

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

March 27, 2018, 6:30 PM

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Minutes

Type of Meeting: Regular

Secretary: Jean Smith

Attendees: Carl Filios, Mike Aron, Beth Kelly, Randy McHugh, Bud Phelps, Pete Roberge, Roy Johnson

Carl Filios called the meeting to order at 6:34 PM. He announced that John Maschi, Point O'Woods insurance agent and Jeff Londregan, the Association's attorney, were in attendance to participate in agenda topics.

CITIZEN SPEAK: Marilyn Stitham, 49 Ridgewood Rd, welcomed the Board back for the New Year.

APPROVE AGENDA: Several items were added to the published agenda including: 1) Boats on the Beach, 2) Resident Stickers, 3) Ice Cream Truck, and 4) Point O'Woods 100th Anniversary. Beth Kelly moved to accept the agenda as amended, Bud Phelps seconded, the motion carried unanimously.

SECRETARY'S REPORT: Beth Kelly moved to approve the minutes from 11/14/17, Bud Phelps seconded, the motion carried unanimously.

TREASURER'S REPORT: Roy Johnson, Treasurer, requested that this report be included with a later agenda item on the Budget.

REVIEW OF OPEN BUSINESS:

History of Point O'Woods including correspondence from Tom Gworek – Carl Filios received email from Tom Gworek requesting the opportunity to talk about the History at the Annual Meeting. Beth Kelly commented that it can go in the Annual Call, WAVE, bulletin boards citizen speak, bulletin Board. Carl Filios will send the Gworek email to BOG members.

Building Ordinance - The BOG voted on the proposed ordinance in November 2017. Jean Smith will ensure, with Randy McHugh that we have the final for publication and vote in June. It was emphasized that property owners need to inform the Board and WPCA of major construction projects. Carl Filios reported that Mr. Klein had sent a proposed Fence Ordinance to him and Faith Weiss. Since Mr. Klein and Faith Weiss were not present there was no discussion of the proposal. Carl Filios noted that the BOG must review it and vote to approve it before it can go for a vote of all property owners so it is unlikely that can be done in time for the Annual Call. Faith Weiss will forward the proposal to BOG members to prepare to discuss in April.

Basketball Court – Beth Kelly reported that the basketball court work had begun and is expected to be complete by the summer season. Since breaking ground, the contractor is better able to plan for proper drainage. Some drainage pipes will be cleared out and there may need to be additional drainage installed to keep the area dry. The landscaping along the tennis court, bordering the playground will be replaced.

NEW BUSINESS:

Election of new Vice-President – Wayne Buchanan, BOG Vice-President, sold his home in Point O'Woods and since he is no longer a property owner, submitted his resignation. This leaves an open Board position and the open Vice-President position. Beth Kelly nominated Randy McHugh for the Vice President

assignment, Mike Aron seconded and the motion carried. Randy will continue serving as Beach Commissioner until all Board positions are filled. Pam Spadaccini will post an announcement for filling the position.

BOG Nominations - Carl Filios will re-visit the topic of the nominating committee for future discussion.

Repairs to Boat Basin – Pete Roberge reported that there are several projects in the boat basin for which there is money in the budget and/or capital funds to do:

- The ladders will be replaced before season.
- During the winter a portion of the fence was lost. The rest of the fence is in need of replacement. It will be replaced with white synthetic material that is rot resistant and low maintenance for about \$15,000. He will get 3 bids for this.
- Preparation work for the dredging in 2019 will cost about \$5,000.
- A study of the steel bulkhead condition, and determination of what work may need to be done will be initiated.

Boat Basin rentals are in and Pete thinks there will 3-4 slips available for those on the waiting list. Several boats were left in the boat basin during storms last fall and caused damage to the poles. In the future, slip owners will be notified of serious storms and requested to move their boats. If they aren't removed and the poles are damaged during the storm, there will be fines. Boats are to be removed for the winter by 10/15.

2018-2019 Budget/Planning – Roy Johnson presented the schedule for the planning process. The budget workshop will be 4/10/18 at 6:30 PM at the Lyme's Senior Center at 26 Town Woods Road, Old Lyme, CT 06371. The final budget will be confirmed at 4/24/18 BOG meeting when the mill rate is set. John Maschi reported that our master insurance policy for property and liability accounts for 70-75% of our total premiums and is in the mid-high \$40,000. There is uncertainty about the impact the recent injury claim will have on the budget. He is keeping close attention on this to prepare for renewal in August.

Mr. Johnson distributed the forecast summary for the current fiscal year. The forecast indicates \$2,000 above planned income and \$30,000 under expenses so it is anticipated we will end the year within budget. It is anticipated that there will be about \$805,000 cash at year-end. There is about \$11,000 in delinquent property tax². Beth Kelly indicated there might be a slight increase in the tennis court expense due to the drainage issues. Carl Filios reported that Fred Callahan is considering the purchase of a golf cart for the security guards rather than pay for the cruiser. That will be discussed when Fred is present.

Mr. Johnson reported that the audit was complete with no problems noted.

Annual Meeting Call – The meeting is June 2, 2018 at the Old Lyme Middle School, 6:00 PM. Jean Smith distributed the schedule for preparing the Annual Call to be mailed 5/22/18. She emphasized that Board members draft reports are due to her 4/15/18 so that a draft can be discussed 4/24/18 meeting. Anything that is to go in the Call of the Meeting that requires a BOG vote (i.e., Board nominations, ordinances, etc.) must be addressed at the 4/24/18 meeting.

Recreation – Beth Kelly ask John Maschi if there are any insurance concerns about children's events like Halloween and bike parade. John indicated that these are routine community activities and as long as there are suitable levels of supervision and safeguards were in place it is fine.

Point O'Woods Library including correspondence from Norman Stitham -

Since Norman Stitham is retiring as the Librarian, he provided a description of the current library as a basis for the BOG's discussion of its future. The sense of the Board was that the Library the Stitham's had

managed in their garage for 14 years was a great benefit to the community. The BOG expressed their appreciation for the Stitham's generosity and good will.

'Little Libraries' were discussed but the BOG preferred a centralized site. The space in the shed at the parking lot, formerly used as Recreation storage, was determined to be a good location.

Norman indicated that the books and library fixtures are available to The Association. Beth Kelly will follow up on how to execute the transition.

Boats on the Beach – Pam Spadaccini reported that a number of residents had registered for multiple boats on the beach with some wanting to store sailboats and 2 kayaks. This had not been previously allowed. The BOG agreed that 2 vessels were allowed per property. Additional requests from the property would be wait-listed as had been the practice several years ago and if there are free spaces; they will be allocated after 6/25/18.

Resident Stickers - Carl Filios reported that resident stickers were ordered this year with no date on them eliminating the need to change them every year. A new sticker would only be needed if the property owner got a new car or the sticker was damaged.

Ice Cream Truck - Beth Kelly is pursuing vendors. A property owner asked her about the BOG's willingness to have a semi-permanent structure that would be left overnight for ice cream sales has approached her. The general feeling of the BOG was that they were not interested in doing this.

Point O'Woods 100th Anniversary – Beth Kelly reported that she and Jean Smith had been discussing possibilities of getting input on what the residents would like to see as part of the celebration. Brainstorming sessions with the BOG and Womens' club would be conducted. Beth recommended that we spread the expense by budgeting some expense in the 2018/2019 fiscal year and other expenses would be covered in the 2019/2020 fiscal year. Jean recommended fund raising activities be conducted in summer of 2018. There will be further discussion at the budget meeting 4/10/18.

CORRESPONDENCE: In 2017, the BOG approved a request from Nancy Epright to hold a charitable tag sale. Jean Smith read an appreciation letter from Warrior Mission Ranch, the recipient of the \$3,693.00 proceeds. They indicated that the donation allowed them to purchase two horses, place three service dogs as well as work with local veterans. They also were able to start construction on a dedicated workshop building.

COMMISSIONER REPORTS: The BOG agreed to have the annual dinner Friday, 6/1/18. Beth Kelly will work the details. Bud Phelps indicated that the Maintenance staff's workload is about to increase so Commissioners need to get requests submitted to him quickly.

EXECUTIVE SESSION: Beth Kelly moved to enter executive session to discuss the status of pending litigation, namely Thompson v. Griffin, et al., Docket No.: KNL CV 13 6018641 S, pursuant to General Statute §1-200(6)(B), strategy and negotiations with respect to pending claims or pending litigation involving the Point O' Woods Association. at 9:04 PM, Bud Phelps . Exited executive session at 9:11.

ADJOURNMENT: Randy McHugh motioned to adjourn at 9:12, Mike Aron seconded, motion carried.

Respectfully, Jean M. Smith