POINT O'WOODS BOARD OF GOVERNORS' MEETING
October 21, 2026 6:30 – 8:30PM
Old Lyme Library
Community Room
2 Library Lane, Old Lyme, CT
pointowoodsct.com
Draft Minutes

Type of Meeting:	Regular
Secretary:	Joan M. Lanzo
Attendees:	Abe Krisst, Chuck Chamberlain, Chris Berger, Rich Vogler, Glen Bassett, Ben Kelly, Jen Aghai
Remote:	John Sulick, Helen Francis
Absent:	Colleen Pernerewski

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

Citizen Speak: Karen Galvin, 46 Seaview Rd, commented on a recent Citizen Speak when a commenter remarked about Pow residents who are critical of the lack of board enforcement of ordinances, but then do not follow them. Karen mentioned that this resident must realize there is a big difference between walking your dog on the beach during the non-summer months and building a driveway, and parking and driving on a POW Right of Way. Karen said she fully supported ordinance enforcement and said that if this resident has pictures of herself and her dog violating any ordinance, then they should report it to the Ordinance commissioner. Additionally, she said she would pay the violation fines if that person would do the same for parking on the Right of Way.
(This comment was submitted in writing to the Secretary and is available at the POW office).

Approve Agenda:
Abe made a motion to amend the agenda to remove the line item for Executive Session. Glen seconded.
All were in favor and the motion carried.

Secretary's Report:
Glen made a motion to approve the Secretary's Report from the 9-23-26 BOG meeting and Ben seconded.
There were 7 yays, and 1 abstention. The motion carried.

Treasurer's Report:
Helen reported that actual operations are running slightly better than budget. She provided financial information as of 9-30-26; Total Current Assets of $914,285 and Total Net Assets of $1,095,103. Helen reported Net Income of $375,338, slightly over budget by $24,519. She stated that the main operating checking account is being moved to Dime Bank.
Rich made a motion to accept the Treasurer's Report and Chuck seconded. All were in favor and the motion carried.

Women's Club Report:
Mona thanked the support staff and board members and reported that Women's Club membership now stands at 129 members; an increase of 9 members from 2025. She stated that 2027 dues will increase to $20/person annually.
Mona said that digital payment options are being investigated, and an improved inventory system will be developed. She also reported that a proposal for membership approval in 2027 is being developed which will allow the Women's Club to spend down a portion of the Club's cash reserves, including $7,500 originally reserved for a standalone shed to be hopefully disbursed late 2027. Mona said this proposal would retain an estimated $1,000 reserve for additional storage needs associated with the new building and before investigating (over the winter) the possibility of installing outdoor fitness equipment in common areas, she would like to know if the Board thinks this would be possible. Mona agreed to attend the November meeting to co-present (with John Sulick) information on the fitness equipment.
Mona mentioned two areas for board consideration: the posting of Women's Club only events on association social media and the website, and outdoor fitness equipment stations in common association areas.
Abe thanked Mona for her collaborative approach to running the Women's Club and John Sulick thanked her for her community-minded organization of events with the Recreation department.

Old Business:
Three Mile River/Boat Basin Restoration/Channel Update:
Abe stated that Coastline is still pursuing the dredge permitting. He said the sampling plan had been submitted to the DEEP, and that questions from the department were answered by Coastline Engineering. He stated that due to the timing of the permitting, the channel may not be dredged before the 2027 season. Abe also said that engineering drawings are still in

process for the permitting of the west wall replacement, and that ideally the channel dredge and the wall replacement will occur at the same time. He also said the CT SHIPP grant request was submitted, with a requested amount of slightly over $100,000 (approximately half of the estimated dredge project cost).

Speed Bumps:
Chuck presented information on ten possible speed bump installation locations throughout the association for the board to consider. He said the approximate cost of material for all locations is $2,700 and excludes sales tax and shipping. He said he investigated speed/radar signs, as discussed at the September BOG meeting, and cited an approximate cost of $3,900 per sign. The board discussed locations for speed bumps, functionality, and effectiveness. Abe asked Chuck to prioritize the suggested speed bump needs by safety need. Chuck will provide a list of top concern areas at the November meeting.
Chuck also stated that crack filling locations for the roads were put out to bid and the quotes received are double the amount originally anticipated and asked if this project should move forward. Ben suggested reducing the proposed locations to reduce the price. Chuck agreed and will work with Rick Frascarelli to refine the bid amounts and then prioritize which areas need to be addressed most critically.

Fall Newsletter:
Abe reminded the commissioners that their reports for the fall newsletter are due by 10-24.

Anderson Park Project:
Jen asked the board for input on the Anderson Park proposal provided to the board during the 8-26-26 BOG meeting. She suggested a community survey regarding the possible uses for the site be distributed to gather input from the residents. The board discussed potential costs and uses of the land. Rick Frascarelli stated there are drainage and stability issues associated with the site. It was agreed that Jen will create the survey questions and Abe will compile the survey for distribution in the near future.

New Business:
Collection of Outstanding Fines/ Ordinance Review:
The board discussed issues regarding the collection of fines.
Rich presented an ordinance update and action items on which he will focus which include posting of notices and reminders regarding ordinances, management tools for violations, and timelines for imposing violation fines. He also said a more strategic review of ordinances will be conducted.

Golf Cart Parking Rules:
Abe mentioned an email received by Kathy McKeough regarding the ordinance stating each property owner or owners is entitled to the aggregate of two beach parking stickers per property, but that currently golf cart owners are allowed to display their green golf cart registration as a beach parking permit and still receive two red parking stickers, allowing three parking permits at the beach parking lot. The board discussed the ordinance and interpretations of it, and where golf carts are allowed to park. Glen made a motion to allow golf cart parking in spaces designated for golf carts using a green registration sticker and golf carts parked in a motor vehicle space be required to display a red beach parking sticker. Jen seconded the motion. The board discussed further, and Glen withdrew the motion to allow Rich to research the ordinance and present back to the board at the November meeting.

Flock Cameras:
Abe said that the 2-year contract with Flock Security (for the camera at the front gate) is scheduled to renew in January 2027 and the board needs to consider if the contract should continue. He asked the board to review information he had distributed before the November BOG meeting.

Correspondence:
Kathy McKeough, 10 W Joffre Road Rd, as Abe mentioned earlier.
Abe cited correspondence from MaryAnn Colwick, 16 Shore Acres Rd, regarding the collection of insurance cards for boat owners at marinas, and that it should be required for POW boat owners.

Commissioner Reports:
Security:
Glen said he conducted a debrief session with Premier using information gathered from the board's input. He said the 2027 RFP will be sent out in February, and front gate and parking lot staff will begin in February/March.

Boat Basin:
Jen said she is working on an improved process for the collection of documentation from slip owners before boat stickers are distributed in 2027 and will include the collection of proof of insurance.

Beach:
Ben thanked Rick Frascarelli and Abe for their efforts in beach cleaning this season. He also mentioned that 5 kayaks remain on the berm, and Rick said they would be removed on 10-22-26.

Citizen Speak:
Kathy McKeough, 10 W Joffre Rd, provided history on the location of golf cart parking next to the boat basin and suggested the board adhere to the ordinance
Karen Galvin, 46 Seaview Rd, stated during the 2014 annual meeting, seasonal ordinances were approved.
Mary Berry, 4 Seaview Rd, said the conditions at Anderson Park make it difficult to use and said the association has created many other areas for enjoyment at POW. Mary also stated that there is more alcohol consumption on the beach due to it being permitted at recreation events.
Kathy Aldridge, 70 Seaview Rd, said many people might appreciate the development of Anderson Park and asked Jen to word the survey questions in an unbiased fashion so that honest opinions will be collected.

Adjournment:
Chris made a motion to adjourn and Chuck seconded. All were in favor, and the motion carried.
The meeting adjourned at 8:28 PM.