

Property Owners Association Lake Hayward
Annual Meeting
August 19, 2012
Page 1 of 5

The meeting was called to order at 10:10 a.m. at the First Beach Pavilion by President Gail Grzegorzczak. Present at the roll call of the Board of Governors were Pat D'Amato, Dave Edgington, Gail Grzegorzczak, Norm Kaplan, Sue Kumro, Larry Lusardi, Diane Nelson, Gary Petersen and Bonnie Sudell. Also present were Tax Collector Brenda Armstrong and Budget Chair Ed Bader. Absent was Treasurer Lee Griffin.

Minutes: A motion was made and seconded to waive the reading of the June 24, 2012 minutes. It was noted that not everyone has email. After discussion, the minutes were passed.

Communications: Gail reported that the Board has received complaints from Association members regarding perceived violations of our Bylaws and is addressing these concerns.

Treasurer's Report: It was noted by Gail that copies of the completed 2011-2012 budget were available at the registration table and that the budget is available for review with Treasurer Griffin if you make an appointment with him. Ed Bader stated that copies of the review by our outside accountants of fiscal year 2010-2011 were available at the table. Ed reviewed the 2011-2012 budget, noting that in most categories we were under budget and that all bills had been paid. In response to a question regarding weed control, Ed explained that the budget surplus would be transferred to the Weed Control Reserve account. In response to a question regarding overages in the Roads and Beaches category, specifically Landscaping, Ed explained that the 2011-2012 budget did not break down expenditures into the five subcategories detailed on the budget report, but that Roads and Beaches did have a \$4,300 surplus. A motion was made and seconded to approve the Treasurer's report. The motion carried.

Budget: Gail acknowledged the members of the Budget Committee, including Chair Ed Bader, Fran Fantozzi, Dave Edgington, Jason Griffith, Lee Griffin and Paul Henry. The Board recommends that the Budget Committee be a standing committee, meeting on a quarterly basis, particularly in light of the upcoming reevaluation in January of 2013 and weed control uncertainties.

Ed Bader presented the 2013-2014 Budget. He explained that under Expenses, some categories were renamed. The previous "Social" category is now "Events." Some events are revenue producing, some not. Lee has been asked to prepare a separate schedule to "explode" the Events category into their individual activities, whether they are annual or one-time, with separate line item budgets. The Budget Committee believes that this approach will give the budget more flexibility, with the chair of each activity getting a budget amount approved.

Income: Ed explained that the Association's two main sources of income are interest and tax collector receipts. At this time, it is estimated that we will receive \$166,000 in tax receipts. When the Grand List is generated in October (as part of the five year reevaluation), the Association will know if it can collect the \$166,000. If we cannot, then we cannot spend \$166,000. Due to reevaluation, Ed stated that he could not tell the Association what the mill rate would be.

Expenditures: Insurance and Bonds – the Committee has asked the insurance carrier to provide a detailed review of our coverages and has tentatively increased the amount of our liability coverage. The line item for Legal Fees remains in the budget, although not needed in recent years. The line item Contingency Fund has been reduced to \$1,000, and is intended to cover expenses approved by the Board but not captured under any other category. The Communications category has been broken down to separate postage, printing and other forms of communications. The Promotional category is shown as a net expense: if we purchase \$3,000 worth of promotional items, it is expected

POALH Annual Meeting, August 19, 2012, page 2 of 5

that we sell \$3,000 worth of promotional items. Line items for Real Estate Tax, Recreation, Roads and Beaches and Salaries have not changed substantially, although Tax Collection Expenses have increased, in part to cover the placement of liens on delinquent properties. Waste Management is budgeted for \$45,000, although expenditures were less for the most recent fiscal year. The Weed Control category includes \$25,000 to be transferred to the Weed Control Reserve account. Ed stressed that the Board cannot overspend revenues with the exception of the Weed Control Reserve Account (currently at \$122,750). The Board can make line item transfers of up to \$1,000, but must bring all other expenditures to the Association membership. The Budget Committee has asked that a 3 year capital expenditure plan and a 3 year extraordinary maintenance plan be developed by the Properties Committee, to detail proposed expenses for approval of the Association. A question was raised regarding the possibility of getting reduced evaluations on properties that do not have any facilities on them. Exceptions on a limited basis were granted in the mid 80's. Brenda Armstrong will pursue with the Town. A question was raised as to the perceived increase of \$7,000 in the Events category. It was explained that Social activities, Bingo, Arts & Crafts, Golf, and Lake Hayward Days, among other activities, were grouped together in the budget, and that we are not proposing to spend any more. Another question was asked about the \$1,500 Recreation Fees Offset. The dollar amount corresponds to Swimming fees collected. Additional questions were asked as to why the proposed budget did not show revenues received from various events. Ed explained that this detail would be in the schedule that Lee prepares and that the schedule would be part of his Treasurer's report, available for review. Gail explained that not detailing specific events in the budget gave the Association the ability to offer new ideas and new programs, without the restrictions of the current budget layout. Upon request, copies of Lee's report will be available for mailing to those members who do not have access to the Lake Hayward website. It was suggested that those who cannot access our website due to their antivirus programs should change their firewall settings. A motion was made, seconded and passed to call the question. Gail and Ed stated that they would be available after the meeting for those with additional questions. A motion was made, seconded and passed to approve the 2013-2014 Budget as presented.

Tax Collections Update: Brenda Armstrong stated that tax bills in the amount of \$188,000 were sent out this year, including \$59,000 in delinquent taxes. The total amount due has decreased as members have provided proof of past paid taxes. She has worked out payment plans with some members and urged members who have not received tax bills to contact her. She is working with Lee and the Town to update our tax records. There was a question regarding taxation of lots. Brenda stated that the taxation of lots has not been consistent in past years, and that this year, if you have a lot that is taxed separately by the Town, you received a bill for \$50 for the lot. The taxing decision is supported by our current Bylaws, but may change in the future.

Reports of the Board of Governors

Hospitality: Gail welcomed new members to our community. Our new Hospitality Chair, Lynn Booth, has prepared baskets for new members. Gail asked that we all help by advising her of new residents.

Board Initiatives: In part due to the continued vandalism occurring at First Beach and complaints from Second Beach residents, the Board, at its August 15, 2012 Meeting, voted on a regulation to close the beaches from midnight to 6 a.m. The Police stated that we needed to have signage closing the beaches and prohibiting vehicles from being on the beaches to enable enforcement. There was discussion regarding the impact on fishermen, changing the 6 a.m. time to sunrise and the possibility of extending the regulation to include all Association properties. It was explained that the driving force was to give the Police the authority to remove people hanging around the beach area, including the pavilion, after midnight. Sue Kumro reminded everyone that the Police force is limited and will not come down every time we call them. We must be proactive ourselves to eliminate the vandalism and loitering.

POALH Annual Meeting, August 19, 2012, page 3 of 5

Properties: Dave Edgington reported that the chairs and tables being used today were all brand new. He thanked every volunteer who had worked on the Properties Committee this year, including those who cleared the right of way between Longwood and Ridgeway. He is always looking for more volunteers to help on the committee, and to clear the other rights of way. There are new bulletin boards at First, Second and Third Beach, and those wishing to have something posted should contact their Beach Reps, who have keys.

Three Year Plan: Dave explained that he had been asked to prepare a three year plan of proposed Properties Committee projects. He stressed that it is a living document that may change, depending on the needs of the Association. Of the \$20,000 Properties budget, the porta potties, the beach rakers and the lawn mowing contract constitute approximately \$11,000. Of the \$9,000 left, the committee plans to build a boat rack and install a dock at the North end of the lake next spring. They also plan to expand the boat racks at First, Second and Third Beach. The pavilion and three sheds will be painted so that they are all the same color. The parking lot will be sealed and striped. New signs will be installed on the beaches, specifying "no vehicles on the beach" as well as the beach closure times.

Capital Projects: Dave explained that capital projects were defined by the board as those projects costing over \$700 and lasting at least ten (10) years. Brian Bagnati is already working with the Town to obtain permits to enable replacement of the walkway at Third Beach with a boardwalk away from the street. Another project involves repainting and restriping the tennis courts. The committee would like to install a Lake Hayward sign, similar to the one at the North end of the Lake, at the South end. The three large signs at the beaches need to be replaced, including the telephone pole supports. Tom Kress, who constructed the original signs, has volunteered his expertise to construct replacements, if we provide the materials. Plywood for the ceiling and new lighting at the pavilion is also a priority.

Other Properties Concerns: Dave asked if anyone had a small, aluminum jon boat that they would either sell or donate to the Properties Committee to facilitate placement of the swim lines, the rafts, etc. Regarding the swim lines, Dave stated that the State is very strict on the placement of the swim lines and that they can pull our permit if the lines are not where they are supposed to be. He asked that we actively discourage those who move the lines.

Dave reminded members that there is no glass allowed on the beach and remarked that he counted at least a dozen glass bottles at the band the previous night. For the safety of all, we must enforce this rule.

Dave asked the members to approve the expenditure of up to \$7,500 for security, including a new security system at First Beach. The proposal calls for three high quality vandal proof cameras, one in the pavilion itself, one on the peak of the pavilion roof to capture the entire beach area, and one on the shed to cover the parking lot and the tennis courts. The cameras would be motion activated, recording on a 30 day loop to a 500 gigabyte DVR, located in the shed. Dave stated that the Board intends to prosecute anyone caught vandalizing the property by these cameras. In response to questions regarding the pavilion, Dave stated that an Association member who is also an electrician has volunteered to donate new lighting that will be vandal resistant, and 5/8" plywood is planned for ceiling material. There was discussion regarding the need for such a large expenditure; Dave explained that we were suffering \$1,500 - \$2,000 worth of damage yearly, and that the \$7,500 also included proposed motion sensor lights at Second Beach to enhance security there. A motion was made, seconded and passed to authorize the Board to spend up to \$7,500, out of reserves, for security issues.

In response to a question about vehicles on the beach, Dave stated that Saturday night, August 11th, someone drove a four wheel drive vehicle onto First Beach, causing considerable damage. The beach rakers contacted Brian Bagnati who advised them not to rake the beach that morning so that Association members could see the damage that was done. Brian did repair the damage with a tractor, and raking has resumed. As a result of the vandalism, two steel pipes will be installed to prevent vehicles from accessing the beach.

POALH Annual Meeting, August 19, 2012, page 4 of 5

Gail added that another current Properties project was making First Beach and the pavilion handicapped accessible.

Security: Gail introduced Dave Glazier, year round resident, who, subject to the Association's approval, will be filling the role of Parking and Security person. Dave's first initiative is to establish an organized neighborhood watch, to patrol the streets on a regular basis, and report problems to him or the Police. He is looking for volunteers, especially year rounders, to help him patrol, and has made magnetic signs for volunteers' vehicles so that people will be aware of the presence. He stated that he would welcome participation from the East side of the Lake also. The program would also be coordinated with the State Police. There was also discussion regarding supplementing the neighborhood watch with the hiring of a private security company, which will be considered.

Lake Hayward Days: Larry Lusardi recognized all members who were working on Lake Hayward Days activities, and commented that there were more events proposed this year than there were nights to hold them. He said that as ideas were brought forward, he was asking the member to either chair the event himself or find someone to do so. One example of this initiative was the revival of the Boat Parade, chaired by Gary Petersen, with committee members Cliff Smith and Neil Murphy. Larry reminded members of the various activities, including Karaoke Monday night, the Cake Walk Tuesday night, Chocolate Bingo Wednesday night, Ladies Night Thursday, the band Radio Giant Friday night, and the Beach Games, Horse and Wagon Rides, Carnival and Food Saturday.

East/West Committee: Gail mentioned that, in addition to newsletter submissions, the East/West Committee was represented on our website, for those who wished updates on their activities. Linda Ryder-Munet spoke briefly about the meeting with First Selectman Mark Walter, and the possibility of a new organization forming, separate but coordinating, to address other concerns, such as the change in zip code.

Nominating: The Nominating Committee consisted of Chair Phil Nuzzo, Scott Miers and Dave Glazier. The slate for terms expiring 2014 included Linda Nuzzo – First Beach Rep; Carolyn Henry – Third Beach Rep and Bonnie Sudell – Second Beach Rep and Recording Secretary. Dave Glazier was nominated for a term expiring 2015 as At Large Rep and Parking and Security. Gary Petersen was appointed by the Board to complete the term vacated by Jeff Walter as an At Large Rep expiring 2013, subject to approval by the membership. There were no nominations from the floor. A motion was made, seconded and approved to approve the slate as presented by the Nominating Committee.

Cookbook: The committee is still accepting recipes and hopes to have the cookbook ready for the June 2013 Association meeting. Proceeds will benefit the Memorial Fund. Alice Miles was recognized and thanked for her many years of service to the Lake Hayward community, both as chair of the Memorial Fund, Secretary, and the many other roles she performed over the years.

Gail recognized the efforts of Janet Soboleski coordinating the newsletter carriers and advised members that this year the last newsletter would be delivered over Labor Day weekend.

There was a question regarding the allocation of Memorial Fund donations. Janet Soboleski, who is now chairing the Memorial Fund, stated that the Association respects the wishes of the families, and if she is asked to make a donation to a specific charity, she will do so.

Gail noted that Don Smith would be handling pavilion reservations next year. We are encouraging members to donate their pavilion deposits back to the Memorial Fund.

Old Business: None

POALH Annual Meeting, August 19, 2012, page 5 of 5

New Business:

Promotional: Gail Edgington was commended for her dedication to provide high quality promotional items at every Lake Hayward event. There was consensus to charge a little more for items to obtain a greater profit. Gail is looking for help for next year, if even for an hour or two at events.

Communications Group: Moira Boone continues to improve our website and was recognized for her efforts. Jason Griffing is responsible for the on-line newsletter that we are receiving. He welcomes photos from members for inclusion. Roland Depratti has created our new blog, which has 52 registered members. Roland has created a Lake Hayward Days survey on the blog, and to encourage members to go on the blog to take the survey, has donated a \$20 Lake Hayward "store" gift certificate to be given to a random respondent.

Jeff Walter was recognized for his service.

Social and Recreation: Diane Nelson recognized the volunteers who have made this season possible, starting with Adam Thompson and the Fishing Derby. Dave and Laura Cohen made Kiddie Bingo fun, and their son, Matt Cohen organized and ran the first ever Lego Night, with more than 20 kids participating. Nick Flynn was instrumental in swim classes, and Colleen Sokolowski lead a successful Arts and Crafts program. Fred Odell and Don Biancamano ran another successful Golf Tournament this year. Thirty-two members took swim lessons, while twelve took tennis lessons. Diane stressed that we need volunteers to run events, and if members had ideas, they should contact the Board. One suggestion to have a campout at Second Beach was immediately made.

A big thank you was expressed for the creation of the Dog Beach.

A motion was made, seconded and passed for the Board members, their significant others, and committee chairs to go out to dinner.

The meeting was adjourned at 11:55 a.m.

Respectfully submitted,

Bonnie F. Sudell
Recording Secretary