

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

September 25, 2018, 6:30 PM

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Draft Minutes

Type of Meeting: Regular

Secretary: Jean M. Smith

Attendees: Mike Aron, Fred Callahan, Carl Filios (teleconference), Beth Kelly, Mike LaFleur, Randy McHugh, Bud Phelps, Pete Roberge, Roy Johnson

Pete Roberge called the meeting to order at 6:34PM.

CITIZEN SPEAK: No speakers.

APPROVE AGENDA: Winter Watch topic was added to New Business. Randy McHugh moved to approve the agenda as amended, Beth Kelly seconded, the motion carried unanimously.

SECRETARY'S REPORT: Beth Kelly moved to approve the draft minutes as published, Randy McHugh seconded, the motion carried unanimously.

TREASURER'S REPORT: Roy Johnson distributed the August Financial Report. With two months of the new fiscal year, Point O'Woods is ahead of budget. The impact of reduced insurance premiums has already taken affect for about \$1,300 a month lower than planned. The bulk of the tax payments have been received with 26 delinquent taxpayers owing about \$34,000. Cash balance is about \$990,000. Randy McHugh moved to accept the Treasurer's report, Bud Phelps seconded, the motion carried unanimously.

REVIEW OF OPEN BUSINESS

Fence Ordinance Proposal: No discussion or action until October meeting. Pete Roberge will discuss the committee make-up with Ordinance Commissioner.

Technology Proposal: Mike LaFleur demonstrated the Google platform that will be used to secure email and information in the Cloud and keep BOG members' personal emails and Board business emails segregated. He will install this and train each BOG member by year-end.

Weddings on the Beach: BOG discussed the current policy for weddings on the beach agreeing it could be made clearer. Mike LaFleur presented a draft that covered more detail that potential wedding planners may be interested in. Randy McHugh indicated that Faith Weiss had provided an email that clarified the policy for one property owner and will forward it to all. Mike LaFleur will work with Faith Weiss to prepare a clarified policy for publication.

Loading/Unloading Zone(s): Pete Roberge reported that he had contacted Mrs. Shesler, she was satisfied with the removal of the sign and no further action was necessary.

History of Point O'Woods Book: Tom Gworek reported that the bulk of the material for the book

is complete. The next steps include formatting the text and photos, proofreading, and printing. He circulated a sample soft cover book the size and format of the Point O'Woods book.

The book will be available for purchase at events during 2019 and at the office. Receipts will be directed to the Point O'Woods Association since it is funding the publication expenses.

Bud Phelps moved to approve up to \$12,000 from the contingency budget to spend on the Publication of the Point O'Woods history book. Mike Aron seconded, the motion carried unanimously.

100th Anniversary:

Beth Kelly reported that the 100th Anniversary Committee, chaired by Nancy Sulick Moynihan, with members of the Women's Club and BOG had their first meeting. They plan to encourage the inclusion of the '100' theme at activities throughout the season and offer a weekend celebration with special events that could include dinner dance, party on the beach, fireworks, etc. Beth reported that the committee is trying to get a handle on the sources of funds and budget available. Pete Roberge will attend the next committee meeting. Nancy Sulick Moynihan will attend a future Board Meeting to present the committee plans and progress.

Pete Roberge reported that Ken Russell is meeting 10/4/18 with a fireworks display company to discuss options and expenses.

NEW BUSINESS

Solari Violation Appeal: Fred Callahan reported this was a parking violation where the permit wasn't visible to the guard. Fred Callahan moved to rescind the violation, Mike LaFleur seconded, the motion carried unanimously.

Skiff Violation Appeal: Fred Callahan reported that this was a boat trailer in the parking lot. The owner misunderstood the ordinance and thought that after the season, parking trailers were allowed in the lot. Fred Callahan moved to rescind the violation, Mike LaFleur seconded, the motion carried unanimously.

Boat Basin Boat Removal: Pete Roberge reported that boats are being left in the boat basin during periods of harsh weather causing damage to the poles and neighboring boats. He asked Mike LaFleur to draft a recommended practice that, after mid-September boat owners remove their boats when they are absent from Point O'Woods to avoid damage to the boat basin equipment or neighboring boats. There is an email distribution list of boat owners that can be used to notify them of approaching poor weather conditions.

Golf Cart Under Age Driver: Pete Roberge reported that it is difficult to identify underage drivers and when we are wrong, folks are unhappy. He stressed the importance of enforcing this ordinance and when there is an underage driver the golf cart privileges will be suspended for the year. It was suggested that this be emphasized at the annual meeting.

Newsletter: Pam Spadaccini reported that it is time to prepare the annual newsletter and she will email the schedule for submission of Commissioner articles, review and publication. Jean

Smith reported that we would use the same process as in previous years, that is to post the newsletter on the website and send a holiday card to owners telling them it is available on the website or they can have a printed copy mailed to them if they contact the office.

Beach Grading: Carl Filios raised the question of whether a fall grading of the beach be done. The budget allows for grading once a year, which is in the current budget for spring 2019. Grading of the west end was discussed. Carl Filios will get an estimate of the expense of grading the west end of the beach. He commented that kayaks and boats must be removed before grading can be done.

Airbnb: Fred Callahan reported that a number of owners were using Airbnb to advertise and manage their property rental. These tenants are not always made aware of the Associations ordinances and policies. Mike LaFleur will contact Airbnb to determine if there is a way Point O'Woods Association can influence the inclusion of our regulations in their advertisements for properties within The Association.

New Sander for the Roads: Bud Phelps reported that the current metal sander needs to be replaced and a fiberglass sander is under consideration. Fred Callahan moved to spend up to \$6,000 on a replacement sander; Randy McHugh seconded the motion carried unanimously. Bud Phelps commented that we could recover about \$2,500 for the old sander.

Winter Watchman: Fred Callahan reported that Rick Frascarelli will serve as the winter watchman and the Security budget can accommodate his compensation.

Correspondence: No correspondence

COMMISSIONER REPORTS:

Fred Callahan reported that Rick Frascarelli will begin winter watch 10/1/18.

Bud Phelps reported that we could test several 2", bolted speed bumps that could be removed in the winter for plowing. They cost \$70-\$75. The Board agreed to test 4.

Bud Phelps reported that the current playground fill has been a problem since it gets tossed around and impairs the lawn mower. He suggested we consider a more permanent surface next year.

Pete Roberge reported that the dredging is moving forward, permits are moving forward, waiting on soil testing.

EXECUTIVE SESSION: No session

ADJOURNMENT: Randy McHugh motioned to adjourn, Mike LaFleur seconded, motion carried unanimously. Meeting adjourned at 8:39 PM.

Respectfully,
Jean M. Smith, Secretary