of a large lip into driveways when the second coat of tar was laid would be corrected. Rob Prybylo reported that gravel would be put down to correct that.

Debbie Armentano, 44 Ridgewood Rd., inquired whether the road entering into the parking lot would be paved and whether a retaining wall would be added. William Lacourciere reported that yes the road was being paved and that a retaining wall plan was being developed.

Connie Kornichuk, 78 Hillcrest Rd, thanked William Lacourciere for all of his hard work, which was followed by a standing ovation.

Board of Governors Reports: Carolyn Sirkin, 74 Connecticut Rd, read a prepared statement requesting the POW Board reconsider its position it had taken in a letter to the CT Citing Council on a cell phone tower up for consideration at the Snow White Laundromat address. She requested a show of hands of those that have poor reception in POW, which was a large majority. Kathy McKeough reported it would be added to the agenda of the next Board meeting for reconsideration.

Mary Lennon, 48 Ridgewood Rd., inquired where the water would go once the parking lot was raised. It was requested that Mr. Prybylo be allowed to explain this during his presentation on the parking lot.

Beth Kelly motioned to accept the reports of the Governors of the Association. A citizen seconded the motion. A vote was taken of the property owners, the motion carried.

Parking Lot: Rob Prybylo, of RFP Engineering, gave a presentation of the proposal to fix the parking that was in the budget to be voted on the 2010-11 budget. Mr. Prybylo reported the water that currently floods the parking lot would not go anywhere but rather would not come in to flood the area. The goal is to raise the lot and not harm the wetlands. The high tide elevation is 3.8, and the proposal is to raise it 4.25 with gravel which would eliminate the regular nuisance flooding. It would still flood during major flood events.

Mary Lennon, 48 Ridgewood, inquired about a broken pipe in front of her home. Mr. Prybylo reported that they could not find this pipe and if it is there should not effect this project and the wetlands should continue to be water the wetlands with the existing system.

Mike Kiernan, 56 Ridgewood Rd., inquired whether an long established walk way would still be usable after the parking lot project. Mr. Prybylo reported it would be.

Beth Kelly inquired whether they would raise the sewer caps, which Mr. Prybylo reported they would.

A citizen 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 2009-2010. Mark Peterson seconded the motion. A vote was taken, the motion carried.

Mark Peterson motioned to set the mil rate for the 2010-2011 fiscal year of 1.63 mil to generate tax revenue of \$240,183 toward meeting the expenses provided in the budget based on the grand list, such taxes due August 1, 2010. Beth Kelly seconded the motion. A vote was taken, the motion passed unanimously.

David Heyer, 18 Houff Rd., inquired whether there was a jet ski dock in the budget. It was reported that it was taken out of the budget after permitting and lack of interest.

Ordinances: A citizen motion to approve a road damage ordinance as presented in the Annual Call. A citizen seconded the motion.

Mike Minkos, 17 Ridgewood Rd., expressed his disapproval for the proposed ordinance and that it was not a prudent long term solution. Kathy McKeough relayed the reasoning behind the ordinance was to preserve the new roads with the long term in mind.

Ms. Sally Scully, of an undisclosed address, inquired how damage would be proved. It was reported it would not be a perfect system but general patrols would make the officers aware where work was being done and equipment being used to identify who damaged POW property .

Mike Minkos, 17 Ridgewood Rd., suggested an ordinance was not a prudent long term solution, and possibly use the reserves to cover these types of damages.

Roy Hennessey, 54 Ridgewood, inquired why the final coat could not be done until everyone is hooked in to the sewer system. It was relayed to him that the contract ends December 2010, after which costs money to extend the project.

Mary Berry, 67 Connecticut Rd., concern was that ordinances are typically used to protect the people not hold them liable. She hoped another avenue could be used to correct damages rather than an ordinance. It was reported the ordinance was proposed because it wanted to protect the community and did not want to hold community responsible for one member's actions.

After the discussion a vote was taken. 47 voted in favor and over 60 opposed the motion, the motion did not carry.

Security: Mark Peterson motioned to authorize the Board of Governors to appoint and remove security officers for the protection of the Association as needed. A citizen seconded the motion. A vote was taken, the motion carried.

Board Nominees: Three nominees were presented to the community for election to the Board of Governors: Harry Ritson, Ken Russell and David Tousignant. Kathy McKeough asked for nominees from the floor three times. There were none. A citizen motioned that the secretary caste one ballot for the slate of candidates. The motion was seconded. A vote was taken, the motion passed unanimously.

Other Business: Ross Baiera, 38 Hillcrest Rd., reported he had received a questionnaire from the Town of Old Lyme Zoning Commission. He asked whether he was required to fill the form out. Jeff Longregan, the POW's attorney, felt that they may have to; more advice will follow after this has been reviewed further by the attorney.

Roy Johnson, 21 Massachusetts Rd, reported a problem with the water flooding the tennis courts. Mr. Pyrbylo reported this should have been corrected because a stone trench was installed. Also the paving of the roads should help this too. When the second coat is added to the roads, the catch basins will be on the same level as the roads instead of being above them as they are now.

Ken Robert, 5 Stanhope Rd., inquired the deadline of the letter to the Zoning Commissioner. Harry Ritson reported it was September 2010. The resident stressed this was a very important letter.

Robert Sirkin reported he too had received the letter. He continued that at an earlier WPCA meeting the attorney at the time reported it 10,000 sq ft requirement would go away because with the instillation of sewers made the restrictions moot. It was Mr. Sirkin's feeling they were making this an issue.

Mary Pimentel, 85 Connecticut Rd., reported that she had received the letter and called the town with questions, they were unable to help her. She requested a special meeting for town members to discuss and to advise the community how to proceed. Kathy McKeough indicated that a regular Board meeting could be used to address the issue and communications would address this issue.

Mark Peterson motioned to adjourn. A citizen seconded the motion. The meeting adjourned at 8:25 PM.

Respectfully submitted,

Mary Ann Ruud