

**POINT O'WOODS**  
**BOARD OF GOVERNORS MEETING**  
**August 30, 2016 6:30-9:00 PM, Old Lyme Library**  
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**Approved Minutes**

**Type of Meeting:** Regular

**Secretary:** Jean Smith

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

Carl Filios called the meeting to order at 6:34 PM.

**Citizen Speak:** Mary Lennon, 48 Ridgewood Rd, clarified that the Point O'Woods tax information is included in the Welcome Booklet.

**Approve Agenda:** Fred Callahan requested the addition of a security camera topic and Faith Weiss requested discussion of a request from a property owner to use a camper on their property as an office during construction on their home. Bud Phelps motioned to approve the agenda as amended, Wayne Buchanan seconded and the motion carried.

**Secretary's Report:** Bud Phelps moved to accept the minutes as of the 10/25/16 BOG meeting Beth Kelly seconded and the motion passed.

**Treasurer's Report:** Roy Johnson distributed the year-to-date financial report, which indicates minimal spending this past month, income at about \$50,000 ahead of budget and we are under budget in most major expense areas. Security and management expenses account for most of the positive expense situation. Current bank deposits stand at about \$800,000. He will transfer about \$240,000 to an interest bearing account. Mr. Johnson reported that tax delinquencies are still high with 30 delinquent taxpayers for about \$20,000. He will proceed with follow up notices. Bud Phelps moved to accept the treasurer's report, Wayne Buchanan seconded and the motion passed.

**REVIEW OF OPEN BUSINESS:**

**Fall Newsletter:** Jean Smith distributed a content draft of the consolidated commissioner reports and informational articles. Board members should get changes back to Pam Spadaccini by Friday November 18. Post cards will be mailed and the Newsletter posted on the website December 1.

**NEW BUSINESS:**

**Salary Study:** Jean Smith described the process of obtaining Federal, State and New London County pay rate information for all staff positions. Our pay rates are competitive for the administrator, parking attendants, and recreation staff. The grounds and maintenance staff positions however, need more analysis since those jobs are a combination of varied jobs with varied pay rates. Wayne Buchanan and Bud Phelps will review the data and make recommendations for pay rate changes to be included in the 2017/18 budgets.

**Security Cameras:** Fred Callahan reported that the security cameras that fit our 24-hour requirements have been installed and are operational. He is pleased with the quality, scope and range of the video and expects them to be suitable for a number of years.

**Request for Camper on Property:** Faith Weiss reported that there was a request from a property owner to use a camper, parked on their property as an office while their home was under construction. She read the Title I, Chapter 1 ordinance to start the Board's discussion of whether this is allowable based on this ordinance. Several points made during discussion include: there was no recollection of construction offices on past projects including some that were more extensive, the Board refused the request for a construction office by Paganelli during the sewer project, the ordinance states that a camper can not be 'occupied', we allow boats to be parked on private property so the camper can be parked on private property, just not used. Based on the Board's interpretation of the ordinance, Fred Callahan moved to deny the request, Pete Roberge seconded. Vote taken, 7 Yes, Wayne Buchanan opposed. A letter will be sent to the requesting property owner.

#### **CORRESPONDENCE:**

**Block Party Benefit:** Carl Filios read a letter to the residents from the committee indicating that \$1,350 was raised to support the Lyme-Old Lyme Band trip to the 75<sup>th</sup> commemoration ceremony of the bombing of Pearl Harbor. Next year, the committee intends to define a recipient or target within Point O'Woods for the benefit proceeds. They also mentioned a date change to Memorial weekend. Since that weekend is reserved for the Board's purpose of handing out parking, boats on the beach and golf cart stickers it will need to another date. Board discussed the low population in June and people busy opening cottages. They felt the last 2 weeks of August had low population as well, but people do return for Labor Day Weekend. The date is still uncertain. Fred Callahan volunteered to discuss it with Mark Stankiewicz, the committee chair. Bud Phelps will represent the Board on the committee going forward.

**Road Encroachment:** Wayne Buchanan asked if the Board responded to Dave Robinson's correspondence about the apparent loss of land when the road was replaced during sewer installation. Carl Filios indicated that he requested a survey from Mr. Robinson but had not received it.

#### **COMMISSIONER REPORTS:**

**Boat Basin Waiting List:** Pete Roberge reported that the wait list is complete with 23 hopeful boat owners, a significant increase over last year. He mentioned that there is a boat parked on Champion Rd. He felt car parking on the road was approved for the resident but there is no boat parking on the road.

Pete Roberge also reported that he had followed up with Harry Plaut, Harbor Master, on the placement of 'Slow No Wake' buoys. Board agreed to rent the 2 buoys for the first year, which includes seasonal placement and removal. Beth Kelly asked about the potential for a jet ski line. The Board agreed to wait on it but put up signage reminding jet skiers not to tie up to swim lines.

**Security:** Fred Callahan reported that the security staff and public notice for the New Year's Day annual closing of the gate are in place. He asked if we knew the weight limits on the Champion Rd bridge. Since we do not, he will get a cost estimate from a structural engineer for having that determined.

Winter watchmen are Rick Frascarelli, Scott Phelps and Fred Callahan.

**Administration Equipment:** Carl Filios recommended the purchase of a computer compatible projector since we had been using his during meetings for financial reporting and various agenda topics. Fred Callahan motioned to purchase the projector, Wayne Buchanan seconded. Motion carried. Carl Filios requested that Jean Smith research the available equipment for purchase.

**Grounds:** Bud Phelps reported that the leaf pick up has begun, the parking lot barriers go up next week, and one-way signs installed soon.

**CITIZEN SPEAK:**

Lorraine Gibson, 45 Connecticut Rd, reported that there was a house on Oak Rd with a new picket Fence. Fred Callahan commented that he thought it had been there for some time. A discussion of the fence ordinance, the lack of compliance, the complexity of enforcing it ensued. Wayne Buchanan stated that if we have an ordinance we should enforce it or change it. Mrs. Gibson stated that a previous study group proposed a revised ordinance, which the Board did not bring forward for vote by property owners.

**EXECUTIVE:**

There was no session but Carl Filios reported that the court date for Thompson vs. Griffin is now in January.

**ADJOURNMENT:**

Beth Kelly motioned to adjourn, Jennifer Reyes seconded, motion carried with adjournment at 8:22 PM.