

POALH Board of Governors Meeting Minutes February 17, 2021

The meeting was called to order at 7:01 pm by Cindy Biancamano via a virtual Zoom online meeting.

Board members in attendance: Cindy Biancamano, Angela Buccheri, Hema DeSilva, Dave Edgington, Jason Griffing, Corinne Halliday, Evelyn Passan, Gary Petersen & Kathy Sabo

Association members in attendance: Lee Griffin - Treasurer, Ed Bader - Tax Collector, & Felicia Tencza

Minutes: *Dave Edgington made a motion to accept the minutes of the January 20, 2021 board meeting. Hema DeSilva seconded. A vote was held, and all board members present agreed (9 yes). Dave Edgington made a motion to accept the minutes of the February 8, 2021 special board meeting. Jason Griffing seconded. A vote was held, and all board members present agreed. (9 yes).*

Public Comment: Lee Griffin reported he had a request for a pavilion rental for February 23, 2021 for a wedding ceremony of approximately 20 people. They would also like the gate to be opened so the snow can be cleared off the beach for the ceremony. It was noted that they do not have to reserve the pavilion as the association does not take reservations outside of the summer season. There was concern that using equipment to clear the snow off of the beach may cause damage to the beach. It was decided they were welcome to use the pavilion, but the gate would not be opened for plowing of the beach and that they should not be removing the snow. Lee will contact them letting them know that we have no problem with them using the pavilion, the gate will not be open and that the beach should be left in the condition that it was. Going forward there will be no contracts signed for the pavilion rental outside of the summer season.

Financial Reports:

- **Treasurer:** Lee Griffin previously emailed his treasurer's report to all board members. Since the last board meeting, we have received \$211.13 in income. Expenditures were \$5,599.11 Income budgeted is \$225,202.00 and actual is \$224,348.73 with a difference of -\$853.27. Expenses budgeted is \$225,202.00 and actual is \$161,381.58 with a difference of \$63,820.42. Account balances as of February 17, 2021 are \$207,904.28. The full report, as always, will be posted on the website. There were no questions for Lee. *Gary Petersen made a motion to accept the treasurer's report. Hema DeSilva seconded. A vote was held, and all board members present agreed (9 yes).*
- **Tax Collector:** Ed Bader reported that as reported last month, all July 1, 2020 property taxes levied have been collected. The East Haddam Assessor is working on making final adjustments to the October 1, 2020 Grand List and the Association's portion of the Grand List should be ready by the end of the month. At the April 2021 Board meeting, the Board will set the Association's mill rate for taxes to be levied on July 1, 2021. Jason Griffing noted that this was the first year we have not had anyone go into collections. *Jason Griffing made a motion to accept the Tax collector's report. Dave Edgington seconded. A vote was held, and all board members present agreed (9 yes).*

President's Report: Cindy Biancamano reported that Tony Silvestri contacted her for our attorney's name. Thus far our attorney has not received anything from Mr. Silvestri yet. Mr. Byron contacted her regarding the letter he received from our attorney wanting to speak with Cindy and she directed him to contact our attorney. Attorney Cohen has not received anything from Mr. Byron as of yet. Cari Eckert is willing to help us format our spring packet. Cari asked that everything be put into a PDF and Mike Trocchi will help with that. The instructor that was interested in conducting swim lessons is not any longer as she does not want to get the million dollar hold harmless policy required. Jess Stone from the farm asked if she could submit informative inserts into the newsletter about gardening, etc. Cindy felt this was not a problem as long as it did not turn into an advertising thing. Cindy brought up the topic about assigning a budget committee, by-law committee and nominating committee. It was noted that Cindy should appoint all of these committees and it could be done at any time. It was noted there is language in the by-laws that the nominating committee should be represented by each of the three beach areas. There was some input as to whether or not board members could be on these committees, but it was noted that there is nothing stated in the by-laws that a board member cannot serve on these committees. There was discussion regarding the nominating committee and that it would not look good to have a board member on the nominating committee. Kathy suggested that we at least have a discussion with the nominating committee because she felt that what happened last year with Jeff Conway not being nominated was wrong. A spirited discussion was had regarding the pros and cons of the situation. It was decided to have a discussion with the nominating committee and have perhaps have some protocols in place. Cindy also had some inquiries from new property owners regarding various questions.

Committee Reports:

- **Events:** Events slated on draft calendar: In addition to the three bands that Evelyn has contracted, we have two additional bands playing at no cost to the association – one on 7/31 & one on 8/21. Lisa Rogers will continue to offer adult craft events. We have 2 adult craft events and one family event on the calendar. Donations will be asked

to participate in these craft events. Participating members are encouraged to make a \$5 donation to offset the cost of supplies. Words on Wood Party was moved to July 24th. This event will also serve as a fundraiser for the events committee. Information for designing/ordering will be available in March. Dave Edgington will run a setback tournament on July 17th. The date for the silent auction has been set for June 26, at 6PM. The contract for Down the Hatch has been sent. All members that expressed an interest in donating an item to the silent auction have been contacted via email. We are continuing to look at food truck options for this event. Phil Sabo & Linda Abel will be having a fried dough night on July 2nd. Any funds raised will be used for kids' bingo. Sean of Big Daddy's Twisted Tees is having a tween & teen craft event on July 11th at 2:00. Colleen Sokolowski will continue to offer kids craft nights. These will be on Thursdays at 7:00. Cousins Lobster Truck will be here on August 14, the same night as In Deep. Events in the planning stages: Matt Planeta & Tony Buccheri volunteered to run the camp out. Researching screens and upgrades to audio/visual equipment for an increased number of movie nights and additional events. New member happy hour Teen movie night. The topic of sound equipment and movie viewing equipment was discussed. It was decided to purchase the equipment and to collaborate with Dave Edgington what was needed for sound equipment. Angela talked about since we will be focusing more on the adult events paying for themselves due to the budget reduction then we would need an easier way for association members to pay for these thing by setting up a Venmo or PayPal account. Some board members still feel that adult events should not need to be paid for as it is part of association fees. Board members had a discussion about the ease and/or challenges of using Venmo or PayPal, especially how it would affect Lee as treasurer. It should have ease of use for everyone using it. It was decided to research if Venmo or PayPal is available to municipalities and what that would entail. Cindy & Jason will do the research. Angela also talked about a new event form she has in the process to make it easier for association members to use to host and run events.

- **Properties:** Gary Petersen reported that there has not been anything worked on recently due to the snow. Kathy Sabo inquired about the second boat rack that is to be constructed at First Beach. Gary said it was on the list. Cindy Biancamano asked about repairing the bench at second beach for Sandy Z. Lee Griffin also said that he did research the plaque for the bench and asked what flowers should be etched into the plaque. The board asked Lee to decide.
- **Lake Quality:** Corinne Halliday reported that the lake quality improvement committee has been very busy this winter applying for grants. Last week an application was submitted to the state for a grant. The first grant application was a federal one which would be money to go towards the building of the bio-detention basin. If we do not get the grant this year it will be applied for again next year. The state grant submitted last week was for algae testing. Hopefully we will hear back on that grant in March or by April 1st. The committees just applied for a third grant from EPOC (Environmental Professional's Organization of Connecticut). This would be a \$2,400 grant for outflow testing to test the water coming down the hills on the west side and the outflows on the east side. This would help us to determine where the nitrogen and phosphorus are coming from. The committee is putting together a presentation for the end of August for our whole lake community to show what each property owner can do to protect our lake. The watershed management plan has been submitted to DEEP. It could take six months for them to review it. They are still waiting to see if DEEP has any further work that they would like the committee to do on it. The Solitude lake weed treatment will take place the last week of June 2021. Corinne Halliday and Ed Bader will sit in on a budget workshop with the Town of East Haddam as they are taking over for Randy Miller & Felicia Tencza who coordinated the monies received each year from the Town of East Haddam. They are pushing for the Town of East Haddam to contribute to the dam reconstruction.
- **Geese:** Evelyn Passan reported that geese nests found in the past were generally located in the north end, on the other side of the causeway, over by the icehouse and the south end near the dam. Lynette of Nutmeg Farm will come out on a Saturday and walk those areas and see what she can find. She already applied to the state to register to addle the eggs and has added us to her insurance. We will move forward with this process.
- **Public Safety:** Bonnie Sudell emailed her report as follows: I will be ordering new hanging tag parking permits this month, although the current ones do not expire until June of 2022. The quote for tags is \$1,550 plus shipping and handling. The previous tags were \$1,485.17. I have \$2,055 left in this year's budget, as I did not contract for any extra duty patrols during the summer of 2020, so it makes sense to purchase them in this budget year. I have begun to explore hiring security guards and will have more information next month. Evelyn Passan asked what events security was hired for. It was noted that police presence was often hired for band events, Lake Hayward Days carnival and our association meetings. It was noted that Bonnie will perhaps be looking into security guards to patrol the parking lots for unauthorized vehicles. Kathy Sabo suggested we ask Bonnie to come up with a list of the events that security is usually hired for. Cindy Biancamano will ask Bonnie to come up with a list.
- **Strategic Planning:** Hema DeSilva will place another request for members to participate in the spring packet. He called Brian Smith – our state representative and left messages for Norm Needleman and Irene Haines. Mr. Smith did call him back and will try to touch base with Norm Needleman & Irene Haines to get us some state funding for the dam but may be a bit difficult this year. Hema will write something for the Spring Packet.

Old Business

- **Cell Phones:** Evelyn Passan reached out to Dynamic Alliance regarding Office 365 Voice. Something can be set up by putting a number on the contact sheet on the webpage and each board member would get an ID or number. You call that one phone number and pick a number from the menu that corresponds to the board member you are trying to reach, and it is directed to your personal cell phone. This way the person contacting you does not know your personal cell phone number. The cost would be about \$200.00 per month in addition to what we are already paying. Google Voice was also talked about as it is free, but that platform is not what we use for FOI. Cindy Biancamano suggested we just try using the POALH emails this season and see how that goes.
- **Surveying of Properties:** Kathy Sabo brought up the topic of the necessity of surveying all of the POALH properties moving forward. She does not think we need to continue to do surveys unless there is a specific need for it. Jason Griffing feels we need to continue to get everything down and have maps on file. Gary Petersen agrees that we do not know where all the property boundaries are so that is why the process was started. Hema DeSilva feels that property maps in the Town of East Haddam is what we need to follow. Dave Edgington asked how many more properties need to be surveyed. Gary Petersen says they are about halfway done. Dave feels if we have gone this far that we should finish. Evelyn Passan has pulled maps from the town for deeds of property and feels it is hard to tell where property lines are located. Hema DeSilva does not understand what we are trying to accomplish by continuing the surveys. Gary Petersen feels the property owners want to know where the property line is located. Cindy Biancamano commented that no property owner has ever come to the board about a dispute on property lines prior to surveying beginning. It is just going to cause property owners to spend money at challenging property lines at no benefit to the association or the property owner. Corinne Halliday thinks the money is well spent because if it is lakefront property we can leave the property alone and let it grow naturally to deter runoff into the lake. Corinne also questioned how the board can only do half of the lake and then all of the sudden stop as some homeowner's have already had to make adjustments. Jason Griffing brought up the issue of a tree falling, and it could bring up the issue of whose property it is on. Hema DeSilva still urged the board to think about what we are accomplishing. Corinne Halliday commented that the reasoning behind the surveying is because we pay taxes on these properties and to have some control over what happens with the property. Cindy Biancamano commented that there are reasons on both sides and asked board members to think about this topic and come ready to discuss this topic at the March meeting. Corinne Halliday asked that we get input from our attorney as well. Jason Griffing asked if Gary Petersen could come up with a list of properties that still need to be surveyed. Angela Buccheri further asked for the following to be reported so we could make an informed decision: Is this done randomly or systematically? When we started? When will it be done? How many are done? How many are left? What it is costing us? Has it given us property back? Has it only caused us to put money out? Gary Petersen referred to a right of way down by third beach that we do not know where the lines are so a survey would need to be done. Kathy Sabo agreed that that would be a reason to do a survey on that one specific property. Gary will send an email to all of us by March with the requested information so that we can form an opinion on this subject.
- **Sound System:** Dave Edgington will get pricing on amplifiers, microphones, speakers – that kind of stuff for the sound system. He will work with Angela Buccheri on that. The pavilion is already wired for speakers.
- **Covid:** Nothing currently has changed in this area. We still need to be diligent. We will continue to discuss this as we move forward.
- **Spring Packet:** Cindy reminded everyone that submissions have to be into Jason by March 15, 2021 to be included into the Spring Packet. It was discussed that the font should be the same as what is used for the newsletter which we believe to be Garamond 10.

New Business

- **Documentation:** Angela Buccheri expressed that as a board we should move towards using everything Office 365 has available to us in housing documents from board members and committees. This would enable new board members or people taking over positions an ease of transition if all prior documents and information are stored in one place to review. Putting things in folders to share would benefit current board members and new board members and/or chairpersons. We all agreed to try and move forward with this.

Angela Buccheri made a motion to adjourn the meeting. Dave Edgington seconded.
The meeting was adjourned at 8:37 pm.