

**POINT O'WOODS ASSOCIATION, INC.**

**BOARD OF GOVERNORS' ANNUAL MEETING 6/6/2015 6:00 PM  
Od Lyme Middle School, Old Lyme, CT 06371**

**APPROVED MINUTES**

**Type of Meeting:** 2015 Annual Meeting

**Secretary:** Jean Smith (substitute)

**Treasurer:** Roy Johnson

**Board Attendees:** Carl Filios, Wayne Buchanan, Fred Callahan, Mike D'Aquila, Beth Kelly, Bud Phelps, Jennifer Reyes, Pete Roberge

**Guests:** Attorney Brian Estep, Conway, Londregan, Sheehan & Monaco, P.C.

Carl Filios called the meeting to order at 6:04 PM and established that there was a quorum. The volunteers were thanked for checking property owners in for the meeting. He recognized Lorraine Gibson, Dave Tousignant, the Nominating Committee (Rosemary Breen, Loretta Johnson, Lucy DiNardi), and Jean Smith for volunteer efforts throughout the year.

Carl Filios stated that we had a difficult winter with the sad illness and passing of Jeff Keish, our long term Maintenance Manager. Thanks to the efforts of the Board, WPCA, volunteers and staff we weathered the loss and challenges of the winter.

He commented that the Board had 4 new members this past year and summarized the President's report that was included in the Call to the Meeting. He commented on accomplishment including: new procedures put in place; streamlining the parking, golf cart, etc. registration processes; return of the security service from last summer; building our financial reserves; enhancing the website; and reviewing ordinances for revision. Current concerns include insurance claims that have driven premiums up 20%, financial accountability and cost of litigation that we have become involved in.

**Women's Club:** Women's, Club co-Presidents Danne Pineo and Jan Tonucci reported on The Recognition Walk. Application forms were included in the call to this meeting and will be available at club functions. The first pavers will be installed in the ramp walk from the parking lot to the pavilion in the Fall of 2015 or Spring 2016. Womens' Club Activities are listed on the website. The first meeting of the Womens' Club will be held 16 Oak Rd, 6/26/15 at 7:00 PM. A welcome breakfast will be held at the pavilion 6/27/15

Norman Stitham, 49 Ridgewood Rd described a project he and the club have launched to publish a book entitled *A Child's View of Point O'Woods*. Children are encouraged to write an essay or article about what they think about Point O'Woods which will be included in the book. The article can be dropped off at the yellow house next to the Library. A photograph can be included and only first names and ages of the children will be published.

**Minutes:** Beth Kelly motioned to accept the minutes of the 2014 Annual Meeting (June 7, 2014). Mary Lennon, 48 Ridgewood Rd, seconded the motion. There were no questions from the property owners. A vote was taken of the property owners, the motion carried.

**Commissioners Reports:** Bud Phelps reported that Rick Frascarelli was hired as the Maintenance Manager. Beth Kelly reported that there will be a kick-off concert 6/27/15 6:00-10:00PM on the boardwalk. Richard Brooks, 28 Hough Rd, motioned to accept the Commissioners' Reports as distributed in the Call of the Annual Meeting. Beth Kelly seconded the motion. There were no questions from the property owners. A vote was taken of the property owners, the motion carried.

**Ratify the actions of the Board of Governors:** Mike D'Aquila 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 2014-2015. Beth Kelly seconded the motion. There were no questions from the property owners. A vote was taken, the motion carried.

**WPCA:** David Tousignant reported on the actions of the Point O' Woods Water Pollution Control Authority whose mission is to maintain the sewer system and manage the loan payment. Pumping stations, which were expected to be a problem have not been. The contractor checks them weekly in the summer and monthly off-season. The 71 grinder pumps have presented more problems. Rick Frascarelli has been able to handle many of the problems. He reminded property owners to review the "Never Flush" insert in the Annual Call mailing, especially with tenants who may be unfamiliar with our sewers. The WPCA is financially solid, 57 loans have been paid in full. Dave Tousignant and Wayne Blair will retire from the WPCA Board this year. Richard Ramondetta will take over as president.

**Treasurers Report:** Roy Johnson reported that association's 2014-2015 financial status is good, we had a clean audit, a strong balance sheet, expenses are under control and we are improving our capitol position to address future anticipated and unanticipated large expenses. Summary data was included in the annual call mailing and if anyone would like the full detail, there are copies available or they can contact the office. Total income is projected to be approximately \$300 below the budgeted \$443,100. Ordinary expenses are estimated at approximately \$317,000, below budget by \$51,000. There is about \$527,000 in the bank.

Mr. Johnson reported that fiscal year 2015-2016 the budget proposal reflects \$443,100 income \$352,290 expenses and \$70,000 capital appropriation with a proposed mil rate of 2.39 versus 2.22 the previous year. Since the property value assessments declined, the overall tax essentially increases 1.5%. He provided an example that if tax is currently \$700, it will increase to about \$710. This budget reflects cost controls executed by the Board as well as reduction in grounds and recreation expenses. On the plus side, insurance premiums have increased for general liability.

Ross Levanto, 24 Sargent Rd, asked about the status of the Town of Old Lyme subsidy. Fred Callahan reported that he was the only member from the beaches, on a town committee to review the beach stipends. It wasn't clear to the that committee the original purpose of the stipend. The committee approved a reduced stipend stipulating that it be spent on security. This leaves it open to request increases in the future.

Richard Burlingham, 16 Walnut Rd, asked about the budgeted expense for clothing. Carl Filios reported that it was for uniforms of parking lot and recreation staff so they would be recognizable as Point O'Woods staff.

Mary Lennon, 48 Ridgewood Rd, made a motion to accept the budget for 2015-2016. Beth Kelly seconded. A vote was taken of the property owners, the motion carried.

**Levy a Tax:** Mike D'Aquila made a motion to set the mil rate for 2015-2016 fiscal year at 2.39 based on assessed value at the Old Lyme Assessor's office to meet expenses provided in the approved 2015-2016

budget, such taxes due August 1, 2014. Beth Kelly seconded. A vote was taken of the property owners, the motion carried.

**Proposed Ordinance Changes:** Wayne Buchanan stated that proposed ordinance revisions were distributed in the Annual Meeting Call and printed on pink paper to ensure visibility to them. He reviewed the changes.

Chapter 3, Acts of Nuisance, Beach section 10:

The existing ordinance prohibits bathing, swimming and fishing in the Three Mile River. This ordinance is not in compliance with the CT State Department of Energy and Environmental Protection (DEEP) Public Trust Doctrine, which grants use of coastal waterways, and the state holds title to the lands waterward at mean high tide.

The proposed ordinance would prohibit fishing from the right-of-way footbridge and steel bulkhead on the west side of the river. Fishing from the bridge at the east end of the boardwalk is prohibited between 9:00AM and 6:00PM June 25 to Labor Day.

Pat O'Neil, 5 Champion Rd, asked if crabbing would be prohibited in the river behind Champion Rd. Mr Buchanan stated that the crabbing at that location can continue under the Public Trust.

Donna Johnson, 99-1 Hillcrest Rd, asked how we could know where the mean high tide level is. Mr. Buchanan explained that it is the average of high tides over a certain period. Mrs. Johnson asked if the concrete platform/ledges at the bottom of the stairs from the east end of the boardwalk are included in the fishing prohibition. Mr. Buchanan responded that fishing from the platform is not prohibited by the proposed ordinance.

Ken Robert, 5 Stanhope Rd, commented that fishing from the bridge is a safety issue for boaters and fisherman due to not having clear sight of each other.

Steve Johnson, 99-1 Hillcrest Rd, stated that the same safety concerns apply from the platform. He felt it should be banned from that location, as well as the bridge. Mr. Buchanan explained that the Board committee felt that people fishing from the concrete platform could see the boats in the channel and the boats could see them.

Dave Tousignant, 4 Hillcrest Rd, asked for clarification of where fishing could occur. Confirmed fishing allowed in boat basin, west bridge, and the concrete platform but not on the jetty. He commented that it could be dangerous. He asked if we could restrict access. Mr. Buchanan said we could restrict it, but the committee is not recommending that since they want children to enjoy all the water activities at Point O'Woods.

Roy Johnson, 21 Massachusetts Rd, stated that it was confusing. Mr. Buchanan clarified that fishing is allowed from the bulkhead in boat basin.

Don Eiler, 27 Seaview Rd, contributed that his understanding is that the CT law applies to coming from the water. He felt the concrete platform below the steps was above the high water mark.

Richard Burlingham, 16 Walnut Rd, commented that in the past a number of children had fallen into the river from the concrete platform which is an additional insurance risk.

Mr. Eiler commented that the property owners did not have a clear understanding what the ordinance was about and made a motion to table the topic, Rosemary Breen, Connecticut Rd. seconded, the motion passed. The attorney advised that it must be brought back to the next meeting or it is dead.

**Appointment of Officers:** Fred Callahan moved to authorize the Board of governors to appoint and remove officers for the protection of the Association, Mary Lennon seconded and the motion carried.

**Election of Governors:** Carl Filios explained that all property owners who were deemed suitable to the nominating committee and brought forth by the Board would be listed on the ballot, even if all positions had incumbents. So there could be more than 3 candidates on the ballot. There were nominations from the floor so Mr. Filios requested that the Secretary cast one ballot for the proposed nominees, Fred Callahan, Beth Kelly and Bud Phelps.

**Citizen Speak:**

Norman Stitham, 49 Ridgewood Rd, noted that articles for The Wave are due to him 6/20/15.

Ken Robert, 5 Stanhope Rd, suggested a diagram of the fishing ordinance proposal would be helpful. He also asked about the nature of the insurance claims. Carl Filios reported that an ankle injury occurred where the black top meets the sand on the path to the golf cart parking. Another injury occurred on the Champion Rd, on the stairs from the beach where the water fountain is. Another case he could speak to since it was an active case we were brought into by a property owner.

Dick Hrinak, 85 Hillcrest Rd, asked about the burned house on Connecticut Rd. Chris Dabrowski reported that 240 people signed the petition, it was delivered to the Old Lyme Fire Marshall and Building Department. The town responded that they have no jurisdiction and Point O'Woods could set up their own process to deal with blight.

Mrs. Dabrowski also stated that it was her who fell on the stairs on Champion Rd. and the hazard still exists there.

Lou Patria, 51 Seaview Rd., asked for a status on his recommendation to the Board for a storage structure for boats on the beach. Jennifer Reyes reported that she, Bud Phelps, Pete Roberge have taken an action item to investigate it and report back to the board at their next meeting.

Fred Callahan moved to adjourn, Pete Roberge seconded. The motion carried the meeting adjourned at 7:35 PM.

Respectfully submitted, Jean Smith