

**The Point O'Woods Association, Incorporated**  
**Annual Meeting**  
**Old Lyme Middle School**  
**53 Lyme St, Old Lyme, CT**  
**June 1, 2024**  
**Draft Minutes**

Type of Meeting: Annual Association Meeting  
Secretary: Joan Lanzo  
Board of Governors: Abe Krisst, Mike Aron, Bud Phelps, John Sulick, Jamie Noel,  
Karen Galvin, Chris Berger  
Remote: Glen Bassett  
Helen Francis (Treasurer) and Sara Chamberlain (Office Manager) were also in attendance.  
Atty Brian Estep; Conway, Londregan, Sheehan & Monaco, P.C.  
Legal Voters: A quorum was present.

Abe Krisst called the meeting to order at 6:01 pm.

Abe opened the meeting by thanking the Point O' Woods residents, Point O' Woods staff, WPCA Board and POW Board of Governors and requested a 3-minute limit for comments due to time purposes.

Mona Cappuccio discussed the history of the Women's Club and reported on the various planned activities for the season including a dinner dance, Game Night and several luncheons.

Carl Filios, 14 Stanhope Rd, made a motion to accept the minutes from the 2023 Annual Meeting and Chuck Tatelbaum, 36 Seaview Rd, seconded.  
Kathy Aldridge, 70 Seaview Rd, made a motion to amend the minutes from the June 3, 2023, Annual Meeting to include her question as the following: "Do our bylaws allowed us to raise funds needed to repair the boat basin through a benefit assessment using a flat rate instead of a mill rate?" Kathy McKeough, 15 West Joffree Rd, seconded. A vote was taken to accept the minutes from the 2023 Annual Meeting as amended and all were in favor. The motion carried.

Abe Krisst mentioned the passing of Fred Callahan and remarked on his many contributions to POW, also sending his condolences to his family.  
He also said the Boat Basin restoration project is moving forward and anticipates the West Wall will be restored during the winter of 2025-26. Abe thanked the workgroup that researched options for the front/beach gate and stated that a physical gate is not an option due to several issues including back-up onto Rte 156. He stated a virtual gate system is being considered and more information will be forth coming when the new Security Commissioner is in place.  
Abe also referred to the Hattchetts Point HOA letter that was included in the Call and asked the residents to be respectful of this private property that POW residents are allowed to use.  
Abe also thanked all the respondents of the survey distributed last fall.

John Sulick thanked the community and reviewed the summer events and asked for volunteers. He mentioned the planned renovations to the playscape and said more information will be forthcoming on the project. John also thanked the Grounds staff, the Women's Club and Helen and Sara for their work with the recreation events.

Abe introduced Will Szestakow, WPCA, and thanked him and Bill Griffin for their service, as they will step off the board this June.

Will reported on the difficulties the WPCA has had with recruiting board members but said that two people will replace Bill and himself. He said that Dave Curylo and Rick Hyde have agreed to serve on the WPCA board. Will also thanked Angelo Chrysoulakis for his work in instituting the new remote monitoring system. He also thanked remaining board members and staff and mentioned that Rick Frascarelli has agreed to take a part time position with the WPCA.

Will discussed the effects of the heavy rainfalls this past winter, including the higher-than-normal water flow and bioxide use. He asked residents to be mindful of the Do Not Flush guidelines.

Abe presented on the boat basin restoration project and thanked Helen Francis and Jamie Noel for their contributions. He said the boat basin provides \$85,000 of annual revenue to the budget and it is important to preserve this significant asset in POW. He said upon completion of the first phase of the project, he received very positive community feedback. He said the second phase is scheduled for the winter of 2025-26 (west wall) and at the annual meeting of June 2025, the financing information will be presented for consideration and approval. He said the final phase (south wall) is scheduled for a 2029-2030 timeframe.

Helen presented a financial report on the project and reported the cost of the first phase had been anticipated to be approximately \$820,000 but the actual cost when completed was \$708,186.00, and the net amount of \$111,814.00 which are the borrowed funds not used. She stated that the saved funds were held back and put into a high yield fund to offset the financed interest and will be used in the second phase of the project. She said that there is currently \$306,000.00 in the Cap Ex fund for the second phase, so the anticipated debt to complete phase two is approximately \$350,000.

Helen also stated that the final phase (south wall) will occur when WPCA lien payments are ending, therefore, the financing of the south wall should not create additional financial burden to residents.

Mike Aron made a motion to ratify and approve all actions undertaken in the name of The Association by the Governors and Officers during the fiscal years of 2023-2024. Dave Aldieri, 30 Massachusetts Rd seconded. All were in favor and the motion carried.

Helen reviewed the proposed 2024-25 budget and reported total assets of \$1,014,139.00 and net assets of \$229,161.00. She said that there are no outstanding tax payments, the outstanding funds of \$3,348.00 consist of golf cart and boats on the beach invoices. She stated that with an anticipated spend of \$104,000.00 for the months of May and June, net income will be \$141,000.

She said the \$141,000 of net income to the 2023-24 budget was realized due to non-use of \$25,000 in Contingency, insurance reduction costs of \$12,000, and Security savings of approximately \$8,000-10,000. Helen reviewed the need for cash to cover growing Cap Ex needs. In addition, she said because the beach cleaning vendor became unavailable this year, equipment was purchased for the Grounds crew to clean the beach, at a cost of approximately \$35,000 which was funded by the net income earned from this year.

Helen also said that \$20,000-25,000 from the General Reserve will be needed for a new underground drainage system for the playscape replacement. She also mentioned that the Association needs to begin setting aside funds for future road work, and the BOG has begun investigating costs and timeframes. She said the cost to fund this work will be scheduled out over time.

Helen said golf cart registrations are proposed to increase to \$55.00.

She stated a new proposed mill rate of 3.65 with an increase of approximately \$30.00 per household. She also mentioned a decrease to the WPCA Sewer Usage charge of \$45.00 to offset the increase in the proposed budget.

Helen stated the POW budgets are audited by an outside firm and copies of the audits are available upon request, from the POW office.

Kristen Aldieri, 30 Massachusetts Rd, asked why the costs for the tennis courts and playscape are contained in the line item for Recreation instead of Grounds and Helen stated that the Tennis courts, basketball courts the playground and the pavilion fall to the responsibility of the recreation commissioner.

Tracy McCarthy, 35 Massachusetts Rd, asked why there is a proposed increase to the golf cart registrations and Helen answered the BOG thought this was a fair cost for maintaining security and record keeping for the carts.

Susan Paisley, 1 North Rd, asked since there was a cost savings from not mailing the annual Call, why was another part-time Grounds person hired. Helen said sending the Call electronically not only saves mailing costs, but also enables better communication with residents by maintaining their contact information, and that cost savings is a side benefit.

Abe said the hiring of the part-time person in Grounds will offset the time that Rick Frascarelli will spend working for the WPCA.

Dave Sperduto, 105 Hillcrest Rd, asked about the future road work and when the funding will begin to be included in the annual budgeting. Helen said the BOG needs to first understand when the work needs to be done and said the board is working on getting the information to form the time frame.

Carl Filios, 14 Stanhope Rd, said the proposed set aside of funds is needed for the future needs of POW.

Jamie Noel, 105-1 Champion Rd, made a motion to adopt the annual budget for the fiscal year of 2024-25 as submitted by the Board of Governors and Sharon Szeszakow, 26 Hough Rd, seconded. All were in favor and the motion carried.

Roy Johnson, 21 Massachusetts Rd, made a motion to vote to levy a tax, due and payable August 1, 2024, to meet the expenses provided in the budget and levy a mill rate of 3.65 and Joe Minkos seconded. All were in favor and the motion carried.

Kristen Aldieri, 30 Massachusetts Rd, reviewed the proposed ordinance changes she brought forth:

Chapter 3 "Acts of Nuisance", Section 9 – **Change** *"The bringing of lunches, liquid refreshments, glass or snacks of any kind, other than ice cream or water in a clear plastic bottle to the beach."* **to** *"The bringing of glass, food of any kind, other than ice cream, to the beach."* This change is proposed by POW homeowner Kristen Aldieri who provides the following intention: "Keeping the change simple. Just trying to remove the "clear plastic bottle" as the only receptacle for a drink. A large majority are using reuseable insulated cups (which is much better for the environment.) Note that this change does not affect the prohibition of alcohol on Association Property which is specifically addressed in Chapter 6.

Kristen stated that the proposed change addressed water only, not alcohol, which is prohibited in another ordinance. She said since residents primarily use reusable receptacles for their beverages, the ordinance language should be revised, and this would allow Security to focus on enforcing the rule of no food on the beach.

Tammy Ward, 35 Massachusetts Rd, made a motion to accept the proposed ordinance change to *"The bringing of glass, food of any kind, other than ice cream, to the beach."* Tracy McCarthy, 35 Massachusetts Rd, seconded.

Margo Harney, 86 Hillcrest Rd, agreed but stated the language should reflect no cans and it should also mention "reusable".

Carl Filios, 14 Stanhope Rd, said he agreed but stated reusable receptacles could allow alcohol to be brought to the beach.

Sally Scully, 15 Shore Acres Rd, said the ordinances passed need to align with the signage at the beach and said "water in a clear un-tinted bottle or container" should be included in the language.

Joe Minkos, 25 Massachusetts Rd, said the BOG has more important items on which to focus.

Dave Sperduto, 105 Hillcrest Rd, said he believes it is impossible to stop alcohol consumption on the beach.

Bill Griffin, 113 Hillcrest Rd, said he supports the proposed ordinance change.

Sally Scully, 15 Shore Acres Rd, said she agrees with remarks of Carl Filios.

Helen Francis, 81 Connecticut Rd, made a motion to change Kristen's proposed ordinance change to remove "water in a plastic bottle" and say non-alcoholic beverages.

There was no second to Helen's motion.

Roy Johnson, 21 Massachusetts Rd, said he supports Kristen's proposed change.

Joe Minkos, 25 Massachusetts Rd, made a motion to add "or reusable plastic container" should be added to the proposed ordinance change.

Karen Galvin, 46 Seaview Rd, seconded. A vote was taken, and the motion failed.

A vote was taken on the proposed ordinance change as brought forth by Kristen Aldieri to add *"The bringing of glass, food of any kind, other than ice cream, to the beach."*

The motion carried.

Chapter 3 "Acts of Nuisance", Section 11 – **Change** *"Playing ball, throwing Frisbees or other recreational activities involving the throwing or hitting of objects on Association Beaches, except such areas, if any, specifically designated by the Association."* **to** (i.e., remove Section 11 entirely). This change is proposed by POW homeowner Kristen Aldieri who provides the following intention: "We are a family beach. Children, teens, and adults throw balls, frisbies, play wiffle ball. This is a normal beach activity. Let's get back to being an accepting community, not one filled with rules, because someone may get hit with a ball. Those playing need to have common decency and play away from the crowds. This should not have to be regulated. The association cannot protect everyone from everything that may cause harm."

Kristen said there is no harm in playing ball on the beach.

Tracy McCarthy, 35 Massachusetts Rd, made a motion to accept the removal of the ordinance and Michelle Frascarelli, 32 Massachusetts Rd, seconded.

Sandy Patella, 9 Oak Rd, said "if space permits" should be added.

Carl Filios, 14 Stanhope Rd, said he believes the Association is beginning to allow activities that could create insurance issues and lawsuits.

Mike Minkos, 17 Ridgewood Rd, said he believes removing the ordinance is dangerous and should not pass.

Mike Aron, 101-1 Hillcrest Rd, explained that there is a second proposed ordinance change which proposes the allowing of ball playing on the beach after 6 pm.

A vote was taken to remove the Chapter 3 "Acts of Nuisance", Section 11 ordinance and the motion failed.

**Other ordinance changes recommended by the Board of Governors per the POW Charter Chapter II, Section 2.2:**

a. Chapter 3 “Acts of Nuisance”, Section 11 – **Change** *“Playing ball, throwing Frisbees or other recreational activities involving the throwing or hitting of objects on Association Beaches, except such areas, if any, specifically designated by the Association.”* **to** *“Playing ball, throwing Frisbees or other recreational activities involving the throwing or hitting of objects on Association Beaches, except such areas, if any, specifically designated by the Association, and except during the hours of 6:00pm to 10:00pm daily when such activities are permitted on Association Beaches.”* This recommendation is made to remove the restriction about throwing objects on the Association Beaches after the daily period when most Association members will not be at Association Beaches and, therefore, not at risk of being hit by objects thrown on the Beach.

Abe reviewed the proposed ordinance change as brought forth by the BOG.

Jamie Noel, 105-1 Hillcrest Rd, made a motion to accept the proposed ordinance change to Chapter 3 “Acts of Nuisance”, Section 11, to include *“Playing ball, throwing Frisbees or other recreational activities involving the throwing or hitting of objects on Association Beaches, except such areas, if any, specifically designated by the Association, and except during the hours of 6:00pm to 10:00pm daily when such activities are permitted on Association Beaches.”* Dave Aldieri, 30 Massachusetts Rd, seconded.

Sandy Patella, 9 Oak Rd, said “if space permits” should be added.

Dave Sperduto, 105 Hillcrest Rd, said he believes this change is a good idea, and mentioned the specification of the types of balls to be allowed.

A vote was taken and the motion passed.

b. Chapter 3 “Acts of Nuisance”, Section 12 – **Change** *“Use of tobacco products, electronic cigarettes or vaping on the Association (Main) beach.”* **to** *“Use of tobacco and other smoking products, electronic cigarettes or vaping on the Association (Main) beach.”* This recommendation addresses the 2023 Annual Meeting homeowner suggestion to expressly prohibit smoking marijuana, in addition to the currently prohibited tobacco products, on the Beach.

Abe reviewed the proposed ordinance change as brought forth by the BOG.

Jamie Noel, 105-1 Champion Rd, made a motion to accept the proposed ordinance change to add *“Use of tobacco and other electronic cigarettes or vaping on the Association (Main) beach.”* **to** *“Use of tobacco and other smoking products, electronic cigarettes or vaping on the Association (Main) beach.”*

Mary Lennon, 48 Ridgewood Rd, seconded the motion.

Roy Johnson, 21 Massachusetts Rd, made a motion to add “during the beach season from May 15 – October 15”, and Joe Minkos, 25 Massachusetts Rd, seconded.

Sally Scully, 15 Shore Acres Rd, said the 2023 ordinance should cover this subject.

A vote was taken on Roy Johnson’s motion and the motion failed.

A vote was taken on the proposed ordinance change as brought forth by the BOG and the motion passed.

c. Chapter 3 "Acts of Nuisance", Section 8 – **Add** "*Any personal equipment left on the beach between the hours of 10:00pm and 8:00am.*" The intent of this recommendation is to address the need to prevent personal equipment from interfering with the beach raking operation which occurs daily between 6:00am and 8:00am, June 25 through Labor Day.

Abe reviewed the proposed ordinance change as brought forth by the BOG.

Mike Aron made a motion to accept adding "*Any personal equipment left on the beach between the hours of 10:00pm and 8:00am.*" to Chapter 3 "Acts of Nuisance", Section 8. Phil Schmidt, 20 Oak Rd, seconded.

Joe Minkos, 25 Massachusetts Rd, made a motion to add "during the beach season from May 15-October 15". Jean Smith, 12 Champion Rd, seconded.

Kristen Aldieri, 30 Massachusetts Rd, said that there is currently no interference from residents with the beach cleaning process.

Jean Smith, 12 Champion Rd, said she has witnessed residents setting up their gear well before the beach cleaning.

A vote was taken on the motion to add "during the beach season from May 15-October 15". The motion failed.

Phil Schmidt, 20 Oak Rd, made a motion to remove *personal equipment* and instead add "*unattended equipment between the hours of 10 pm -8 am*". Jean Smith, 12 Champion Rd, seconded.

A vote was taken on the motion to accept adding "*Any personal equipment left on the beach between the hours of 10:00pm and 8:00am.*" to Chapter 3 "Acts of Nuisance", Section 8. The motion carried.

A vote was taken on the motion to accept adding "*Any unattended equipment left on the beach between the hours of 10:00pm and 8:00am.*" to Chapter 3 "Acts of Nuisance", Section 8. The motion carried.

d. Chapter 7 "Building and Construction", Section 1 - **Change** "*No Construction shall be accomplished within Point O'Woods except in strict conformity with the applicable building code for the State of Connecticut and any regulations adopted by the Town of Old Lyme.*" **to** "*No Construction shall be accomplished within Point O'Woods except in strict conformity with the applicable building code for the State of Connecticut, required Call Before You Dig laws for the State of Connecticut, and any regulations adopted by the Town of Old Lyme.*"

This recommendation is intended to clearly state that all construction on private property at POW or POW Association property must comply with the State's Call Before You Dig law. By stipulating this CBYD compliance requirement in the ordinances, the POW Association will unambiguously be able to enforce the State CBYD requirement.

Abe reviewed the proposed ordinance change as brought forth by the BOG.

Bud Phelps, 18 Sargent Rd, made a motion to accept the proposed change to the ordinance

*to “No Construction shall be accomplished within Point O’Woods except in strict conformity with the applicable building code for the State of Connecticut, required Call Before You Dig laws for the State of Connecticut, and any regulations adopted by the Town of Old Lyme.”*

Will Szeszakow, 26 Hough Rd, seconded.

Joe Minkos, 25 Massachusetts Rd, said the BOG should not try to enforce state and town laws and made a motion to completely remove the ordinance. There was no second.

Will Szeszakow, 26 Hough Rd, said the language was added to protect homeowners and property within the Association.

Mike Minkos, 17 Ridgewood Rd, asked who should be called with this rule and Will answered his question and advised to call 811 or the phone number for Call Before You Dig.

Carl Filios, 14 Stanhope Rd, asked if the word “required” is needed and said to add “included” instead.

A vote was taken on the motion to change *“No Construction shall be accomplished within Point O’Woods except in strict conformity with the applicable building code for the State of Connecticut and any regulations adopted by the Town of Old Lyme.”* **to** *“No Construction shall be accomplished within Point O’Woods except in strict conformity with the applicable building code for the State of Connecticut, required Call Before You Dig laws for the State of Connecticut, and any regulations adopted by the Town of Old Lyme.”*

The motion carried.

Abe announced that there are three open positions on the board now due to expiring terms and that Bud Phelps and John Sulick are interested in running for another 3-year term on the board. Abe also read a statement from candidate Colleen Pernerewski regarding her interest in running for the BOG.

Susan Paisely, 1 North Rd, nominated Ed Reyes, 29 Massachusetts Rd, as a candidate for the BOG.

Ed Reyes was not in attendance at the meeting but was contacted and declined the nomination.

As there were three open positions and only three candidates, Carl Filios, 14 Stanhope Rd, made a motion for 1 vote to be cast for the entire ballot of candidates and Dave Tousignant, 14 Hillcrest Rd, seconded. The motion carried.

The 3 BOG members were announced:

Bud Phelps

John Sulick

Colleen Pernerewski

Mike Minkos, 17 Ridgewood Rd, asked the BOG to propose funding for a firework display in the annual meeting of 2025. John Sulick responded that a funding campaign is being considered.

Jennifer Aghai, 48 Connecticut Rd, asked about the removal of and the cost of removal of the beach sand during the winter and stated it does not have the same quality as before removal.

Abe stated the removal was necessary due to storm surge, and that the vendor who removed it provided cost savings as it was bundled with the dredging project performed in the Association.

Abe stated that the POW team is working now to rake the sand to improve conditions and asked for patience from the community.

Jamie Noel made a motion to adjourn the Annual Meeting and Nancy Spindler, 18 Seaview Rd, seconded. All were in favor and the motion carried.

The Annual Meeting adjourned at 8:30 pm.

