

POALH Board of Governors  
Meeting Minutes  
December 15, 2012

The meeting was called to order by Gail Grzegorzczak at 10:18 a.m. at Linda Nuzzo's house at 1199 Woodruff Street, Southington. Board members in attendance were Gail Grzegorzczak, Larry Lusardi, Diane Nelson, Linda Nuzzo, Gary Petersen and Bonnie Sudell. Also attending were Lee Griffin, Treasurer, Ed Bader, Budget Chair, and Bob Sudell, Pavilion committee.

Minutes: The minutes of the November 17, 2012 Board Meeting were accepted as presented.

Treasurer: The Treasurer's report was accepted as presented. A request was made to separate the pavilion claim from the operating budget, as well as expenses incurred building the new pavilion. Lee is working on a master list of POALH property owners, to be distributed to Board members and others as requested.

Tax Collector: The Tax Collector's report was accepted as presented. Fines for boats left on the beaches was discussed. General consensus was that the fines should be issued by the Tax Collector, accompanied by a letter from the President, advising offenders that they could not use the boat racks if they did not pay their fines. As the Board plans to remove unmarked boats during the summer of 2013, we discussed renting a trailer for their storage.

Weed Control: It appears that a spot treatment of Clipper will be adequate for 2013. Our goal is to treat in mid-June, but DEEP must give us a waiver to treat before the impact study is done. Ideally, we would like to do the study in July or August. Gail will seek clarification from Tim Pelton as to the April versus July timeframe, as well as whether the DEEP will accept the work from either vendor.

Grants: The Board will look for a grant writer, possibly Felicia.

Revaluation: There was discussion regarding the CT Water Company water tower on our property. Lee will see what the bill for that property entails, and if there is a contract in place from the water company. Larry will contact CT Water to see what their understanding is.

It was noted that most lots went down in value.

Pavilion: Replacement of the pavilion "as is" will cost approximately \$87,000. Quotes have been solicited ranging from \$127,000 to \$268,000 to build new. There was discussion as to what we want for a new pavilion and if we want to phase in components. A truss system, which is not advocated, will cost about \$10,000 versus glue lam beams estimated at between \$44,000 and \$76,000. Stone veneer is estimated to cost about \$11,600 to cover 3' of each column and to face 3 sides of the storage

facility. A gable roof is estimated at \$35,000 versus a hip roof design at \$76,000. A one time assessment was discussed, as well as a possible loan. It was noted that we have \$130,000 in reserves. For our Town Hall Meeting, we will present alternatives, starting with a base price. Stone veneer will be presented as one of the options. We will look for a donation/ program from members, possibly for equipment. It is estimated that we will need to replace between \$10,000 and \$15,000 in equipment. As there is still money in our operating budget, the equipment costs could come from there. A motion was made, seconded and passed for the Pavilion Committee to solicit proposals not to exceed \$150,000 for the pavilion and \$15,000 for equipment.

The committee will bring a design to the January 12, 2013 Board Meeting. The goal is to go to Inland/Wetlands in January, to be approved in February, so that we could go to Planning and Zoning in February. Larry will get dates for a possible Town Hall Meeting for a Saturday at 10:00 a.m. in February. Notice would go to POALH members by our web page, Facebook, email and a postcard. A Special Meeting is anticipated to be after April 2<sup>nd</sup>, with a mailing to that effect mid-March.

Insurance: There was discussion as to designating an “agency of choice,” familiar with our needs. Gail suggested Smith Brother Agency.

The meeting was adjourned at 12:45 p.m.

The next meeting will be Saturday, January 12, 2013.

Respectfully submitted,  
Bonnie F. Sudell  
Recording Secretary.