

POINT O'WOODS BOARD OF GOVERNORS' MEETING
October 24, 2023 6:30 – 9:00PM
Old Lyme Library
Community Room
2 Library Lane, Old Lyme, CT
860-434-5686 pointowoodsct.com powbeachoffice@gmail.com.
Draft Minutes

Meeting Type: Regular

Secretary: Joan Lanzo

Attendees: Abe Krisst, Jamie Noel, Mike Aron, Bud Phelps, Chris Berger, Karen Galvin, Helen Francis, Fred Callahan, Sara Chamberlain

Remote: Glen Bassett, John Sulick

Abe called the meeting to order at 6:30 PM.

Citizen Speak:

Sue Bookman, 12 Oak Rd, reported on the committee's work regarding Anderson Park. She made an appeal that residents weigh in on proposed uses for Anderson Park, including a community center idea. She said that one resident had asked that the community garden be expanded. Sue stated she and the committee are reviewing uses for the space to present at the annual meeting next year.

Sally Scully, 15 Shore Acres Rd, asked for an update on the creation of the community survey and asked that the minutes reflect explanation of proposed ordinance changes.

Susan Paisley, 1 North Rd, asked that the residents be notified when crime occurs within the Association.

Approve Agenda:

Abe made a motion to amend the agenda to include a line item for Community Survey and Jamie seconded. All were in favor and the motion carried to approve the amended agenda.

Secretary's Report:

Bud made a motion to accept the Secretary's Report from 9-26-23 and Jamie seconded. All were in favor and the motion carried.

Treasurer's Report:

Helen reported that expenditures are running close to budget as expected. She presented financial reporting as of 9/30/23 and said that the net cash position is \$856,677.00 with Treasury held funds of \$300,346.00. She also said that total outstanding taxes equaled \$41,438, however, \$10,629.00 had been collected after 9/30/23. Therefore, that brought the total outstanding balance to approximately \$31,438.00. Helen also added she does not anticipate any issues with collecting the remaining outstanding balances.

Jamie made a motion to accept the Treasurer's report and Karen seconded. All were in favor and the motion carried.

Review of Old Business:

Employee Benefits:

Abe explained that Board members and the POW Treasurer gathered information in order to discuss the parameters of an employee benefits plan and reminded all that the approved 2023-24 budget carries a \$5,000.00 set aside for benefits for all employees of POW.

Jamie stated that the \$5,000 would go into an IRA type account for the one full-time employee and said this would not be an add to salary but rather a contribution to savings.

Helen suggested that the IRA was considered since it is the easiest product to administer for this purpose and does not require the necessary reporting as do many other product types. Helen also said she had recommended qualifiers for participating employees to include at least 3 yrs of employment at POW with at least 30 hours/week. She stated that the employee's pay would increase by 5% with that increase deposited into the IRA account, and that this would not be an increase to salary. Discussion was had

regarding current market conditions regarding the 5% contribution and Jamie stated his belief that 5% is not sufficient and it would not equal the \$5,000 that had been set aside in the budget for the employee benefit.

Helen said that 5% is an industry standard and believes this to be a fair consideration. Abe stated the entire Board is generally supportive of instituting a plan and he feels 5% is a reasonable standard.

Mike asked the BOG to consider instituting the 5% contribution and to also provide a one-time bonus to the employee so that the total would equal the \$5,000 budget amount with another full review at the spring 2024 budget meeting. Abe stated that he supported the 5% contribution for the full-time employee, but any one-time bonuses should be made with the other four POW employees in mind. Mike said all employees could be considered at the spring budget meeting, but Abe again stated his concern that bonus payments from the \$5,000 should not wait until that time as all employees should at least be considered now.

Mike made a motion to institute the 5% contribution to the employee IRA (for employees who have worked for POW for at least 3 years, for at least 32 hours per week and for 52 weeks per year).

Jamie seconded the motion. All were in favor and the motion carried.

Mike made another motion to provide the current full-time employee with a one-time bonus to compensate for the difference between the \$5,000 budget allowance and the 5% contribution from POW. Fred seconded.

There was one opposed and the remaining votes were in favor. The motion carried.

Ticket Appeals Committee:

Jamie reported that the committee had met and reviewed the ticket appeal from the resident at 44 Hillcrest Rd. He said the committee is recommending that the ticket and fine remain as the resident did not provide the required handicap sticker.

Fred made a motion to accept the committee recommendation and Jamie seconded. All were in favor and the motion carried.

Fred also mentioned that illegal parking on Champion Rd has been occurring with non-handicap individuals using state issued placards. He said the affected individual should be required to be in the vehicle when the placards are being used. Abe asked that this item be moved to the November BOG meeting agenda for consideration.

Security Gate:

Abe reported that he has been working with a company to provide pricing for a gate at the front and beach entrances. He stated that security guards at both gates cost approximately \$27,000 this past year and the installation quote from the vendor was a very general estimate of \$35,000, for the front and beach entrance gates only, excluding exit gates.

He reviewed advantages and challenges and said advantages include security guard savings, year-round operation/security, and long-term savings for the Association. He also said that challenges could include monitoring, maintenance, a challenging first season, and a possible cultural shift for the Association.

John Sulick mentioned physical challenges at the front gate – that a front exit gate is needed and there is currently no room for that. Abe asked for volunteers from the BOG and community to form a work group to further investigate the feasibility of the project and community feedback. Abe and Glen volunteered for the work group and said they will solicit resident volunteers.

Ridgewood Rd/One Way:

Bud stated this year may be a good year to institute a one-way travel direction on Ridgewood Road and said it had been a one way in the past. He suggested a winter trial and the BOG suggested that Rick re-post signage for the one-way direction at his discretion if needed.

Fall Newsletter:

Abe reminded all Commissioners to submit their information for the fall newsletter.

Community Survey:

Abe stated he and Sara have been working on a survey to circulate to the community to obtain resident feedback and to allow more accessibility to the BOG. He also asked Commissioners to provide any items for inclusion on the survey.

New Business:**Annual Roads Maintenance:**

Chris reported that Rick had solicited three quotes for road sealing and crack repair and the most economical quote received was for \$3,800-4,000. He also said Rick received a quote for \$1,200-1,500 for storm drain clearing and that work will be done after leaf collection is completed. Lastly, Chris reported that the flooding issue on Shore Acres Rd will be addressed, and the cost is \$1,500.

Correspondence:

Abe said he received correspondence from Susan Paisley & Victor Gugliotti on Shore Acres Rd, regarding letters from Amtrak, and a letter from Peter Larkin on Connecticut Rd suggesting allowing emergency responders and the fire department to conduct periodic test trainings in POW. Bud reviewed previously received correspondence from homeowners regarding a tree near the Bocce courts which is near their property also. He said he will solicit quotes for tree trimming in that area. He also said he received correspondence from a resident on Hough Rd regarding necessary tree trimming on POW property.

Commissioner Reports:**Boat:**

Jamie said that Chalker Beach wants the extra sand from POW and has agreed to pay the trucking costs for the sand removal which resulted from the dredging project. He stated they will be voting at their next meeting for approval and will confirm with him as soon as possible.

Security:

Fred said there was another vehicle theft this past week at POW and that a key had been left inside. He reiterated that owners need to lock their cars and remove keys.

Adjournment:

Mike made a motion to adjourn, and Jamie seconded. All were in favor and the motion carried.

The meeting adjourned at 8:01 pm.