

POINT O'WOODS BOARD OF GOVERNORS' SPECIAL MEETING

May 24, 2022 6:30 – 8:00PM

Old Lyme Library

Community Room

2 Library Lane, Old Lyme, CT

860-434-5686 pointowoodsct.com powoffice@att.net

Approved Minutes

Type of Meeting: Regular

Secretary: Joan Lanzo

Attendees: Randy McHugh, Carl Filios, Fred Callahan, Mike LaFleur, Abe Krisst, Bud Phelps, Charles Tatelbaum, Helen Francis, Mike Aron, John Sulick.

Randy McHugh called the meeting to order at 6:30 pm and the meeting was conducted virtually and in person.

Citizen Speak:

Elaine Campbell, 8 Ridgewood Rd voiced concerns about Air BnB rentals and the influx of short-term renters, typically 2-3 days. She asked the BOG to consider what types of regulations can be placed and how to enforce.

Lorraine Gibson, 45 Connecticut Rd stated her concern about golf carts being operated by those under legal driving age and stated that last summer she witnessed quite a few of these cases. She asked that the BOG consider how to address this issue and to find suitable solutions. Lorraine also reiterated the concern over the recent Air BnB rentals.

Joe Minkos, 25 Massachusetts Avenue recognized the concerns stated about the short-term rentals but mentioned that the BOG needs to be considerate of what is proposed as to the term of rentals and how that may be enforced. He does not think there should be any restrictions imposed as it will impact a revenue source that many homeowners depend upon.

Dave Cappuccio 59 Hillcrest Road mentioned that there have been nightly rentals in POW and asked the BOG to consider allowing weekly or longer rentals only.

Sally Scully, 15 Shore Acres Road asked the BOG to consider a time restriction for speakers at the annual meeting to keep the flow of the meeting orderly and on topic.

Approve Agenda:

Randy asked to add an item to the agenda regarding a memorial service. John Sulick asked to add an item regarding the bulletin boards at the beach, and Fred asked to add an item for the Front Gate. Chuck made a motion to accept the agenda as amended and Bud seconded. The BOG voted unanimously to accept the agenda as amended.

Secretary's Report:

Mike LaFleur made a motion to accept the minutes of the Secretary's Report from the 4-26-22 BOG meeting as posted, and Bud seconded. All were in favor and the motion carried.

Treasurer's Report:

Helen stated that there was no CapEx in April and that the budget YTD has been running as anticipated. She mentioned that there have been a few additional expenses incurred: a second beach re-grading and a reprint of The Call due to an issue with the vendor but that those costs will be made back during the months of May and June. Randy asked if POW could be reimbursed from the vendor for the print issue and Helen said that she and Jean Smith will investigate.

REVIEW OF OPEN BUSINESS:**Annual Meeting Process and Schedule:**

Jean Smith reviewed the schedule for the annual meeting and discussed the Commissioner's duties and timeline requirements. She stated that preparation for the meeting has gone well and the registrars are in place. Jean thanked the volunteers who have assisted in this effort.

NEW BUSINESS:**Rooming House Ordinance:**

Carl stated he has received several complaints regarding the short-term rentals and he researched the Ordinances for clarification on what is allowed. He stated that the current ordinance only relates to renting parts of a house, i.e. rooms, but not whole homes for any specific time periods. Carl also said he had contacted the POW attorney for guidance and was told that POW could pursue a regulation regarding the short-term rentals but it could be costly and difficult to enforce. The BOG discussed the issue and decided that it should be an item for discussion at the annual meeting and if there is citizen support for the ordinance, the BOG should then put it on the agenda for their June meeting.

WPCA Appointments:

Randy stated that the BOG appoints members for vacancies on the WPCA and that there will be two vacancies in June. Rich Ramondetta and Ken Russell both have terms ending and will not run again. He said that the BOG can appoint for these two positions at the June BOG meeting and that anyone interested should contact Michelle Frascarelli on the Nominating Committee.

Summer Readiness:

Bud stated that the beach and grounds are ready for the start of the season. Mike LaFleur stated that speed barriers will be erected on Connecticut and Massachusetts Roads after school season has ended and the remaining speed barriers will be placed shortly. Fred stated that a temporary speed bump at the stop sign at the front entrance will be installed for the summer season. Abe stated that the boat basin is ready, poles have been replaced and slips have been invoiced. The BOG discussed making the water fountains functionable again. Abe made a motion to turn the fountains back on and Mike LaFleur seconded. All were in favor and the motion carried.

Memorial Ceremony:

Randy read a letter from the family of Shirley Bassett who is planning a celebration in her honor at POW on June 24, 2022. The letter asked if any additional security requirements are required at POW for the service and Chuck said he would address the letter and respond to the family.

Bulletin Boards:

John Sulick stated that content on the bulletin boards needs to be re-arranged in order to accommodate WPCA news and upon discussion, Randy asked John to make adjustments to the boards as needed and with discretion to the content and locations posted.

Front Gate:

Fred stated that uniforms for the front gate staff will be supplied and a temporary speed bump will be installed at the stop sign entering the Association. He also said that a security checkpoint sign will be set up also. The new Watchpersons will be working starting the Friday of Memorial Day weekend, in addition to Arrow Security.

CORRESPONDENCE:

Bud asked if a response had been sent to a June Pavilion request he had received, and Chuck confirmed he had done so.

COMMISSIONER REPORTS:**Boat Basin:**

Abe stated that the boat basin was all set and stated an informational session regarding the boat basin restoration finance had been scheduled for Sunday, May 29, at noon at the Pavilion for residents to attend

Security:

Chuck mentioned that he is stepping down from the BOG when his term ends in June but will still be available to assist if needed. He said that security is ready and will be in place for the summer season, and he will meet with security members at the start of the Memorial Day weekend. He was asked if the Old Lyme Police will also assist this year and he confirmed. He discussed the new sticker system and said they cannot be duplicated as others had been in the past. He reminded everyone that in case of emergency, the Old Lyme Police should be contacted and he also mentioned he has researched an emergency notification system that could be used to send emergency notifications to residents for storms and other incidents. He said that could be discussed by the BOG at the June meeting.

Roads:

Mike LaFleur mentioned he had received resident's concerns regarding water runoff on Hough Road due to a low curb. It is possible that Point O'Woods could fix that issue at a minimal cost.

Recreation:

John Sulick discussed the 5k Road Race that is set to take place on July 9th from 10AM -11:15AM and that he already has 170 confirmed participants and anticipates a total of 250. He said he will coordinate with the Roads, Beach, and Security Commissioners for the anticipated closure of the roads and related security measures to be put in place the day of the event.

Ordinances:

Carl stated that he will bring forward information regarding fences vs. privacy panels, as he has fielded questions regarding both. He asked the BOG if homeowners who will be renting their property should supply Security with their respective renter's names. Randy stated this could be difficult to manage and the BOG agreed.

Randy announced that he will be stepping down as President after serving in that position for three years but will remain on the BOG until the end of his term. He thanked the BOG for all their hard work and recognized their commitment to their community. He thanked the treasurers, secretaries and administrators that have also served during his tenure for the great job they have done. He also thanked Rick Frascarelli and the WPCA members and all who work and volunteer within the Association for their continued hard work and diligence in serving the community. Without the hard work of these volunteers our community would never be as great as it is.

Adjournment:

Chuck made a motion to adjourn and Bud seconded. All were in favor. The meeting adjourned at 7:55 pm.