

POINT O'WOODS BOARD OF GOVERNORS' MEETING
May 28, 2024 6:30 – 9:00PM
First Congregational Church of Old Lyme
Fellowship Hall
2 Ferry Road, Old Lyme, CT
pointowoodsct.com
Draft Minutes

Type of Meeting: Regular

Secretary: Joan Lanzo

Attendees: Abe Krisst, Helen Francis, Jamie Noel, Karen Galvin, Sara Chamberlain

Remote: Glen Bassett, Bud Phelps, John Sulick, Mike Aron

Absent: Chris Berger

Abe Krisst called the meeting to order at 6:31 pm and the meeting was conducted virtually and in person.

Citizen Speak:

None

Approve Agenda:

Abe made a motion to amend the agenda to add a line item for Fence Discussion and Jamie seconded. All were in favor and the motion carried.

Secretary's Report:

Jamie made a motion to approve the Secretary's reports from the 4-3-24 (budget meeting) and 4-23-24 regular BOG meeting, and Karen seconded. All were in favor and the motion carried.

Treasurer's Report:

Helen stated that there are pending tax payments and that anything outstanding is the remnants of miscellaneous golf cart and boats on the beach registrations, with open payments totaling \$3,348.00. She stated that approximately \$72,000.00 has been set aside in Cap Ex for the playground replacement work. Helen also said that she believes the fiscal year will end as anticipated in all areas. She mentioned that quotes for future road replacement have been received and future budgets will need to address the large expenditure.

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:

Security Update & Security Commissioner

Abe stated that the security program with Sparks Security is in place and worked well during the holiday weekend. Abe also said that Sparks will be working one shift on the weekdays on Mondays through Thursdays, and two shifts on Fridays through Sundays. He also stated that there are no plans to utilize the state police at POW this summer season, but they will be contacted if it becomes necessary to engage with them. Sara reported that the Watchmen at the front gate are in place and have been trained.

Annual Meeting

The BOG reviewed logistics of the annual meeting to be held on June 1, 2024.

Roads/Paving Update

Abe reported that several quotes have been received for re-paving of the POW roads. He said the Tilcon Corporation provided an estimate of approximately \$1,000,000.00. He stated Chris is working to obtain a second quote from Zisk Brothers and will likely have the information for the June BOG meeting.

Member-Proposed Ordinance Changes

The BOG reviewed the two ordinance changes proposed by resident, Kristen Aldieri. The BOG discussed the information and how the proposals will be presented at the annual meeting.

Playscape Update

John reported that two companies reviewed the playscape area and discussed the on-site water and flood issues. A below ground drainage system was proposed which should allow proper drainage and prohibit flooding. The two companies also provided estimates for the replacement of the existing structure. The BOG discussed equipment options for the playscape, and Helen presented the estimated costs with each option. She said the proposed new drainage system and new equipment cost projections range from \$100,000.00 to \$130,000.00.

Fence Discussion:

Abe stated he had received numerous resident complaints regarding the installation of three fences in the POW. Glen agreed to visit the installation sites and will issue appropriate violation letters to the respective homeowners.

Correspondence:

Abe stated that in addition to the fence complaints he had also received correspondence regarding a right of way land parcel on Seaview/Walnut Road, and concerns between neighbors on Sargent Road regarding construction by the homeowner.

Commissioner Reports:**Beach:**

Karen complimented the beach cleaning performed by Tom Cretens on the holiday weekend.

ADJOURNMENT:

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

The meeting adjourned at 7:50 PM.