

POINT O'WOODS BOARD OF GOVERNORS' MEETING
November 16, 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, Bud Phelps, Chris Berger, Karen Galvin, Sara Chamberlain

Remote: Glen Bassett, Helen Francis, John Sulick

Absent: Mike Aron, Fred Callahan

Abe called the meeting to order at 6:33 PM.

Citizen Speak:

Mike and Susan Gompper, 39 Hillcrest Rd spoke regarding trees near their residence that are of concern. They said they have consulted an arborist who said one tree is of particular concern if it was to split as it could create damage to their residence. He said a master arborist was also contacted who said he would need written consent from the BOG to allow access to Association property to make an assessment on the condition of the trees and necessary actions to take. The Gomppers asked the BOG to review the photos provided and discuss possible next steps.

Approve Agenda:

Abe made a motion to amend the agenda to add a line item for a Nominating Committee Update, and Helen asked if the topic Under New Business could be moved ahead of the topics of Old Business. Bud seconded the motion. All were in favor and the motion carried to approve the amended agenda to include a report of the Nominating Committee and the New Business ahead of the Old Business.

Secretary's Report:

Bud made a motion to accept the Secretary's Report from 10-24-23 and Jamie seconded. All were in favor and the motion carried.

Treasurer's Report:

Helen reported that as of 10-31-23 the Net Cash position is \$831,946.00 with Treasuries held of \$300,346.00. She also said that current Total Assets are \$1,132,292.00 and Net Assets are \$335,315.00. Helen stated outstanding Accounts Receivable is less than 20 homes for an approximate total of \$22,000.00.

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

New Business:

April Budget Meeting Date:

Abe asked the Secretary to review a scheduling conflict at the library for the April 2024 budget meeting. Joan stated that the library is booked for the proposed meeting date of April 9. The BOB discussed when to reschedule and it was decided that Joan will schedule the budget meeting for either April 2 or 3, depending on library availability.

Review of Old Business:

Dredging Review:

Jamie reported that he was working with one vendor (Pinder who had provided the best quote) on the details of work for the dredging project.

Jamie made a motion to approve the Pinder contract upon legal review. The BOG had a discussion and Jamie stated that approximately 1,800-2,000 yards of sand will be removed from the channel. Karen

asked when the work was to be done and Jamie stated it is required to be completed by March 15, but the contractor is asking to perform it in a February time frame. Bud seconded the motion to approve the Pinder contract upon legal review. All were in favor and the motion carried.

Beach Cleaning Contract:

Karen reported that Harry Plaut has verbally agreed to extend the current contract (with no price increase) for the next 5 years for \$12,000/year. She stated he is expected to provide a written contract but has not done so yet.

Karen made a motion to approve the current beach cleaning contract for the next 5 years based on the verbal agreement. Jamie seconded the motion. All were in favor and the motion carried.

New Beach Signs Discussion:

Karen presented new proposed beach signage containing the various current beach signs with a few new additions. Abe suggested that the updated signs be posted at each of the four entrances.

Helen also suggested that the proposed signage be submitted to the insurance company for their review.

Karen said that she would circulate final "drafts" to the board when completed and that she would be working with Sara so that the sign conforms to the new POW standard signage design.

Paving/Crack Sealing Update:

Chris reported that the crack sealing has been completed and was done so on budget. He also added that a water issue at a Shore Acres Rd property has been completed and repaired for \$1,500.00.

Bud added that a water problem on Hough Rd has also been addressed.

Security Gate:

Abe gave an update and said that a workgroup to investigate the security gate has been formed and consists of several BOG members and two residents. He said that he will be organizing meetings over the winter to explore the possibility of installing securing security gates at POW. Abe mentioned that members of the workgroup are also scheduled to meet with a security gate vendor on November 20th.

Abe stated that information from the winter workgroup meetings will be presented at the March 2024 BOG meeting.

Nominating Committee Update:

Abe said that the POW BOG Nominating Committee has-not yet-identified any residents interested in serving on the BOG for 2024. Abe also mentioned that Rick Vogler's term will be ending and-asked all residents to consider serving either on the committee or the BOG. He asked that anyone interested contact either Rich or himself.

Bud also mentioned that WPCA BOG positions will be opening in 2024 and asked that residents consider that service also. Abe stated that residents interested in this position can also reach out to Rich or himself.

Commissioner Reports:

Abe stated that the newsletter has been circulated along with a survey and said that approximately 100 residents have responded. Abe encouraged residents to provide feedback.

Adjournment:

Karen made a motion to adjourn, and Bud seconded. All were in favor and the motion carried.

The meeting adjourned at 7:17 pm.