

POINT O'WOODS BOARD OF GOVERNORS' MEETING

October 28, 2014, 6:30 – 10:00PM

Old Lyme Phoebe Griffin Library, Old Lyme, CT 06371

Meeting Minutes

Type of Meeting: Regular - Association Business called to order at 6:32PM by Carl Filios

Secretary: Pamela Walters

Attendees: Carl Filios, Wayne Buchanan, Peter Roberge, Roy Johnson, Jennifer Reyes, Fred Callahan, Bud Phelps, Faith Weiss, Beth Kelly, and Mike D'Aquilla.

Citizen Speak:

Bill Thompson – 109 Hillcrest: feels the 7AM start time for construction is too early. Suggested that the board examine an ordinance to modify that time.

Mary Lennon – 48 Ridgewood: asked Fred Callahan if we have night security. Would like to know who to call when something is happening on the beach at night. Mary Lennon is also interested in learning more about the new lighting at the beach and non-tax status at 53 Seaview.

Jean Smith – 12 Champion Rd: asked if the new lighting at the beach will include the Boat Basin and parking lot and requested that the lights are shielded from shining into homes as well as energy-efficient.

Richard Burlingham – 16 Walnut: is wondering when the seaweed, stored at the park, will be removed.

Lorraine Gibson – 45 Connecticut Rd: asked if we are still considering putting a video camera in the parking lot of the beach. Fred addressed that the camera is put down there periodically as needed, but it is not there permanently.

Approve Agenda: The agenda was modified to add nomination committee, communication, winter security and the paved walkway behind the basin, as posted in Final draft. Beth Kelly moved to accept the agenda as amended. Wayne Buchanan seconded.

Secretary's Report: Mike D'Aquilla moved to accept the minutes from the 9/23/14 Board of Governors meeting, with a second by Bud Phelps. Beth Kelly requested a correction to the financial report in the minutes with regard to the Recreation Budget. Minutes approved as amended.

Treasurer's Report: Roy Johnson presented the current financials to the Board of Governors. Roy Johnson reported \$560,375.00 balance in the bank accounts. Most of the major expense areas are currently under budget, the finances are in good shape. Peter Roberge moved to accept the Treasurers Report as presented, Bud Phelps seconded and the motion passed.

Guest: Dave Roberge, Old Lyme's Fire Marshal and Director of Emergency Management

New Business:

Emergency preparedness, response, and communications with Dave Roberge:

Dave Roberge, Old Lyme's Fire Marshall and director of Emergency Management presented the Town of Old Lyme's updated emergency response abilities with regard to bad weather and the emergency planning zone with regard to Millstone power plant. Wayne Buchanan has volunteered as the designee to work with Mr. Roberge, and the town, for planning and distributing information.

Dave Roberge also commented on the building at 23 Connecticut Rd. He inspected the building and stated that the building is indeed secure. Dave Roberge also stated that there is nothing he, or the town, can do to accelerate the demolition and/or reconstruction process. Dave Roberge also informed the home owners they must keep the property secure, maintained and, free from infestation. Dave Roberge also suggested that the homeowner post No Trespassing signs on the property as well.

Bud Phelps reported on the quote for new lighting at the beach from Sicuranza Electric as being somewhat high, however, he feels there are some adjustments that can be made. Bud Phelps suggested that the bulbs be replaced with LED bulbs to reduce the glare and increase the efficiency. The quote total was \$13, 600 to install four new light posts. There are also rebates available from CL&P and a cost analysis in operational savings. The bid does not include information with regard to whether or not the poles need to be replaced. Beth Kelly commented that we could try one or two new poles and see if it is worth the expense to replace all of the lamp posts. Wayne Buchanan also likes the idea of spreading out the expense of replacing the lights in stages. Bud Phelps will follow up with the vendor for more information with regard to installation.

The non-tax status of the home at 53 Seaview, owned by the Sisters of Charity, has been questioned. The Point O' Woods attorney stated that tax-exemptions are fact specific. Does the town have this property as tax-exempt? Carl Filios to research with the town of Old Lyme with regard to the tax status.

Long view strategic planning presented by Wayne Buchanan outlined major topics typically included in a Master Plan with details specific to the Point O' Woods community. Wayne Buchanan has requested that community members reach out to him directly with regard to suggestions and ideas. Roy Johnson offered to help with the planning. Beth Kelly also suggested that Wayne Buchanan get the Women's Club involved.

Nominating committee currently has three positions, each with a three year term. Lorraine Gibson is retiring from the position and has not been replaced as of yet. Mary Lennon suggested that the President personally approach a member of the community to replace Lorraine Gibson. Wayne Buchanan and Lorraine Gibson have both offered to assist in that search.

Communication – newsletter and e-mail: Beth Kelly is still collecting information from all of the Board Members to compose a newsletter to send out to the Point O' Woods residents. Carl Filios has logged all e-mail addresses from various forms and applications that have been submitted, but we have a partial list at best.

Fred Callahan reported that two winter security watchmen have been hired to patrol for an hour per day at various hours of the day. Scott Phelps and Rick Frascarelli have been hired to patrol the grounds. Fred Callahan has recommended that if there is an issue either call Fred Callahan's cellphone or the Old Lyme police. Wayne Buchanan has requested a specific job description for the winter security and night watchmen.

Beth Kelly feels the walkway by Champion Rd, behind boat basin, has been paved wide enough for a golf cart to drive through. Beth Kelly has suggested that it needs to be blocked somehow so that a golf cart cannot get stuck. Bud Phelps is going to follow up and look at a way to prevent that from happening.

Review of Open Business:

Action Item follow-up

- Debit/Credit Card – Roy Johnson has recommended four cards, \$500 limit for the Treasurer, \$500 for the Administrator, \$1000 for the Recreation Department, and \$1000 for the Grounds Department. Wayne Buchanan moved that the cards be ordered with the listed dollar amounts, Bud Phelps seconded and the motion passed.
- Safe Deposit box – Carl Filios reported that the paperwork has been completed and the names changed on the safe deposit box, the checking account, and the savings account. Carl Filios to inventory the contents of the safe deposit box which consists of vehicle titles and deeds to property POW owns.
- Stipend Committee Status – Carl Filios stated the Town of Old Lyme has requested a report of the Capital Gains, or a planning estimate of what Point O' Woods will be requesting for the next five years. The report has been given to Roy Johnson to review. Fred Callahan feels that the stipend money is no longer available to Point O' Woods. The Board of Selectmen has not finalized the decision. Wayne Buchanan has suggested that the Point O' Woods community members should stay informed of the decisions made by the Old Lyme Board of Selectman's office, and involved in those meetings.
- Stone Wall, Seaview right-of-way – Bud Phelps reported that he has been talking to a mason that repairs concrete.
- Bridge to boardwalk repair – Bud Phelps reported that the bridge should be completed soon. The trusses on the side are going to be more difficult to repair.
- Hough Rd, drainage by tennis courts – Bud Phelps reported this is still being evaluated for repair.
- Tree trimming – Bud Phelps reported the tree at 40 Seaview is on Point O' Woods property. The home-owners are willing to split the price with Point O' Woods to remove the tree. Wayne Buchanan moved to get the best price to remove the tree entirely, and Point O' Woods will pay no more than 50% of the cost. Beth Kelly seconded. The motion passed.

The tree at 77 Hillcrest is not on Point O' Woods property based on the map. Wayne Buchanan is going to follow up with the concerned citizens to inform them that, as far as we can tell, the tree is not on Point O' Woods property.

- Boat Basin estimates for repair work – Peter Roberge is still working on finalizing an estimate.
- Sign Ordinance – Faith Weiss reported that the Charter has been updated. Fred Callahan has been in contact with realtors regarding the ordinance and letters will be sent to the home owners as well.

Fred Callahan moved to put a \$75 fine fee on the ordinance. Peter Roberge seconded and the motion carried. Wayne Buchanan moved the fine will be reoccurring every two weeks until the violation is corrected. Faith Weiss seconded and the motion passed.

- Fishing in the channel – Faith Weiss contacted the DEEP regarding a complaint about fishing in the channel. Under the public trust document, which allows everyone the right to the access of the water, our ordinance cannot be enforced as it is currently written. The language within the ordinance needs to be revised to be compliant with the current

laws. Faith Weiss to select a committee to review the issue and propose the necessary revisions.

Commissioner Reports: October Commissioner's Reports to be forwarded to Beth Kelly for the Fall Newsletter.

Wayne Buchanan moved that the Board take a five minute break prior to moving into Executive Session at 9:27PM. Peter Roberge seconded and the motion passed.

Executive Session: The Board will meet in executive session to discuss threatened litigation against the Association by being impleaded into the case of Thompson v. Griffin, et al., CV 13 6018641, pursuant to General Statute Section 1-200(6)(B), strategy with respect to threatened claims or litigation involving the Association.

The Board has a personnel matter to discuss in Executive Session as well.

Beth Kelly moved to come out of executive session at 10:07PM, Bud Phelps seconded. The motion passed. No votes were taken in Executive Session, no decisions were made.

Adjournment: Beth Kelly moved to adjourn the meeting at 10:08PM, and Wayne Buchanan seconded. The motion passed.

Respectfully Submitted,
Pamela Walters
Secretary