

POALH Board of Governors
Meeting Minutes
May 31, 2014

The meeting was called to order at 9:03 a.m. at the home of Lee Griffin and Jason Griffing, 83 Wildwood, East Haddam by President Gail Grzegorzczak. Board members in attendance were Gail, Linda Nuzzo, Gary Petersen, Deborah Smith, Bob Sudell and Bonnie Sudell. Also attending were Brenda Armstrong, Ed Bader, Lee Griffin, Jason Griffing and Kathy Petersen.

Minutes: The minutes of the April 12, 2014 Board Meeting were approved.

Financial Reports:

Tax Collector: Brenda Armstrong presented her tax summary as of May 30, 2014 and a list of open invoices. A motion was made and passed to place liens on three additional properties. As we had previously agreed to post the open invoices, there was discussion as to the content of the posting. It was decided to post the homeowner's name, address, amount owed, and lien status on our website and the First Beach bulletin board. Two homeowners with active payment plans will not be included. Brenda's report was accepted as presented.

Treasurer: Lee Griffin presented his report as of May 30, 2014. It was accepted as presented.

Budget Update: Ed Bader reminded members to expend what was reasonable in this year's budget before the end of the fiscal year.

There was discussion as to the appointment of a Special Reserves Planning Committee for Capital Projects to aid in the budget process. Whether this could be a function of the existing Budget Committee was also discussed. We need to look at our infrastructure in terms of what is our responsibility versus the Town's responsibility, but we need to find someone who has the time to do the research. This person would work with Gary Petersen and the Properties Committee. Both Steve Nelson and Roland DePratti were suggested. Bob Sudell will approach Steve.

In response to concerns over the age of our beach rakers, Ed Bader confirmed that we can employ 14 and 15 year olds for specific jobs, subject to Connecticut's labor laws. They are employees and must be paid minimum wage. We will obtain permission slips from parents or legal guardians for the beach rakers. As for the newsletter carriers, we will obtain permission slips from their parents also, although they are volunteers and work for tips. We will make it clear in our first newsletter that they are volunteers.

There was discussion as to the status of those we pay – are they employees or independent contractors? While the swim instructors are independent contractors, the beach rakers, Lee Griffin, Brenda Armstrong and others are employees. We do issue 1099's, but Ed Bader felt very strongly that we should be issuing W-2's. A motion was passed to continue doing what we're doing, recognizing the concerns of Ed Bader. Another motion was passed to authorize spending up to \$1,000 to consult with a Labor lawyer for his/her opinion.

Our Tax Collector Brenda Armstrong has not been collecting 1-1/2% interest per month on tax billings not received within the 30 day grace period, if the taxes were paid by

December 31st. Statements sent after December 31st currently reflect the accrued interest. A motion was passed to collect taxes in the same manner as the Town of East Haddam (which is 1-1/2% per month on unpaid balances after the 30 day grace period). As statements of unpaid taxes and interest are sent out by Brenda twice a year, we will advise our members that interest will be charged on unpaid balances at the above interest rate. Brenda will advise members of the interest charge at the June meeting, and we will put a reminder in the newsletter. We may also use Global Connect to remind members of their tax responsibilities.

Authorization by the Board for the Tax Collector to investigate the purchase of an automated system to bill taxes, record payments and process periodic billing for delinquent tax payments and interest was tabled.

The amount of compensation for the Tax Collector, Web Master and Secretary/Treasurer was discussed. A motion was passed to let the Budget Committee review, starting with a questionnaire to each member who is paid. We also considered the possibility that other functions should be compensated. Bob Sudell proposed the idea of a part-time handyman. The idea was opposed by Gary Petersen, who stated that he would not be able to get volunteers for projects if we had a part-time handyman. However, he acknowledged that we may need to sub out particular projects.

Updates of Special Committee Projects

Lake Quality: A vendor in Branford has been identified for a pilot program to suction dredge at Second Beach and offer services to homeowners. A mailer went out to lakefront homeowners on both sides of the lake. Approximately two dozen expressed an interest in meeting with the vendor, and we have scheduled a workshop June 21 from 4-6 p.m. at the pavilion. Felicia Tencza will present a proposal at the June Meeting for vote by the Association at the August Annual Meeting. If passed, the suction dredging would be done after the Summer season.

A permit has been submitted to provide expanded treatment in June to address the milfoil, fanwort and algae bloom, including treating further north. Greg Bugshee will be presenting a workshop on invasive plants at the pavilion June 21st in the morning. The proposal from the Lake Quality Committee will be available for review and approval at our next Board meeting. Ed Bader commented that we have the option to use monies underspent this year towards treatment.

Weathervane: \$165 has been donated to date for a weathervane at the pavilion, but the project has not been adopted as an Association Project. Steve Nelson got estimates for grounding of approximately \$1,500. There has not been consensus as to the type of weathervane to install. A motion was passed to not adopt the weathervane as an Association project. Lee will refund donations to members if they provide him with a copy of their cancelled check.

Memorial Fund: Janet Soboleski will continue to monitor and Lee will continue to send the information to Janet as money is received in someone's name. The money will go into the Hospitality Fund and Janet may make nominal donations (i.e. \$25) in the person's name.

Pavilion Punch List: Bob and Gary reported that Dave Edgington, Steve Nelson and Gary put the top coat on the interior, with the help of a high lift. Brush work of the columns, the cupola, and other trim will be done gradually over the Summer. Lee will

order the new security camera, to face the porta potties. Items left to finish include plywood behind the counters, installation of the countertop, additional lighting for the interior of the pavilion, brackets to restrain the shelving, shelves in the existing cabinets, door sweeps, a light on the building for the porta potties, and the Comcast installation. Landscaping will be done by the Garden Club, and those who indicated at the start of the project that they were interested in the landscaping portion. Steve Nelson is getting a quote to level off the area on the water side. The change in grade is 18", so a wall may be advisable.

Projector and Screen: The Association has been borrowing Bob Sudell's projector and screen. Bob will investigate the cost to the Association of purchasing both items.

Ball Field: We will promote the ball field for its original use – a ball field.

Signage: Lee will investigate a sign for the tennis courts to read "Tennis Only."

Hospitality: Gail Edgington and Shannon McKane will take over giving welcome baskets to new homeowners.

Water Liaison: We have a speaker confirmed for the June meeting.

Water Quality Testing: We have the equipment in place, and will begin testing in June. Scott Miers will do the testing and Jeff Soboleski will collect the samples.

First Beach Kiosk/Memorial Plate: The Board will adjourn to First Beach after the meeting to finalize details of placement of the kiosk. Lee has the memorial plate and will install it after the kiosk is in place.

Comcast/Security Update: The replacement server is being installed today. Scott has been trained to operate the system. For now, Gail and Scott will monitor. Gail will revisit the contract to see if installation of a phone for 911 is feasible.

AED: Ordered

Saturday, July 5th: Movie on the Beach (Independence Day) will be shown Saturday night, to allow Association members to celebrate as they wish on Friday, July 4th.

Supplies: Don Smith is in charge of supplies and acquisition of sundry items.

Security Threats: We will let members know in our first newsletter what they should do to report problems. Gail will write a letter to the Police Department asking for more police presence.

Bylaw Review: Tabled. If you know someone who is interested in serving on the committee, let Gail know.

Town Liaison: Bob is working to coordinate a meeting before our next Board meeting. Some of the issues include drainage issues and property maintenance, the ownership of Glimmer Glen, the Pilgrim Way right of way and enforcement of parking stickers during July and August.

While not related to his position of Town Liaison, Bob will research additional floating docks and bring a proposal to the next Board meeting.

Risk Management: Bob has been in contact with Mr. Hibbert about the dock at Little Beach. He has requested a certificate of insurance from Mr. Hibbert's carrier.

Properties: Gary reported that the two work parties, May 3rd and May 17th were successful. The door to the electrical panel at First Beach has been repaired. The drop off area for the North end is almost complete – Neil Murphy is working on the finishing touches. Surveying has begun at the ball field and the Third Beach parking lot. Trash cans have been purchased for each beach. A floor mat for the tables has been purchased. Gary expects, within the next month, to finish projects at the North End, the

pavilion and the dam. Pete Doyle has been hired by the Biancamano's to remove the debris next to the Third Beach parking lot. The company hired to mechanically rake the beaches has done so, but found that our sand is not beach quality, and very shallow, making fluffing all but impossible.

Recreation: The Board approved Linda Nuzzo's choice of swim instructor. She will meet with him shortly to finalize the contract.

Social: Diane sent everyone a preliminary calendar of events.

Newsletter Submission: Mike Trocchi has requested a Sunday night deadline for the following week.

Web/Newsletter: Think about what you want to put on the web and in the newsletter and get your ideas in.

Coordination of Communication for Summer events: Gail, Jason, Mike and Linda will conference. In addition to newsletter content, we need to make people aware of the upcoming budget referendum.

The next Board Meeting will be Friday, June 20, 2014 at 6 p.m. at Bob and Bonnie Sudell's house, 113 Lake Shore Drive. It will be a potluck supper. Bonnie will contact Board members to coordinate food.

The meeting was adjourned at 12:04 p.m.

Respectfully submitted,

Bonnie F. Sudell
Recording Secretary