

**POINT O'WOODS**  
**BOARD OF GOVERNORS MEETING**  
**April 25, 2017 6:30-9:00 PM, Old Lyme Library**  
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**Approved Minutes**

**Type of Meeting:** Regular

**Secretary:** Jean Smith

**Attendees:** Carl Filios (teleconference), Wayne Buchanan, Fred Callahan, Mike Aron, Bud Phelps, Jennifer Reyes, Pete Roberge, Faith Weiss, Roy Johnson

**Guest:** Attorney Londregan

**Citizen Speak:** No comments.

**Approve Agenda:** Bud Phelps motioned to approve the agenda, Mike Aron seconded and the motion carried.

**Secretary's Report:** Pete Roberge motioned to approve the 3/21/17 minutes, Mike Aron seconded and the motion carried. Jean Smith proposed a date correction for the 4/11/17 meeting minutes. Roy Johnson offered an amendment to the Next Steps to read – "Roy Johnson commented that he will make the adjustments discussed in preparation for 4/25/17 BOG Meeting where the budget will be finalized and the mill rate established." Pete Roberge motioned to approve the 4/11/17 minutes as amended, Pete Mike Aron seconded and the motion carried.

**Treasurer's Report:** Roy Johnson distributed the March financial report. Income in March was basically from Boat Basin. Year to date we are over in income but under in expenses resulting in a favorable position. There is about \$819,000 cash in the bank and the forecast for year-end is about \$708,000. Bud Phelps motioned to accept the treasurer's report, Pete Roberge seconded and the motion carried.

**REVIEW OF OPEN BUSINESS:**

**Finalize 2017-18 Budget:** Roy Johnson presented the adjusted budget. Fred Callahan motioned to approve the budget, Bud Phelps seconded, the motion carried. Roy Johnson presented a graphic display for the 2017-2018 that will be presented at the Annual Meeting.

**Set 2017 Mill Rate:** Fred Callahan motioned to set the mill rate for 2017-2018 fiscal year the same as previous 2 years at 2.39. Pete Roberge seconded, motion carried.

**Annual Call/ Annual Meeting:** Jean Smith reported that preparation of the annual call package is progressing, on target to be mailed by 5/24/17 as required by the charter. She raised a question about clarifying the voting instructions included in the Call. Attorney Londregan reported that voters must be property owners who are specifically named on the deed. If an individual is part of an "et al" they can vote if their name is on the deed. They should bring proof of ownership, which would be the deed from the Old Lyme Town Hall. All voters should present picture identification, the same as in federal and local elections. For a property in trust, trustees named on the deed are

the only voters for that property. For properties in an LLC or corporation there is one voter for the property.

**Boat Basin & Parking lot Surveillance Cameras:** Fred Callahan reported that he had not yet pursued the surveillance cameras since the BOG had not yet approved the expense. Discussion included thoughts about how many cameras, where to put them, how would data be stored or communicated. Wayne Buchanan asked Fred Callahan to bring a diagram of a plan showing the location and coverage area to the BOG.

**NEW BUSINESS:**

**Potential Easement Hillcrest Rd:** Attorney Londregan reported that the Thompson v. Griffin case would not go to trial, it was basically settled and there are some open actions before the final settlement. Point O'Woods and the owners of the Sperduto property became involved in the case. The attorney alerted the BOG that the Board they Point O'Woods may become involved in the settlement per request of Griffins and Sperdutos. The BOG may be approached and asked if Sperdutos will be allowed to exit their circular driveway on Hillcrest Rd passing over Point O'Woods property.

**Use of Technology:** Carl Filios presented a history of how Point O'Woods has progressed using technology to support BOG operations. The breadth of Technology use includes a property owner database, surveillance cameras, financial planning and reporting, remote meeting participation (teleconferencing) and electronic presentation of documents at BOG meetings. Carl made the point that this tech utilization has occurred rapidly and as we go forward, and other possibilities emerge we should look for ways to integrate our software, hardware, telecommunications and data use and tools.

**Remote Board Meeting Attendance:** Carl Filios presented a proposed policy for BOG teleconferencing. Attorney Londregan advised that remote participants counted for the quorum. They could vote if they all the same information that members had at the meeting location. Bud Phelps motioned to approve the policy, Pete Roberge seconded and the motion carried

**Memorial Day Sticker Distribution:** Fred Callahan reported that stickers would be available at the pavilion Saturday and Sunday of Memorial weekend 9:00 AM-4:00 PM. Parking lot attendants will help with the process. The office will print the property owner data sheets as in the past 2 years and sort them by street.

**COMMISSIONER REPORTS:** Bud Phelps reported that Shore Acre Rd would be dug up for sewer work. He also reported that the cause of the recent flooding on Connecticut Rd has not been determined. Carl Filios reported that we need to complete our seeking candidates for the BOG by 5/15/17. Wayne Buchanan reported that letters were going out to 5 potential candidates. He will follow up with a phone calls next week. Wayne Buchanan reported that he plans to contact the owner of beach property to explore their interest in selling

**ADJOURNMENT:** Bud Phelps motioned to adjourn, Pete Roberge seconded, motion carried. Adjourned at 8:36 PM.

Respectfully Submitted, Jean Smith