

POINT O'WOODS BOARD OF GOVERNORS' MEETING

November 18, 2014, 6:30 – 10:00PM

Old Lyme Phoebe Griffin Library, Old Lyme, CT 06371

<http://pointowoodsct.com/>

Meeting Minutes

Type of Meeting: Regular - Association Business

Secretary: Pamela Walters

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

Citizen Speak: with no citizens present, citizen speak is closed

Approve Agenda: Beth Kelly moved to approve the agenda as amended. Bud Phelps seconded.

Secretary's Report: Wayne Buchanan moved to approve the minutes as posted, Bud Phelps seconded the motion. Beth Kelly has requested that the Point O' Woods website be added to all of the postings, minutes, and agendas.

Treasurer's Report: Roy Johnson presented the year to date balance in the account of approximately \$546, 000 and are currently operating under budget. Roy Johnson has requested that we hold off on financial reports until January, as most of the expenditures are already accounted for in the numbers. Bud Phelps moved to accept the treasurer's report as presented. Wayne Buchanan seconded, the motion passes.

Guest: John Sicuranza of Sicuranza Electric to review lighting quote.

***Open Business:** Lighting at the beach, review of quote with John Sicuranza. John Sicuranza's estimate includes replacing existing bases, poles, fixtures, and a switch to LED light bulbs. John Sicuranza stated that the new lights will actually give off less obtrusive light, with a more focused pool of light. He suggests that the poles be replaced because the current poles are all different and inconsistent as far as wiring and installation. He also expects much less maintenance on the new bulbs, and a thirty to forty year life expectancy on the poles. There is also a rebate available for the switch to energy-efficient lighting. John Sicuranza recommends buying all the fixtures at once, and storing them until Point O' Woods is ready to install; and replacing the three lamps in the boat basin first, and then the lights on the beach.

John Sicuranza has recommended that CL&P be contacted regarding the utility lights by the creek for replacement with night sky friendly bulbs.

New Business:

Meeting Dates 2015: have been outlined, generally the fourth Tuesdays of the month, as follows: March 24, April 28, May 26, June 6 (Annual Meeting), June 23, July 28, August 25, September 22, October 27, and November 17.

Budget Schedule 2015: Roy Johnson has requested that all budgeting items be discussed at the March 24th meeting.

Management Calendar: each commissioner has been asked to review their individual schedules and submit any edits to the administrative office as soon as possible.

Boats Storage on Beach Fees: Jennifer Reyes announced changes in the next year's boat storage on the beach procedures. The following registration schedule will apply: kayas/paddleboard \$40, small sailboats \$50, and catamarans \$80. Spaces for catamarans will be limited to a maximum of six vessels. Pre-registration is required for catamarans, with an April 1st deadline. Registrations received beyond the first six catamarans will be placed on a waiting list.

Winter Project: Peter Roberge is requesting contact information for a plumber to fix the hoses at the Boat Basin. Wayne Buchanan, Roy Johnson, Beth Kelly and Jean Smith have volunteered to meet over the winter to work on long-range planning.

Review of Open Business:

Safe Deposit box inventory - Carl Filios inventoried the contents of the safe deposit box. The inventory has been filed in the administrative office.

Stipend Committee Status - Fred Callahan reported that the Stipend Committee voted unanimously to keep the beach stipends. The committee's recommendation now needs to be approved by the Board of Selectman's office as well as the Board of Finance. Wayne Buchanan has suggested that committee members write each of the town's three selectmen to voice an opinion on this issue.

Tax Status - 53 Seaview - Carl Filios reported the attorney advised, unless the tax status is changed with the Town of Old Lyme, Point O' Woods has no recourse to collect taxes. Roy Johnson has suggested that we send a letter requesting a donation.

Stone Wall, Seaview right-of-way - Bud Phelps reported he is still working on this project.

Bridge to boardwalk repair - Bud Phelps reported all of the repairs are almost completely finished.

Hough Rd, drainage by tennis courts - Bud Phelps is waiting until spring to see specifically where the water travels through the area.

*Lighting at Beach - Carl Filios reported that the project needs to go out to bid. Roy Johnson reported that the funds for the project can come from capital appropriation and reserves. Beth Kelly moved to seek bids for additional estimates. Bud Phelps seconded. Peter Roberge commented that we need to seek bids for materials identical to the existing quote. Beth Kelly moved to include the specifications of the current quotation, Bud Phelps seconded, and motion passes.

Tree trimming - Bud Phelps reported the tree on Seaview has been removed.

Champion Rd pavement/Golf cart access - Bud Phelps reported that he will be installing a post in the spring.

Boat Basin estimates for repair work - Peter Roberge has reported that he is working with Bud Phelps on the estimate.

Sign Ordinance - Faith Weiss reported that the home-owners and realtors have been sent notice of the ordinance, and it will be enforced starting January 1st.

Fishing in the channel - Faith Weiss reported that the language within the charter needs to be modified. Once those modifications have been drafted, those changes will go to the attorney for review.

Noise Ordinance re: construction - Faith Weiss reported that the Town of Old Lyme noise control ordinance start time is 7A.M. until one hour after sunset, Monday through Saturday. The board has chosen to adhere to the ordinance set forth by the Town of Old Lyme.

Fall Newsletter, Commissioner's Reports - Beth Kelly reported that much of the newsletter has been received and is being edited and formatted for the website. The board has decided to send a postcard to each resident informing them to either request a hardcopy from the administration office or refer to the website for updates.

Commissioner Reports:

Security - sent two tickets out for the kayaks on the beach. Security also sent a letter regarding the leaves on Oak road, which were cleaned the next day. Complaints have been received regarding boat trailers parked on the road. Fred Callahan is going to send a letter to inform the home-owners that Point O' Woods ordinance prohibits boat trailers on Point O' Woods property.

The stairs installed beyond the Adams' property have yet to be modified to meet the Board of Governors decision at the August 26, 2014 meeting. Carl Filios to consult with the attorney regarding the removal of the stairs.

Wayne Buchanan moved that the meeting adjourn at 9:13 PM to go into Executive Session. Beth Kelly seconded, motion passes.

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.

Wayne Buchanan moved that the board of governors come out of Executive Session at 9:26 PM. Bud Phelps seconded, motion passes. No decisions were made, no votes taken.

Adjournment: Bud Phelps moved that the meeting adjourn at 9:28 PM, Peter Roberge seconded. Motion passes.