

**POINT O'WOODS  
BOARD OF GOVERNORS MEETING**

**June 2, 2018, 6:30 PM**

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**Draft Minutes**

**Type of Meeting:** Annual Meeting

**Secretary:** Jean Smith

**Attendees:** Mike Aron, Fred Callahan, Carl Filios, Roy Johnson, Beth Kelly, Mike LaFleur, Randy McHugh, Bud Phelps, Faith Weiss

A quorum was confirmed and Carl Filios called the meeting to order at 6:05 PM.

Carl Filios, President of the Point O'Woods Board of Governors, expressed appreciation for all the people, mostly volunteers, who contribute to bring this meeting about.

Mr. Filios commented that the Point O'Woods Library would open this season in the shed at the entrance to the parking lot where recreation program equipment had been stored. He also noted that the Point O'Woods Centennial Celebration is in 2019 so residents should look forward to efforts to make it a great celebration.

He commented on several unresolved issues or opportunities ahead:

- Some think security cameras are a good idea and some think they are an invasion of privacy. The Board needs to hear what the residents want.
- A purpose for Anderson Park has yet to be determined. Past surveys haven't provided conclusive findings. Part of it is being used grounds and maintenance storage.
- We are running out of space. Ever increasing maintenance gear, items formerly stored where the library will go and other useful items are filling the office
- There was concern about getting insurance after the recent injury lawsuit, but we feel confident we'll be fine for this year, although the expense has increased. All Point O'Woods owners, guests and tenants should be cognizant of their surroundings and report things that need to be fixed. Your vigilance and reporting will reduce potential problems
- The Boat Basin has a new fence. Some supports for the former fence are still attached to the concrete so please be careful until we can remove them
- Longer term there will be dredging and a study is underway to determine the state of the bulkhead to determine future maintenance or replacement

He mentioned things to think about:

- There is an increasing number of year round residents with the expectation off-season residency will continue to increase. We need to consider how the needs of on-season and off-season differ and how to balance them
- Recently we have not had a nominating committee and had to replace a Board member who left Point O'Woods. We were fortunate to have 2 great, qualified candidates. Without a nominating committee, the BOG is tasked with identifying candidates so we tend to get the people we know and the diversity that is important to a Board that

seeking information to set direction and support decisions suffers. Carl Filios encourage former BOG members to volunteer to participate in the nomination process.

**Women's Club:** Danne Pineo and Jan Tonnucci, co-presidents of the Womens Club reported on their plan for 2018 season. The 2<sup>nd</sup> phase of the recognition walk is nearing completion and there will be a 3<sup>rd</sup> phase so applications are being accepted. The club will be working with the Board on the Centennial Celebration plans and welcome ideas or suggestions.

**Minutes 2017:** Bud Phelps motioned to approve the minutes from 6/4/17 Annual Meeting, Randy McHugh seconded and a raised ballot vote was unanimous.

**Board Actions Ratified:** Randy McHugh moved to ratify and approve all actions undertaken in the name of The Association by the Board of Governors and Officers during the fiscal year 2017-2018. Bud Phelps seconded and a raised ballot vote was unanimous.

**WPCA:** Richard Ramondetta presented the report of the Point O'Woods Water Pollution Control Authority. He reported that the sewer system, in its eighth year of operation, was performing as expected. The WPCA is addressing options to control the dioxide levels and will consider electronic monitoring and balancing. He thanked the WPCA Board for their effective management of a privately owned sewer system and encouraged residents to comply with the DO NOT FLUSH guidance.

**Financial Report:** Roy Johnson, Treasurer, presented the financial report. The fiscal year-end forecast indicates a good position with income slightly ahead of plan and expenses slightly below plan. 2019 budget is fairly stable. The key expense change is insurance at about \$60,000 for the 5 different policies.

He described the sources of income and the categories of expenses for 2018/2019. Projected total income is at \$426,670 and total expenses at 384,270. Capital expenditures and appropriations are planned at \$99,000.

Year-end 2018 cash and equivalents are projected at \$765,879. David Richardson (Seaview Rd) and Richard Ramondetta (Hillcrest Rd) commented that there are some investment options with better interest rates available. Roy Johnson will look into these possibilities.

Mr. Johnson emphasized that when we budget capital and don't spend it that year, it's use is restricted for future capital items. So we set aside money each year that we expect to spend in the future on major items of a long-term nature.

There is no proposed increase in the mill rate, which will remain at 2.39. There are 5 delinquent taxpayers down from 30 in October. Bud Phelps moved to adopt the budget as presented, Beth Kelly seconded and a raised ballot vote was unanimous. Richard Ramondetta motioned to levy a tax, due and payable August 1, 2018, to meet the expenses provided in the budget, Bud Phelps seconded. Beth Kelly pointed out that the motion should specify setting the mill rate as well. The motion was amended to state the mill rate. Richard Ramondetta moved to accept the amended motion with the mill rate at 2.39, Bud Phelps seconded and a raised ballot vote was unanimous.

**Point O'Woods History:** Tom Gworek, Seaview Rd, reported on the POW history book he has been working on for the 100<sup>th</sup> Anniversary. He has acquired the information collected by Cora Ekwurtzel and Sarah McClean several years ago. He encouraged residents to provide him with anything that could be added to the history. He is targeting publication for spring 2019. There are open questions about how The Association will support this effort, whether it should be black and white or color and how initial set-up could be funded. Carl Filios commented that the size of the book will drive the cost and nothing is out for bid yet. A number of issues need to be settled like: who sells the book, how the cost is covered, color or black and white. The Board will appoint a committee to address these issues.

**Ordinance Change:** Randy McHugh presented the proposed change to the Building and Construction ordinance (Chapter 7) including addressing the differences for interior and exterior maintenance. The purpose of the ordinance is to ensure the peace and tranquility of Point O'Woods. He explained that the intent of the change is to clarify what is allowed/not allowed and smooth the process of applying for emergencies. Key changes are: the name of the ordinance to reflect interior and exterior maintenance, streamlined emergency and extension request process with the Ordinance Commissioner determining true emergencies, and internal maintenance that doesn't create noise is acceptable. Ross Baiera, 38 Hillcrest Rd, asked why the Ordinance Commissioner did not present the proposed change. Faith Weiss, Ordinance Commissioner, explained that a committee worked on the ordinance and Randy McHugh was on that committee and agreed to present it. Beth Kelly moved to accept the ordinance as presented, Faith Weiss seconded and a raised ballot vote was unanimous.

**Security Officers:** Fred Callahan moved to authorize the Board of Governors to appoint and remove officers for the protection of The Association as needed, Bud Phelps seconded and a raised ballot vote was unanimous.

**Board Election:** Candidates for the Board are all current members of the Board: Fred Callahan, Beth Kelly and Bud Phelps. No nominations came forward from the floor. Roy Johnson moved to accept these candidates, Mike Aron seconded and a raised ballot vote was unanimous. Secretary will submit one ballot for the 3 proposed candidates.

**Citizen Speak:** David Richardson, 72 Seaview Rd, commented that there are frequently stones on the tennis courts left there by children playing there. He expressed concern for the treatment of the courts and the expense to replace them if necessary. Fred Callahan reported that enforcement of the rules would be stricter this year. Beth Kelly commented that the nets go up after cleaning and painting of courts.

Ross Baiera, 38 Hillcrest Rd, commented that there has been continued increase in skateboard use and roads need to be well maintained.

**Adjournment:** Randy McHugh motioned to adjourn at 7:15 PM, Beth Kelly seconded, motion carried. Meeting adjourned.

Respectfully,  
Jean Smith