

POINT O'WOODS
BOARD OF GOVERNORS MEETING
June 26, 2018, 6:30-9:00 PM, Old Lyme Library
860-434-5686 pointowoodsct.com powoffice@att.net

Minutes

Type of Meeting: Regular

Secretary: Jean Smith

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

CITIZEN SPEAK:

Barbara Impellitteri, 13 Champion Rd, commented that since the beach was not graded, sand was piling up near the revetment, the beach rake was getting stuck and some of the steps over the revetment were buried in sand. She asked the BOG to consider grading the beach in the fall.

APPROVE AGENDA: Fred Callahan asked to have 2 topics added: 1 Sargent Rd and Real Estate signs. Randy McHugh moved to approve the agenda as amended, Beth Kelly seconded, the motion carried.

SECRETARY'S REPORT: Bud Phelps moved to approve the minutes from 5/22/18, Randy McHugh seconded, the motion carried unanimously. Beth Kelly moved to approve the minutes from 6/2/18 organizational meeting, Bud Phelps seconded, the motion carried unanimously.

TREASURER'S REPORT: Roy Johnson reviewed the financial reports. Mr. Johnson reported that expenses are below plan due to limited use of the Admin contingency fund and anticipated legal expense. Current cash balance is \$799,000, which is \$33,000 over plan. Of the planned capital expense, about \$60,000 was spent on boat basin fencing, basketball court replacement, drainage improvement around the pavilion and the golf cart for security. The restricted funds for future capital expense use are \$202,911. Randy McHugh motioned to accept the April Treasurer's report, Mike LaFleur seconded, the motion carried.

REVIEW OF OPEN BUSINESS:

Annual Meeting Follow-Up: At the annual meeting, two residents suggested that there might be higher yield, low risk investment options available in the market. The BOG discussed several options. Randy McHugh moved to direct the treasurer to deposit up to \$250,000 in a 1 year CD at no less than 2% interest as soon as conveniently possible, Mike LaFleur seconded, the motion carried

Beach Cleaning Contract: Carl Filios reported that Point O'Woods had a 5-year contract (2013-2015) with Harry Plaut Environmental with an addendum for 5 additional years. Carl Filios commented that 3-year contracts were the norm. He distributed the draft contract and explained there was an issue since the hourly rate for emergency services is not stipulated. Bud Phelps commented that to his knowledge, the need for emergency services had not arisen in the past

and it's unlikely they'll be need in the future. Carl Filios moved to approve the beach-cleaning contract.

Randy McHugh moved to amend the motion to make it conditional on Harry Plaut producing a new bill reflecting the \$1500 credit before 6/30/18. Mike LaFleur seconded, the motion carried. Pete Roberge directed Carl Filios to change the language from 'York rake' to 'Barber Beach Rake'

Mr. Klein's Fence Ordinance Proposal: Faith Weiss distributed a proposed revision to the Fence Ordinance submitted by Mr. Klein, Seaview Rd. She noted that there is no stipulation regarding fence repairs is included in the current ordinance. Faith Weiss moved to create a sub-committee to work with Mr. Klein to draft a new fence ordinance that the BOG can present to the property owners at the 2019 Annual Meeting. Mike LaFleur seconded and the motion carried. The committee was defined as Faith Weiss, Bud Phelps, and Mr. Klein.

100th Anniversary: Jean Smith proposed the Objective for the Centennial to be: "ACTIVITIES, EVENTS AND ATMOSPHERE OF CELEBRATION AND COMMEMORATION THAT APPEALS TO A BROAD RANGE OF RESIDENTS". She presented the process for obtaining community feedback on possible ways to accomplish this, to be conducted for a report at the July BOG meeting. Danne Pineo presented the ideas generated by the women's club that will be the basis for collecting additional information from the community through various means. Roy Johnson will work on a committee with Tom Gworek on the history book. Beth Kelly, Jean Smith, Mike LaFleur, Faith Weiss will be BOG representative on the Centennial committee. Women's Club member and resident will round out the committee. Many volunteers will be needed.

NEW BUSINESS:

Insurance Renewal: Randy McHugh reported that the umbrella policy for \$15,000,000 has been granted at for \$3,300 premium versus the \$17,000 last year. Other policy applications are being reviewed. Carl Filios commented that there is usually a request from the insurance agent for information on Point O'Woods buildings. We must add the new golf cart shed to that document.

Board Positions: Pete Roberge reiterated the commissioner changes: Beth Kelly- Boat Basin, Mike LaFleur- Recreation, Pete Roberge- President, and Carl Filios- Beach.

Office Access: Pete Roberge expressed concern about securing access to the Maintenance Shed where valuable tools and equipment are stored and the Admin Office also with equipment and critical files. It was decided that Pete Roberge, Roy Johnson, Pam Spadaccini will be the only office key holders and Pam Spadaccini will scan and email commissioners' correspondence. All other keys are to be turned in to Pam Spadaccini. If anybody needs to borrow equipment, talk to Rick Frascarelli.

2018 Conflict of Interest/Code of Ethics Forms: Board signed the 2017 forms for file in the office.

Board Position Signature Authority: Pete Roberge will get signature authority at Bank America. Jean Smith will forward necessary documents to him.

BOG Communications: Pete Roberge commented that the charter says that Association business is to be conducted at the meetings. The Attorney and the CT Freedom of Information contact

have advised that Board members not use their personal emails for BOG business and not conduct lengthy email discussions since they can be misconstrued as un-noticed meetings.

1 (or 2) Sargent Rd: Fred Callahan reported that a resident complained about the lawn at this address not being mowed. Faith Weiss asked Pam Spadaccini to send a letter to the property owner informing them they need to mow it or The Association will do it and bill them. Pam Spadaccini will confirm if the address is '1' or '2' Sargent Rd.

Real Estate Signs: Fred Callahan reported that a resident contacted him about non-compliant Real Estate signs. Pete Roberge reminded the BOG that the property owner is responsible for informing the agent about the ordinance. Pete Roberge pointed out that any ordinance violations should be directed to the Ordinance Commissioner

CORRESPONDENCE: None

COMMISSIONER REPORTS:

Carl Filios reported that he learned we cannot remove sand from the beach but can move it around. He is looking for the 10 year Certificate for the beach grading.

Carl Filios reported that he has continued to clean up the records shed. Financial records will be kept in sealed plastic containers.

Beth Kelly reported that the library has opened, the basketball and tennis courts are complete and the ice cream truck is back.

Pete Roberge reported that the preliminary report from Docko indicates that the east wall of the boat basin is seriously degraded and should be addressed soon. The west wall also shows degradation and that could be addressed later. He asked Board members to review the report and raise questions.

Mike LaFleur commented that there are some available technology solutions to improve the ease of use of electronic communications tools and protect personal messages. Pete Roberge asked him to research these, determine cost and bring a proposal to the BOG next month.

ADJOURNMENT: Carl Filios moved to adjourn at 8:42, Randy McHugh seconded, the motion carried.