

POALH Board of Governors  
Meeting Minutes  
March 16, 2013

The meeting was called to order by Gail Grzegorzak at 9:20 a.m. at Gail's house at 34 Glimmer Glen, East Haddam. Board members in attendance were Dave Edgington, Dave Glazier, Gail Grzegorzak, Larry Lusardi, Diane Nelson, Linda Nuzzo, Gary Petersen and Bonnie Sudell. Also attending were Lee Griffin, Treasurer, Ed Bader, Budget Chair, Jason Griffing, Steven Nelson, Don Fantozzi, Felicia Tencza, Bob Sudell and Jason Griffing, Pavilion Committee. This meeting was a combined Pavilion Committee/Board Meeting.

Pavilion Committee Update: Steve Nelson reported that, at the time of the Town Hall Meeting, March 9, 2013, only two construction proposals had been received. Additional bids received since that time, based on George Fellner's architectural drawings, ranged from \$233,000 to \$370,000 for material and labor. One bid was received for labor only. There was discussion regarding the cost and quality of alternative framing material, as well as the interior wood. As there was concern as to the storage of materials on the job site, Bob Sudell will look into the cost of temporary fencing and a container.

Steve also solicited a bid from Post and Beam Homes of East Hampton. This proposal utilized post and beam framing made of Douglas fir pegged together. The estimate for construction using this method was estimated to be between \$150,000 and \$160,000. The Pavilion Committee and the Board agreed to pursue this alternative.

There was also discussion regarding the depth of the stone veneer (3" vs. 1"), as well as the position of the stone columns where they would meet the concrete base (flush vs. not). It was decided to stay with the 3" stone and columns as shown on the architectural drawings. A plaque for the pavilion was also briefly discussed.

A motion was made, seconded and passed, to propose allowing \$175,000 to build the pavilion, not including the estimated \$15,000 worth of equipment needed to replace that lost in the fire.

Budget Committee: Ed Bader presented a summary of the POALH's financial position, as of March 15, 2013. He reported that Aquatic Tech believes that spot treatment of the Lake using Clipper has been very effective to date and is expected to be effective near term. He recommended that we reserve \$20,000 each year to cover the potential of needing a full treatment every five years. Allowing for anticipated revenues and expenses, and taking into consideration revaluation, he projected a budget shortfall for 2013-2014 of approximately \$50,000. Increasing the mill rate or reducing expenses are the options the Association has. Ed is planning a Budget Committee meeting to discuss the impact of the approximately 30% decrease in property assessments and well as the likely increase in the cost of insurance, among other variables. A motion was made, seconded and passed to present a revised mill rate at the time of the 2014-2015 budget presentation, at the August Annual Meeting.

Gail advised us that she applied for a \$4,500 grant from the Town.

Bob Sudell suggested that we write a letter to the residents of the East side of the Lake, requesting their monetary support. Gail suggested that Tim Pelton be involved.

Board Membership: The Board accepted the resignation of Carolyn Henry, Third Beach Rep, effective March 2, 2013. Per Article V, Section 4 of POALH Bylaws, Gail made a motion to appoint Mike Trocchi to fill the vacancy. The motion was seconded and passed. He will serve until the August 2013 Annual Meeting, at which time his name will be presented to fill the balance of Carolyn's term.

Board members were asked to come to the next meeting prepared to discuss a job description for beach reps. Diane has previously presented ideas including spending time at the beach talking with members and asking them for suggestions, asking them what they liked and disliked, as well as checking for boat stickers.

Minutes: The minutes of the February 16, 2013 Board Meeting were accepted as presented.

Succession Planning: There was discussion regarding the need for continuity from Board to Board, and the need to have important decisions available for review.

Special Meeting April 7, 2013: There was discussion as to whether the powerpoint presentation needed to be repeated; the consensus was that, even if there was only one person who had not seen it, it needed to be presented again, albeit in a shorter time frame. After the presentation, a motion will be made to spend the \$175,000 and a vote will be taken. Parking passes will be available after conclusion of the Special Meeting.

Treasurer's Report: Lee presented the Treasurer's Report.

Insurance: no update

Social and Recreation: Linda and Diane briefly discussed Arts and Crafts, which will begin Tuesday, July 8<sup>th</sup>, Bingo on Wednesdays, as well as the need for a full time swim instructor. They are planning as many low cost, no cost activities as possible.

The next meeting will be Saturday, April 20, 2013 at 10:00 a.m., location to be determined.

The meeting was adjourned at 11:38 a.m.

Respectfully submitted,

Bonnie F. Sudell  
Recording Secretary