

## POALH Annual Meeting Minutes August 16, 2020

The meeting was called to order at 10:03 am by Bonnie Sudell at The POALH Pavilion, Lake Shore Drive, East Haddam, CT. Board members in attendance: Jeff Conway, Janet DePratti, Hema DeSilva, Jason Griffing, Gary Petersen, Kathy Sabo, Bonnie Sudell & Bill Taylor.  
Board Members Absent: Cindy Biancamano  
Association members in attendance: Lee Griffin – Treasurer, Ed Bader – Tax Collector and 80 association members.  
Total in Attendance: 90 attendees – All registered voters. A quorum for the meeting is constituted with over 40 voting members present.

**Opening Remarks:** Bonnie Sudell reported that we have a quorum for the meeting. She appreciated everyone wearing masks and continuing to do social distancing. Protocols for the meeting were as follows: You must be registered to participate in the meeting and to vote. Registered voters received a little packet with a ballot for the board governors, a ballot in case of a runoff and a colored sheet for voting on agenda items. Please raise your hand to speak on a topic and we will bring the microphone to you. Please state your name and lake address and limit comments to two or three minutes. Please only speak once on a topic to refrain from debate so everyone has a chance to speak. Please be polite and respectful and contribute in a positive way to be part of a solution.

**Minutes:** *A motion was made, seconded and passed to waive the reading of the June 28, 2020 association meeting minutes. A motion was made, seconded and passed to accept the June 28, 2020 association meeting minutes.*

### Financial Reports

- **Treasurer:** Lee Griffin indicated that a hard copy of the year-end financial report was included in the August 15, 2020 POALH newsletter that all members received. The bottom line is a net difference of revenue over expenses of \$192 (expenses exceeded revenues). He also provided the budget to actual. There were no questions regarding Lee's reports. Lee Griffin will also put the financial review online. There is a report completed by the CPA which verifies that our books are correct. *A motion was made, seconded and passed to accept the treasurer's report.*
- **Tax Collector:** Ed Bader reported that for the July 1, 2019 tax receipts we did not reach 100% due to the governor suspending all tax sales through September 2020. The collection rate is 99.5%. In respect to the July 1, 2020 tax revenues 76% have paid to date. The other 24% are taking advantage of the 60-day grace period. Those who have not paid their taxes must do so by October 1, 2020. If taxes are not paid by October 1, 2020, they will be deemed delinquent and you will have to pay interest at the rate of 1 ½% from July 1, 2020 resulting in a 6% interest charge due in October. There were no questions regarding this report. *A motion was made, seconded and passed to accept the tax collector's report as presented.*

**Suspend Order of Business:** Bonnie Sudell asked to suspend the order of business to elect the board of governors of the POALH. *A motion was made, seconded and passed to suspend the order of business to elect the board of governors.*

### New Business

- **Election of Board of Governors:** Gail Miers of the nominating committee reported that there was a detailed report in the August 8, 2020 & August 15, 2020 newsletters explaining the process of nominations. Gail reported there were 10 candidates and thanked the nominating committee for their work. Gail announced the four candidates chosen by the nominating committee as follows: 1) First Beach Rep – Evelyn Passan; 2) Second Beach Rep – Dave Edgington; 3) Third Beach Rep – Corinne Halliday & 4) Representative at Large – Angela Buccheri. Bill Taylor nominated Jeff Conway from the floor which was seconded by John Eckert. Jeff Conway accepted the nomination and indicated he would be running for the position of representative at large. Bonnie Sudell explained the voting process. Only registered voters are allowed to cast a ballot. In order to be elected you must have gotten 50% plus 1 of the eligible votes. Candidates nominated from the floor must be present and announce what position they are running for. Jeff Conway and Angela Buccheri spoke regarding their qualifications on being a board member. *A motion was made, seconded and passed to close the nominations.* Bonnie Sudell explained voters can vote for no more than 4 candidates however they may vote for less than 4 candidates. The ballots will be disqualified if you vote for more than 4 candidates, if you vote for more than one candidate for the same position or if they cannot read your ballot. Voting was closed at 10:34 am to proceed with the counting of the ballots.

### Reports of the Board of Governors

- **President:** Bonnie Sudell reminded everyone that we are a volunteer board that meets throughout the year and anyone is welcome to attend. The dates, times and locations are on the website. The by-laws, meeting minutes, contact information and forms are also on the website. Bonnie reminded everyone that most of the work in the association is done by volunteers and we need you. If we cannot find volunteers to do the work, then we would need to pay someone to get a task or job done.
- **Secretary-Clerk:** Nothing to report.

### Committee Reports

- **Properties:** Gary Petersen reported that the third beach walkway has been completed. He thanks Bob Sudell for helping out with that project. He has ordered more street signs to finish that project in the fall. One of the biggest problems this

summer has been the rafts being unmoored by people and floating away. We were able to retrieve some of the old weights from second beach. He has a plan in place for next year to avoid this problem. The new AED for third beach has arrived. There was a lot of tree damage from the recent storm which resulted in a lot of cleanup on our association property by our landscaper, American Pride. A tree company will also be coming in to cut any hanging branches. Projects to be completed in the off season are: third beach berm, curbing at third beach, right of way between Wildwood and Lake Shore to get surveyed and repaired.

Paula DeSilva, Glimmer Glen asked what that status was of clearing the third beach right of way. Gary Petersen indicated that he was working his way down and thought maybe he would get to it next summer.

Corinne Halliday, Haywardville Rd inquired if the AED for third beach would be seasonal. Gary Petersen replied that it would be taken out in October. The only one remaining during the cold months is the one at the first beach pavilion because it has a heated compartment. Corinne asked if there could be a date certain every year when it is put out and taken down, so all members are aware.

Gail Miers, Glimmer Glen inquired about cleanup of brush on Glimmer Glen wondering if the association is taking care of brush and tree removal from the storm. Gary Petersen replied only if on association property.

Linda Abel, Lookout Drive reported there is a runoff by the boat rack at first beach creating a gully that is deep and dangerous where someone could get hurt. Gary Petersen will put that high up on his list of things to get done.

Diane Nelson, Ridgewood Rd. asked if we could have a bucket with a scooper to properly dispose of the goose poop. Gary indicated these items in the past have disappeared but will try again to keep those supplies available.

Lynn Macri, Lookout Drive thanked properties for having the right-of-way's cleaned up.

Donna Preli, Lookout Drive suggested that people be allowed to run their dogs on the beach to get rid of the geese. Bonnie Sudell took an unofficial vote by a show of hands of who would like to let dogs be allowed on the beaches under proper supervision for a period of time to scare the geese. There was a majority showing they would like to use dogs to control the geese.

Robb Wright, Lake Shore Drive is happy with the cleanup of the right of way but wants to make it clear that the surveys of the right of ways are not consistent with all of our current knowledge of the property boundaries. A group has been asking the board for some time to address this matter. The board is currently completing surveys that push people further into noncompliance. We need an actual meeting or committee to solve this problem. Gary indicated that this matter will be brought up at the September board meeting.

Paula DeSilva, Glimmer Glenn asked about repairing Glimmer Glen which was previously on the strategic planning committee and in the budget. It is in disrepair and feels it is a liability to the association. Gary indicated the Town of East Haddam would not take it over, so the board needs to discuss what they want to do in the way of repairs.

Rachel Mosier, Lake Shore Drive inquired about the recent algae bloom voicing concerns. Corinne Halliday indicated she would talk about this topic when she gives her lake quality report.

- **Lake Quality/Water Quality:** Corinne Halliday reported that a weed treatment of the lake took place at the end of June 2020. We currently hold a three-year permit to treat the lake. The weed treatment company, Solitude, recently did a post treatment survey. The results of that survey will be posted soon on the website. There was a lot of the noninvasive plant bladderwort this year. The lake quality committee does testing of the lake twice a month to check water clarity and oxygen levels. Samples are taken for cell counts for algae as well as a few other things. This is our second summer doing this looking to identify patterns in the future by a limnologist the committee currently works with. The lake quality committee is always looking for volunteers. Water quality has not been great this year. No one can tell us for sure what is causing it. There is definitely more algae in the lake. Nutrient and phosphorus loading contribute to this. Turning your house's downspouts onto the grass instead of your driveway will help. Sediment testing in the fall will determine how much nitrogen and phosphorus loading is going on in the lake. Algae is a tough thing to understand. There has not been a green bloom sit in front of a beach. Testing an algae bloom has to be sent overnight to a lab in Florida. This is something we will do if we need to. Adam Thompson, Lake Shore Drive suggested using barley bails on waterfront properties to counteract the algae. Corinne will look into that suggestion.

Jan DePratti addressed the E.coli situation. The association tests every beach once a week. Unfortunately, this week there was an elevated level at first beach causing the association to close the beach. This is just sectional. Geese and warm water add to E.coli growth. We will keep you updated when it is safe to open first beach. Second and third beach are open.

Phil Sabo, Lookout Drive asked about the protocol of getting a notification out to the association members when the beach closes. Jan DePratti indicated that as of right now we just post a sign at the beach but will do an email blast moving forward.

Cari Eckert inquired on the time frame of getting testing results. Jan DePratti said the state only tests once a week.

Corinne Halliday reported that the twice monthly water sample they take are tested for cell counts for algae and so far, our cell counts are below the threshold. In our permit to treat invasive weeds we are also permitted to treat for algae, but it is not something that is easy to do, and it is expensive.

Lynn Macri, Lookout Drive asked if the state could help us out with the geese.

Linda Abel, Lookout Drive commented that we need to take action regarding the geese to preserve the lake.

- **Public Safety:** Bonnie Sudell reiterated the arrival of the AED for third beach. She will hold CPR classes next year. She urged people to lock their cars due to break-ins that have been occurring around the lake. You can purchase reflective address numbers for your home to help emergency crews find you. Please display your parking permits in your car. Please let your guests and/or renters know what the street address of the cottage is so they can confirm that they are legally here if asked. Make sure to have a boat sticker and address on your vessel.

Mary LaPorte, Longwood Drive encourages people while boating to be aware of swimmers. Jan DePratti reported on the initiative to get a speed limit on the lake. There is a proposed ordinance change to say that all watercrafts will have a 6mph speed limit on the lake that has been sent to the Town of East Haddam. How will it be enforced and is there a fine? Jan DePratti said it will probably be a self-policing type of thing with a \$250.00 fine.

- **Events:** Jeff Conway encouraged members to read the newsletter to know what events will be coming up. The cakewalk has been cancelled. There will be bingo on Friday.

### **New Business (continued)**

- **Election of Board of Governors (continued):** Bonnie Sudell reported that the recommended slate of Evelyn Passan, Dave Edgington, Corinne Halliday and Angela Buccheri won the election.

### **Presentation of 2021-2022 Budget and Budget Vote**

- **Presentation of 2021-2022 Budget:** Ed Bader said the operating budget was presented in the August 8, 2020 association newsletter and posted in beach kiosks. This vote would be to approve a budget of \$218,881.00. That is about a 2.81% reduction of the current year budget. Ed Bader thanked the budget committee of Randy Miller, Dave Edgington, Kim Jonah and Lee Griffin. There have been reductions in the budget of the following amounts: Properties - \$3,000; LQIC - \$1,000; and Social - \$1,000. There is an increase in the mil rate of 4.6%.
- **Motion:** *Jason Griffing made a motion to approve the operating budget of 2021-2022 in the amount of \$218,881. It was seconded by Linda Glassman.*
- **Discussion - Entertainment Budget:** Linda Abel, Lookout Drive inquired why the entertainment budget was reduced. Ed Bader reported the committee felt that the events should increase revenue to offset expenses. Phil Sabo, Lookout Drive commented that we pay our taxes and now we have to pay again to attend events. Ed Bader answered that the charter does not require events to be held and that events will still be held but just charge for them. Linda Abel wondered what happens to money that would be spent on events that were cancelled. Ed Bader replied that it would be spent on another event and that Jeff Conway spent his entire budget last year. Gail Miers, Glimmer Glenn commented that some events run in the negative, especially the adult events so a subsidy amount should be charged. Children's events are not a problem. A nominal fee should be charged so you are not running it at a total loss. Tony Buccheri, Lakeshore Drive asked about data that was looked at to support this decision. Ed Bader responded that Jeff Conway provided an historical analysis. The budget committee wants to increase the revenue portion of the events budget, so they cut \$1,000 to help the events chairperson do that. Jason Griffing gave an example that the golf tournament runs 100's of dollars over budget every year. Diane Nelson asked if there is leftover money from the children's activities this year if it can be carried over to next year. Ed Bader said the board does have the ability to reallocate the budget, but it cannot be carried over. Phil Sabo, Lookout Drive asked if the consultant fee (financial advisor fee) can be taken out and put into the entertainment budget. Ed Bader replied that there is a stipend in the budget he receives for this service. Lynn Macri, Lookout Drive suggested that we make the entertainment budget always the same every year and if there is money leftover the board can reallocate it. Jeff Conway commented he asked for \$7,000 in the budget but they put him down to \$6,000. Good idea to have a set budget every year. Covid hurt the revenue in his budget this year. Corinne Halliday asked if there was a way to vote in the budget with a stipulation that the board goes back and moves \$1,000 from another account. Ed Bader said the board can reallocate funds, but the association would have to vote the budget down.  
**Discussion - Mil Rate:** Hema DeSilva, Glimmer Glenn commented that membership can control the mil rate. Hema thinks the mil rate increase of 12% in this budget is high. Hema would like to see the mil rate frozen at previous year's rates. Gail Miers, Glimmer Glenn said that the mil rate for the previous budget was reduced because of unspent money that goes back to the members to reduce taxes. Corinne Halliday feels like we have a lot of stuff going on like rebuilding of the dam, so we need to build our reserves back up.  
**Discussion-Salaries:** Paula DeSilva, Glimmer Glenn questioned the \$25,000 in salaries. Can we afford this? Bonnie Sudell replied that the stipends have not gone up in three years and if we could find volunteers to do these duties, we would not have to pay for them. We are paying for things we used to get volunteers for, and we need people with knowledge in these positions.
- **Vote:** *A vote was held on the motion to approve the operating budget of 2021-2022 in the amount of \$218,881. There were 43 votes in favor of accepting the budget. There were 24 votes to oppose the budget. There were no abstentions. The motion to approve the budget carries.*

### **Capital Expenditures-Phase One Dam Reconstruction Vote**

- **Motion:** *Dave Edgington made a motion to approve the \$66,000 capital expenditure to rebuild the dam on the east spillway. Gail Miers, Glimmer Glenn seconded.*
- **Discussion:** Hema DeSilva, Glimmer Glen commented that we should defer this expense because he believes the Town of East Haddam, State of CT, east shore residents and the association together should find solutions and pay for the dam. He is in contact with someone from the state of CT to see if we can apply for state bonding. He believes if we put the money up front, we will not get help from the state or the town. At the town meeting he asked our engineer about the degree of the deterioration of the dam. In 2012 there was an inspection done by the DEEP with recommendations of what needs to be done to maintain the dam in good condition. Our engineer was unable to give a degree of deterioration. Hema's concern is

that this is a joint project, and we need additional information from the DEEP about the degree of deterioration of the dam before we spend the money to rebuild it.

- **Vote:** *A vote was held on the motion to approve the \$66,000 capital expenditure to rebuild the dam on the east spillway. There were 24 votes in favor of the dam capital expenditure. There were 36 votes to oppose the dam capital expenditure budget. There were no abstentions. The motion to approve the dam capital expenditure was defeated.*

#### **Unallocated Funds Policy**

- **Motion:** *Larry Lasardi made a motion to replace the policy of carrying forward unexpended operating funds to a future operating budget for the policy to transfer any unexpended operating funds to the unallocated capital reserves. Dave Edgington seconded.*
- **Discussion:** Keith Marvin, Ridgewood Rd. thinks it is important that if we do not spend our money in a given year that we have a policy to put it into an account to fund capital expenditures. Tony Buccheri, Lakeshore Drive agrees with the proposal but asked if unspent dollars allocated for future capital projects are needed for future operational activities would we be able to transfer those dollars back to the operating budget. Ed Bader replied no. The board can reallocate money within the operating budget only. Jen Glassman, Longwood Dr asked the reasoning for this proposal. Ed Bader replied this is being proposed to avoid fluctuation in future budgets regarding the tax revenue and to build up money needed in capital expenditures to rebuild the dam. A question was asked about the interest on the capital reserve fund. Ed Bader replied the interest is currently at 1 ½ %.
- **Vote:** *A vote was held on the motion to replace the policy of carrying forward unexpended operating funds to a future operating budget for the policy to transfer any unexpended operating funds to the unallocated capital reserves. There were 4 votes to oppose this motion. There were no abstentions. The motion to approve the policy change carries.*

#### **By Law Revisions**

- **Motion:** *Linda Glassman made a motion to approve the by-law changes as proposed in the spring packet. Ed Bader seconded.*
- **Discussion:** Kathy Sabo commented that the bylaw revisions should be voted down because 1) Article VI - Taking out absentee ballots is taking something away from the association members. 2) Article VII - The power to change the budget and rate of taxation recommended to said board is something that should remain as it is slated to be taken away from association members. It is in chapter 10 of the charter, but it still shouldn't just be taken out. 3) Article VI – Adding the word “registered” voter as opposed to just voter when giving notice of a referendum that is mailed out. There are some people that are not registered voters for their own reasons. If there is an important referendum that is sent out via mail, they get no notice of it. Hema DeSilva agrees with Kathy and also disagrees with Article V changes as well. Jeff Conway, Longwood Rd. does not think we should take away the absentee ballot.
- **Vote:** *A vote was held on the motion to approve the by-law changes as proposed in the spring packet. There were 9 votes in favor of this motion. There were no abstentions. The motion to approve bylaw changes was defeated.*

#### **New Business (continued)**

- **Outgoing Board Members:** Gary Petersen thanked Bonnie Sudell, Jan DePratti, Bill Taylor and Jeff Conway for the time they served on the board of governors.

#### **Announcement**

- **Strategic Planning:** Hema DeSilva asked association members to contribute via email their ideas for capital improvements for our association.
- **Sound System:** Dave Edgington would like the association to invest in a new sound system.
- **Board Dinner:** *Dave Edgington made a motion for the association to pay for the board and their spouses to go out to dinner which was seconded and passed.*

*A motion was made, seconded and passed to adjourn the meeting.*

The meeting was adjourned at 12:23 pm.