

POALH Board of Governors
Meeting Minutes
August 13, 2020

The meeting was called to order at 7:03 pm by Bonnie Sudell at The POALH Pavilion, Lake Shore Drive, East Haddam, CT. Board members in attendance: Jeff Conway, Janet DePratti, Hema DeSilva, Gary Petersen, Kathy Sabo, Bonnie Sudell. & Bill Taylor.

Board Members Absent: Cindy Biancamano & Jason Griffing

Association members in attendance: Lee Griffin - Treasurer, Ed Bader - Tax Collector, Robb & Carol Wright, Charles Tim Brown, Bob Byron, Steve Molkenhain.

Public Comment:

Charles Tim Brown spoke regarding the Rights-of-way and POALH property encroachment issue. He is an engineer with 60 plus years' experience working as a consultant for 40 towns across the State of CT including East Haddam. He has worked with individuals, developers, towns, regional agencies, the state & federal agencies. He has been involved in 100's of projects as an engineer and ran a business in CT called The Center for Engineering and Architecture. Just about all of his projects have involved surveys so he has run into everything you can think of. He has done surveys with property lines and has had to research many projects resolving line disputes never having to go to court. Surveys over 60 years old were done with very inaccurate equipment as compared to today. GPS today is very accurate. Sometimes GPS shows a monument that has been sitting there for 60 or 90 years to be wrong. So, they send out new coordinates that say the new coordinates. No one ever says we found a monument, the coordinates are wrong, and it is in the wrong place. Start moving property lines. This doesn't happen. All the properties involved with this right-of-way is on the original tax map and on the original subdivision. The ideal solution is to get together with the property owners involved and get a surveyor to make a map of the way the land is being used today. Get an agreement put together with all property owners abutting the right-of-way and lake front property agreeing that these are the existing property lines as it is being used today and file it with the town. This is a simple solution to an endless problem and should satisfy any insurance liabilities. It was mentioned that the association can abandon a property and not put insurance on it as well.

Minutes: *Gary Petersen made a motion to accept the minutes of the July 22, 2020 board meeting. Kathy Sabo seconded. A vote was held and Jeff Conway, Hema DeSilva, Gary Petersen, & Kathy Sabo voted yes. Bonnie Sudell voted no. Jan DePratti and Bill Taylor abstained. The motion carries with 4 yes, 1 no and 2 abstentions.*

President's Report: Bonnie Sudell remarked she received many inquiries of possible beach use by non-association members. Sandra Brown emailed concerns regarding the missing ladder on the raft at little beach, trucks parking at little beach parking lot and tree branches over 2nd beach boat rack need to be trimmed as they are dangerous.

Financial Reports:

- **Treasurer:** Lee Griffin handed out his treasurer's report to all board members present. Since the last board meeting, we have received \$66,859.56 in income. Expenditures were \$8,603.04. Account balances as of August 11, 2020 are \$272,470.34. On the Budget to Actual report Lee has created a new line item under Income-Other for Lake Preservation East Shore. It is no longer East Shore donations. We were asked to put this in a separate reserve. This is the most transparent way it can be done. A line item was also added under Expenses titled Lake Preservation East Shore. Anytime adjustments are made it will show in both places. Any funds left over will rollover to the next fiscal year. This reserve is only on paper. It does not make sense to open a new checking account. If the east shore residents would like a separate checking account, it will be up to them to go forward with that. Lee feels this is the most transparent way to handle these funds but is open to suggestions. Bonnie asked who put the geese fence up at 2nd beach. It was indicated it was done by Phil Sabo. Bonnie feels that an extension is needed as the geese are now coming up the grassy area. *Bill Taylor made a motion to accept the Treasurer's Report as presented. Gary Petersen seconded. A vote was held, and all board members present agreed (7 yes).*
- **Tax Collector:** Ed Bader reported that tax collections for July 2019 are still at 99.5 % due to one delinquent account. This account is in the process of collections subject to the tax sale procedure which has been suspended at least through September. Once lifted we will resume the collections process. Collections for the July 1, 2020 tax revenues are at 76%. Some property owners are taking advantage of the 60-day grace period which ends October 1, 2020. Tax bills not paid by October 1, 2020 will be deemed late and charged interest at the rate of 1 1/2 % per month from July 1, 2020. The immediate tax for delinquent bills from July 1, 2020 as of October 1, 2020 will be 6%. Emails will be sent out as a reminder in September for association members to pay their bills. *Gary Petersen made a motion to accept the Tax Collector's Report as presented. Jan DePratti seconded. A vote was held, and all board members present agreed (7 yes).*

Committee Reports:

- **Budget Committee:** Ed Bader reported the budget report has been approved by the board and will go before the association for a vote on Sunday. Jeff Conway asked if the budget will show the events budget going down to \$6,000 after the budget committee said they would allow \$7,000. Ed Bader reminded Jeff Conway that the board voted to approve the budget as presented to bring to the association with a 5-4 vote in favor with an events budget of \$6,000.
- **Events:** Jeff Conway reported that events during the tropical storm were cancelled which he felt was appropriate. This Friday, August 15th the movie UP will be shown at First Beach in the evening. This Saturday the band Furious George will be doing an afternoon concert at 1:00 pm followed by Karaoke at the Pavilion at 7:30 pm. August 19th will be a cake walk on the beach. Friday August 21st will be adult bingo. Saturday August 22nd will be adult crafts from 10-12 then a magician from 2 - 4 pm with a movie in the evening all at the pavilion/first beach. Sunday August 23rd will be water balloon baseball. The band Furious George will perform during the day August 8th. Friday August 28th will be a craft event. Saturday August 29th will be Savage Brothers band. Sunday August 30th will be music by the quartet Fusion. Gary Petersen reminded Jeff Conway that at the last board meeting the board decided not to hold the cake walk. Jeff indicated that he and his committee came up with a safe way to hold the cake walk. Jeff explained that there will be sand pails on the beach at least 6 feet apart for the kids to stand at and all will be wearing masks. All prizes will be required to be prepackaged purchased at a store. Gary feels the board needs to vote again. Bonnie would like more specific details on the event. Jeff reiterated prepackaged food is required. He reiterated that sand pails with numbers would be on the beach for children to stand by. Everyone would pay 25 cents. Everyone would be wearing a mask. Children would slowly walk from pail to pail and when the music stops a number would be pulled and whoever is at that pail number would receive a prize. There was a concern that it would be difficult for the children to stay a minimum of 6 feet apart when walking in a circle from pail to pail. Jeff said it wasn't important that they walk around. To make it safer they could just dance at each pail. The next concern was about safety in social distancing when paying their 25 cents. Jan felt each person could stand at the pail then an adult would walk around and takes the 25 cents from the child. Gary Petersen does not want to be responsible for anyone getting sick. *Jeff Conway made the motion to hold the cake walk with new safety measures in place being that each masked child would go to a numbered bucket, an adult would go around and collect 25 cents, children would dance in place to music, when the music stops a number would be pulled and the child next to the bucket with the winning number would receive a prepackaged food item. Kathy Sabo seconded. A vote was held and Jeff Conway, Jan DePratti, & Kathy Sabo voted yes. Hema DeSilva, Gary Petersen, Bonnie Sudell and Bill Taylor voted no. The motion did not carry with 3 yes and 4 no.* The cancellation of the event will be announced at the annual meeting.
- **Properties:** Gary Petersen reported that the vandalism of unhooking the rafts at beaches causing them to float away has been unprecedented this year. Gary has a plan for next to prevent this from happening. Dave Edgington was able to facilitate a diver to retrieve the cement anchors from the bottom of the lake used for tying the rafts at second beach. There was a lot of tree damage from the storm and American Pride (landscaper) will be working on clearing the small stuff on association properties and parking lots. A tree fell into the water at reserve beach which the tree company will take care of. Jan DePratti asked if American Pride can take care of an invasive plant at first beach. Gary indicated they are not contracted to do it, but he can contract them to get the job done. Jan DePratti indicated if she has time, she could do it and Lee Griffin said he would volunteer time to help take it out. Hema DeSilva indicated there is a tree down by Glimmer Glenn on association property. Gary Petersen asked if everyone could make sure the lights are turned off after events and that the doors are locked. Third beach walkway is complete. The berm on third beach and the rest of the curbing will be done when the season is over.
- **Public Safety:** Bonnie Sudell reported that in addition to trespassers on the beaches there have been a rash of car break-ins. She will put a blurb in the newsletter and remind association members at the annual meeting to lock their car doors. Gary Petersen reported that the AED for third beach has come in and he will probably mount it on the side of the shed.
- **Secretary-Clerk:** Bonnie Sudell asked Kathy Sabo to report on how many registered voters there would be. Kathy will email that information to Bonnie on Saturday. Lee Griffin mentioned that a tally would be given to Kathy Sabo of how many registered voters were present at the annual meeting for inclusion in the minutes. Ed Bader indicated he will send Kathy Sabo a list of property transfers that have occurred between May and August to validate the voting registration forms in the book. Hema DeSilva asked if we had a process in place if a sale is in progress about whose responsibility it is to pay the taxes. Ed Bader responded that he recommends taxes are paid as part of the closing process.
- **Technology:** Jan DePratti reported that she is coming off the board and is still willing to do technology but she has had a person come forward who is interested in taking it over who has been put forward by the nominating committee to be considered for a board position. Jan has talked with this person and is confident they are capable of taking over the technology position. Bonnie Sudell indicated those who are coming off of the board will lose

their LakeHaywardCT email address in favor of the new board members who will be coming on. Jeff Conway asked if he would be able to keep access to his email through September due to ongoing events. Jan answered yes. Bonnie Sudell also indicated that all board members coming off the board would have to give up their keys, but Jeff should keep his keys until his events are complete. Jan DePratti asked if anyone coming off the board had any critical documents they wanted the association to keep. Bill Taylor indicated he will turn over everything he has in the way of documents and pictures from projects at third beach to Lee Griffin. Jan DePratti indicated that all emails will live in the cloud in our 365 account until we give up our license.

- **Water Quality:** Gary Petersen reported that first beach tested high for E.coli and has been retested today. We may have to close first beach for E.coli. Ed Bader indicated that there has been the tracking of an algae bloom. The DEEP has 3 or 4 levels that algae blooms can reach. We need to be more cognizant to post when an algae bloom reaches a high level. The department of health says that we have to post a notice warning people of the toxicity of an algae bloom and if it reaches a certain level then the swim areas should be closed. Ed Bader indicated we need to have a procedure in place to warn people. We can also circulate the department of health advisory. Jan DePratti said the Lake Quality committee is in the process of coming up with a procedure. Ed Bader indicated the department of public health has a procedure they have put out that we should follow mitigating our liability.
- **Other:** None

Old Business:

- **Coronavirus Update:** Bonnie Sudell referred to an email she forwarded to the board members from Dr. Bender regarding coronavirus. Bonnie feels that Dr. Bender can offer the POALH guidance in the future regarding actions the board need to take regarding coronavirus in the future.
- **Rights-of-Way & Encroachment:** Gary Petersen felt we needed to wait until September when the new board was present to make decisions regarding this topic.
- **Strategic Plan:** Bonnie Sudell would like to see the members working on the strategic plan to come up with concrete projects with dollar figures and timetables so that it can be put into our budget. Hema DeSilva will continue to work on the plan.
- **Blighted Properties:** Nothing to report.
- **Dam Reconstruction:** Bonnie Sudell indicated we will see how the vote goes at the association meeting to work on the spillway. Hopefully we will go forward on that.
- **Bio-detention Basin:** Ed Bader reported that several months ago we did approve a contract to have Karl Acimovic come up with the details. He is still working on that. There was an inland wetland review that had to be done. It is the Town of East Haddam that controls what we can do with that. Once Karl has completed his design, we can make an application to the town of East Haddam's inland wetlands commission to present a plan to create a bio-detention basin. Then we can consider what we want to do and lay out a plan. This should take about three years to complete, but we can at least get the approval and regulatory process done. Hema DeSilva commented that the north end of the lake is becoming more of a wetland than being a lake proper. Hema said he had heard that many years ago a group of volunteers got together and cleaned up the north end and Gary Petersen confirmed that. Ed Bader commented that to do that you would have to go to the town of East Haddam to get a permit. Hema DeSilva and Kathy Sabo felt this project should probably fall under strategic planning.
- **Signage Enforcement Update:** Bonnie Sudell reported that this topic has come to a halt for now. There are all kinds of signs up now. The next board will need to decide if they want to enforce this or go before the membership to change the regulations. Hema DeSilva mentioned that signs need to be placed by the association to alert people of meetings.
- **Speed Limit on Water:** Jan DePratti reported that information regarding the current ordinance that is on the books in the town of East Haddam and what the proposed changes are can be found in an article in the current POALH newsletter. In a nutshell the new proposed ordinance will make the speed limit on the lake for all watercraft to be 6 miles per hour.
- **Other:** None

New Business

- **Solitude Contract:** Ed Bader reported that a copy of the Solitude contract was emailed to all board members. The rate is the same as last year. The three year permit we currently have to apply the weed treatment is currently in Solitude's name. The recommendation of the lake quality committee is to continue to use Solitude as the permit expires in 2022. Ed Bader is asking the board to waive the competitive bidding as the contract is over \$5,000. Then to approve the signing of the contract with Solitude in the amount of \$9,654.50 for the January 1, 2021 to December 31, 2021 time period. *Bonnie Sudell made a motion to waive the competitive bidding for the Solitude contract for the year 2021. Gary Petersen seconded.* Kathy Sabo commented that we should get another bid as the rules of the association are there for a reason. Hema DeSilva feels there should be negotiations involved. Bonnie Sudell reported that Corrine Halliday indicated to her that she would be more than willing work to find other contractors for next year. Ed Bader indicated that once the permit expires, we would be free to get other

contractors. If we get a new contractor, we have the issue of transferability of the permit. Ed Bader feels we are locked in for the three years of the permit. Ed does not feel we could get a better price than what Solitude is offering. *A vote was held and Janet DePratti, Gary Petersen, Bonnie Sudell & Bill Taylor voted yes. Kathy Sabo & Hema DeSilva voted no. Jeff Conway abstained. The motion carries with 4 yes, 2 no and 1 abstention. Gary Petersen made a motion to approve the Solitude contract. Bonnie Sudell seconded. A vote was held and Jeff Conway, Janet DePratti, Gary Petersen, Bonnie Sudell & Bill Taylor voted yes. Kathy Sabo & Hema DeSilva voted no. The motion carries with 5 yes and 2 no.*

Committee Reports Revisited:

- **Lake Quality:** Corinne Halliday indicated that there is an action plan in place for algae blooms as discussed under the Water Quality topic earlier in the meeting. Corinne indicated the lake quality committee has an action plan and signs, etc. and she can talk more about it in September. Algae is a funny thing because by the time you test for toxins and get the results back you are past the bloom. There is an active plan that has been voted in.

New Business Continued:

- **Plan for Annual Meeting:** Bonnie Sudell indicated the annual meeting will begin at 10:00 am at the pavilion. Setup will be taking place at 9:00 am. Chairs and tables will be set up to promote social distancing. There are five items that will need to be voted on by the association which include the June 2020 association meeting minutes, the bylaws, the budget, the dam (capital expenditures), and new board of governors. Jan DePratti thought that we should have voting for the new board of governor's early in the meeting so the votes can be tallied during the meeting instead of after. Bonnie Sudell agreed and will look for a motion to suspend the normal order of business so this can be done. Hema DeSilva inquired on the voting process and the changes. Gary Petersen commented that the process is changing so that it can be more organized. The voting process to be used at the annual meeting was explained in the newsletter. Bonnie Sudell indicated that she did confer with legal counsel and the changes are just meant to improve the voting process. Bonnie Sudell asked if someone would recognize the outgoing board members. Usually that is a task the president does but seeing that she is one of the outgoing board members she would not like to do it. Gary Petersen said he would do it but would like Cindy Biancamano to have first refusal on this task as she is the vice president. Lee Griffin also volunteered Jason Griffing for the task if needed.
- **Other:**
 - Kathy Sabo brought up the email Cindy Biancamano sent to board members regarding the monitoring of beach use and parking lots. Bonnie Sudell commented that trespassing is trespassing and if you have enough trouble the police should be called. Jan DePratti commented that the police were called on an association member. Gary Petersen is not a big believer that everyone in the association should be going up to cars as it is not safe. There should be people that are designated and trained. It was concluded that the future board members can work on this.
 - Jan DePratti talked about people digging up mussels from the lake. She did ask some beachgoers to limit the mussels they were digging up as the lake needs them for filtration. Lee Griffin mentioned that would be a good educational topic for the newsletter.

Bill Taylor made a motion to adjourn the meeting. Jan DePratti seconded.
The meeting was adjourned at 9:20 p.m.