

POINT O'WOODS
BOARD OF GOVERNORS MEETING
September 23, 2014 at 6:30 P.M.
Old Lyme Phoebe Griffin Library, Old Lyme, CT 06371
Meeting Minutes

Type of Meeting: Regular – Association Business

Secretary: Pamela Walters

Attendees: Carl Filios, Wayne Buchanan, Peter Roberge, Roy Johnson, Jennifer Reyes, Fred Callahan, and Bud Phelps

Absent: Faith Weiss, Beth Kelly, and Mike D'Aquila

Carl Filios called the meeting to order at 6:31 P.M.

Carl Filios stated that during Citizen Speak speeches are limited to three minutes.

Citizen Speak:

Eleanor Bonafonte, 10 Hough Rd. was concerned about the access to the right-of-way between the Thompson and Griffin properties. The construction fence was blocking the access, but appears to have been moved.

Lorraine Gibson, 45 Connecticut Rd. was looking at the repair work on the bridge at the beach and stated that looks very good. Lorraine would like the Board of Governors to address the issue about golf carts before next year.

Richard Burlingham, 16 Walnut Rd. stated the right-of-way out on the point is technically only for the people that live out on the point.

With no other speakers – the citizen speak has been closed at 6:36 P.M.

Approve Agenda: Fred Callahan added and an executive session to cover a discussion regarding personnel. Bud Phelps has a few long range planning points to discuss. Carl Filios added fishing in the channel to the agenda. Carl Filios also added the house petition as well as the steps and fence. Wayne Buchanan moved to approve the agenda as modified, Bud Phelps seconded. Motion passed.

Secretary's Report: The minutes from the August meeting have been posted and put on the website. Peter Roberge made a motion to accept the minutes from the July 22, 2014 meeting, and Bud Phelps seconded.

Discussion to modify the Treasurer's report as stated as such: "The bottom line indicates a net income of approximately \$80,000. We closed out the month of June with cash in the bank account, on target, at about \$350,000. Although operating at a \$29,000 deficit, ~~finances are in better shape than in recent years~~ for July, this amount is lower than the previous two years." The minutes were accepted as amended.

Treasurer's Report: POW Monthly Report summary from Roy Johnson. The year to date income shows \$333, 280 and expenses were just under \$107, 000 for an ordinary income of slightly over \$226, 000. ~~One of the major issues in the budget shows the recreation program spent \$23, 849 and had only budgeted for \$20, 000.~~ It was stated that staff was hired with a certain number of campers anticipated, and the number of campers were lower than expected this year. Budgeting and staffing process to be reviewed. The other significant area in the Treasurer's Report indicates the total tax was \$500 short of what we budgeted. There are still \$25, 000 in tax bills to be entered into the accounting software and shall be reflected in next month's Treasurer's Report. Bud Phelps moved to accept the Treasurer's Report as given, Wayne Buchanan seconded, and the motion passed.

Guest Presentation: John T. Maschi, Executive Vice President, Peter M. Bakker Agency, Inc. John Maschi led a discussion specific to the beach association premiums totaling \$35, 021.00 which represents a \$7, 000.00 increase from last year. The previous insurance coverage was provided by an excess surplus lines, non-standard carrier, and not the appropriate coverage for Point O' Woods. The initial switch to the Bakker Agency represented an immediate savings in premiums, and provided better coverage. Over a period of time, the coverage has increased, and the current market represents a climb in premiums across the board. As a home-owners association we do not have much property to insure, but general liability to cover, and a lack of carriers willing to compete for the business. The proximity to the shore and the summer recreation program also add to the expense. John Maschi is still in negotiations with the carrier to adjust the increase in this year's premiums. With three claims on our liability insurance this year, our premiums may increase again or our under-writer may drop us all together. Outsourcing the summer camp program may alleviate that liability, however that expense just shifts to a subcontractor rather than disappearing. A suggestion that the policy renewal date be changed to better align with our fiscal year, for more accurate budgeting purposes, was proposed.

New Business:

Bud Phelps is concerned about the water spilling down the hill by Hough Rd near the tennis court. Bud suggested we consider a solution to that water flow before it becomes a problem. The old tennis court has had the brush removed from the far end, and grounds is looking into having some trees removed. This piece of property needs to be looked at and reexamined, possibly for a volleyball court.

Bud Phelps has also been asked to reduce the glare from the street lights.

Bud Phelps will also provide the board with a long range equipment plan, as well as future landscaping or repair needs. Wayne Buchanan and Bud Phelps to discuss facilities long-range strategies for a three to five year period of time.

Fall Newsletter to include suggestions for improvements from the property owners.

Fishing in the channel – signs indicating that there is no fishing, bathing, boating or crabbing in the channel. The DEEP regulations need to be examined regarding access and use of the channel. Ordinance needs to examine the current regulations and get us into conformance with current laws.

House petition – Carl Filios received a letter from Albert Dabrowski including a petition regarding the house at 25 Connecticut Rd and copies of the documentation delivered to the Old Lyme First Selectman’s office. The town of Old Lyme does not have a blight ordinance, but assumed that Point O’ Woods has the authority to pass an ordinance regarding a community blight. Wayne Buchanan volunteered to contact the home owners to see what their intentions are with the property.

Review of Open Business:

Adam’s Fence and Walkway: Carl Filios stated that Lance Brown is in the process of redesigning the steps to move them back. The fence seems to end just short of a telephone pole. The last post got moved from its original location. There is also another post, on the other side of the Roach property, which has been moved. Most of the missing fence materials have been found. Grounds is in the process of reinstalling the fence and should be done with that project within the next couple of weeks. Part of the fence is removable so that Point O’ Woods can access the beach with equipment when necessary. Mike D’Aquila to continue to work with Lance Brown regarding the stairs.

Debit/Credit Card: The credit card application has been submitted, however, the contact information from the bank is no longer in service. Roy Johnson went to the bank to follow-up with the bank associates directly.

Carl Filios went to the bank to update the names on the safe deposit box and the bank accounts. Carl Filios and Roy Johnson to follow up with the bank directly.

Stipend Committee Status: Fred Callahan stated there is nothing new to report. They have discussed giving more money to the public beaches in Old Lyme. Any decisions made regarding the stipend will effect next year’s budget.

Delinquent Tax Liens: Wayne Buchanan is continuing to work with Roy Johnson to determine outstanding payments and their subsequent plan of action.

Federation of Old Lyme Beaches: Wayne Buchanan reported on the procedures in the event of an emergency at Millstone power plant presentation given at the last Federation of Old Lyme Beaches meeting. Dave Roberge, Old Lyme’s fire marshal and emergency management coordinator, is working on developing an Old Lyme alerting system to send out emergency messages based on location. Wayne Buchanan to invite Dave Roberge to the next board of governors meeting to discuss emergency management planning.

Fred Callahan mentioned that we are entitled to an AED (automated external defibrillator) unit from the Federation of Old Lyme Beaches. Fred Callahan to follow up with this and add it to the November meeting.

Stone retaining wall repair, Seaview right of way: Bud Phelps is examining a fix for the stone retaining wall repair. We may need to seek a recommendation from a professional mason.

The Bridge repair work has begun and is progressing well. Some areas will be more difficult to repair, but the maintenance crew is currently working on it.

Kayaks and Paddle Boats in the swim area: tabled until the next meeting.

Commissioner Reports:

Boat Basin: Peter Roberge reported there is some repair work that needs to be done in the basin next spring. Peter Roberge to examine the expense involved in replacing hoses and bent poles. There are also brackets that need to be replaced as well.

Residents are interested in having a fishing tournament at Point O' Woods for next year. Peter Roberge suggested we hold it in late July or early August.

Executive Session: Wayne Buchanan moved that the board go into Executive Session to discuss a personnel matter at 8:23 P.M. Peter Roberge seconded and the motion carried. The board returned from executive session at 8:35 P.M. No motions were made. No votes taken.

Adjournment: Fred Callahan moved that we adjourn at 8:35 P.M. Bud Phelps seconded, the motion carried.

Respectfully Submitted,
Pamela Walters, Secretary