

POINT O'WOODS BOARD OF GOVERNORS' MEETING
June 25, 2024 6:30 – 9:00PM
Old Lyme Town Hall
Mezzanine Conference Room
52 Lyme Street, Old Lyme, CT
pointowoodsct.com
Draft Minutes

Meeting Type: Regular

Secretary: Joan Lanzo

Attendees: Jamie Noel, Karen Galvin, Glen Bassett, John Sulick, Mike Aron, Chris Berger, Colleen Pernerewski, Sara Chamberlain

Remote: Abe Krist, Helen Francis, Bud Phelps

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

Citizen Speak:

Sue Bookman, 12 Oak Rd, spoke regarding the Women's Club 4th of July Bike Parade, and asked the BOG to consider adding more safety measures for the event. She reviewed the parade route and suggested the addition of roped areas near the Pavilion. Abe said he would be happy to work with her on these issues before the event.

Mona Cappuccio, 59 Hillcrest Rd, spoke on behalf of the Women's Club and presented the BOG with a \$5,000 check toward the refurbishment of the playscape.

Approve Agenda:

Jamie made a motion to accept the agenda and Glen seconded. All were in favor and the motion carried.

Secretary's Report:

Jamie made a motion to accept the Secretary's report from the 5-28-24 regular BOG meeting, and Glen seconded. All were in favor and the motion carried.

Treasurer's Report:

Helen reported total assets of \$977,233, the bond due to Dime Bank at \$784,989, and net assets of \$192,254. She also said that there are no outstanding tax payments and only \$1,468 remains in open golf carts and boats on the beach invoices. Helen said that the General Reserve is holding slightly higher than the anticipated 50% and stated that cost savings in the areas of Contingency and Insurance have created better than budget results.

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

Review of Old Business:

Beach Signs:

Karen distributed a sample of a new beach sign which includes the ordinance changes accepted at the 6/1/24 association meeting. The BOG discussed the verbiage and suggested a few slight changes. Karen stated she will make the changes and distribute it again to the BOG for their review.

Fireworks:

Mike stated the anticipated cost of the 2026 proposed fireworks will be approximately \$25,000-\$30,000. John said residents have volunteered to donate toward the cost as well as work on raising additional funds. The BOG discussed fund raising efforts and impacts to the association budgets. John and Chris volunteered to meet to investigate fund raising options.

Front Gate Security Options:

Abe provided an update regarding the workgroup that met over the past winter to consider parking gates at the front gate and beach entrance. He updated the board that the company that had last presented to the Parking Gate Workgroup in the winter, Flock Safety, will present their product to the entire board at the July meeting.

New Business:

Fence Ordinance Violations:

Glen reported on two outstanding fence violations for BOG discussion.

20 Hillcrest Rd, residents have removed all fence panels from an existing fence while maintaining the existing fence posts and replaced the panels with all new. Karen stated the posts have been clad and are not visible. Glen said that upon contact the homeowner stated their belief that the existing fence ordinance had not been violated. The BOG discussed interpretations of the ordinance and also discussed the opinion given by the association's attorney. Glen and Colleen said they will investigate further by researching past meeting minutes regarding the fence ordinance.

96 Hillcrest Rd, garage replacement was performed by the homeowner per approved plans from the town and due to blasting and removal of ledge, a fence was erected as a safety measure. The BOG discussed if this is an ordinance violation and Karen said that per state law, the situation did not present a safety hazard that required a fence. The homeowner was contacted and stated the fence was part of the plan submitted to the Town of Old Lyme for permitting when the original blasting work and building work was proposed to and approved by the town. Mike suggested the homeowner provide the BOG with a new plan of action. Abe stated the homeowner has been cooperative in finding a solution and asked for diplomacy. Glen and Colleen stated they will work with the homeowner and report back to the BOG.

Emergency Hammer Law Exceptions:

Colleen reported that 4 Hammer Law Exceptions were granted:

- 3 Seaview Rd for deck awning replacement
- 15 Champion Rd for installation of a dishwasher
- 79 Connecticut Rd for shingle completion
- 109 Hillcrest Rd for safety handrails

Low Speed Vehicles vs Golf Cart Ordinances:

The BOG discussed a new "Moke" vehicle being used in the association and the BOG discussed rules for governing the use on POW roads. The decision was made to potentially apply golf cart usage laws to this new vehicle type.

Glen made a motion to send a letter to the vehicle owner stating it must be registered in POW following golf cart registration rules and a stipulation that the BOG can rescind its approval in the future. Jamie seconded the motion. Upon discussion Colleen stated a need for more investigation into laws around this new vehicle type. A vote was taken and there was 1 nay and 7 yays. The motion carried.

Glen made a motion to send the letter only after the association's attorney had reviewed and provided any opinions. Jamie seconded and all were in favor. The motion carried.

Coffee/POW Volunteer Corps:

Abe said that the Coffee with the BOG (Abe, Helen, and Mike) at the Pavilion will begin again and that he would like to ask residents for interest in starting a volunteer corps for miscellaneous tasks within the association. Abe said he would raise it during the coffee hours and Glen suggested adding it to the POW website to become a more permanent operating group.

Correspondence:

None.

Commissioner Reports:

Beach:

Karen said she and Abe re-arranged kayaks and paddleboards on the rack per a request from a resident whose view had been obscured.

Roads:

Chris reported that all lines have been painted, the fence near the tennis court has been repaired, and painting of street signs is in progress.

Recreation:

John said ice cream sales on the beach will begin this week and blue lines have been repainted on the pickleball courts.

Adjournment:

Glen made a motion to adjourn, and Chris seconded. All were in favor and the motion carried.

The meeting adjourned at 7:55 PM.