

POALH Board of Governors Meeting Minutes June 16, 2021

The meeting was called to order at 7:01 pm by Cindy Biancamano at 15 Lookout Drive, East Haddam CT.

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

Board members absent: Corinne Halliday

Association members in attendance: Lee Griffin - Treasurer, Ed Bader - Tax Collector, Nancy Kavanaugh, Sarah Dente

Minutes: *Evelyn Passan made a motion to accept the minutes of the May 19, 2021, board meeting. Dave Edgington seconded. A vote was held, and all board members present agreed (8 yes).*

Cindy Biancamano started the meeting by asking for a motion to amend the agenda so that the board could vote on hiring a new treasurer. *Dave Edgington made a motion to amend the agenda to add hiring of a new POALH treasurer to the agenda. Jason Griffing seconded. A vote was held, and all board members present agreed (8 yes).*

Public Comment: Cindy Biancamano asked Nancy Kavanaugh and Sarah Dente to please give some background information and credentials to all board members at this time as kind of a meet and greet as they were present because they were interested in taking over the treasurer position from Lee Griffin who is retiring. Nancy Kavanaugh spoke first while Sarah Dente was asked to leave the room. Nancy Kavanaugh presented her credentials. When Nancy Kavanaugh was finished, she left the meeting and Sarah Dente returned at which time she presented her credentials to the board.

President's Report: Cindy Biancamano thanked board members for attending Newcomer's Night as it was a success in meeting new members. Virtual meetings can no longer take place per our attorney, so we need to meet in person. Parking passes will be handed out at the August meeting. This will be put in the newsletter. Board members were asked to note the location change for the future board meetings this summer and August board meeting added. Cindy indicated that Kathy Sabo has asked if board meetings can be held on Monday evenings instead of Wednesdays this fall. Kathy will reach out to current board members before posting changes to make sure their calendars are cleared for the proposed Monday evening dates. Cindy reported that Kathy Sabo has went through the website updating various information. Mike Chupas is now doing the water testing on Wednesdays. Cindy Biancamano is still formulating the nominating committee. Jason Griffing mentioned that the email blasts are only done once a week on Thursdays. The deadline for the newsletter is the Sunday before the publication date. Cindy Biancamano also asked to have a backup person to handle email blasts. Cindy will be that person.

Financial Reports:

- **Tax Collector:** Ed Bader reported that the Town of East Haddam budget referendum failed. The board of finance must go back to the drawing board. They are planning on another referendum in August. For the association this means that the assessor who controls the grand list cannot send the information to our tax collection vendor. Until the Town of East Haddam sets a mil rate and submits their grand list, we cannot send out our tax bills. Hopefully we will be able to send bills out on September 1st. This will cause the association to lose some interest on money that would have been deposited sooner. Ed Bader will put this information in the newsletter and present it at the June association meeting. Also, in the referendum that went out to vote by the Town of East Haddam is the amount of \$8,000 that would be paid to us for lake related expenses and \$15,000 that we would get for capital expenditures for Phase 1 of the dam. We cannot count on those monies yet as that could change as well.
- **Treasurer:** Lee Griffin previously emailed his treasurer's report to all board members. Since the last board meeting, we have received \$32.56 in income. Expenditures were \$11,668.58. Income budgeted is \$225,202.00 and actual is \$224,511.65 with a difference of -\$690.35. Expenses budgeted is \$225,202.00 and actual is \$203,500.24 with a difference of \$21,701.76. Account balances as of May 17, 2021, are \$157,204.47. The full report, as always, will be posted on the website. Lee reported that the remaining funds available for our upcoming expenditures is \$16,801.41. Expenditures to be paid for the remainder of the 2020-21 fiscal year could equal or go above that amount as there were unexpected expenditures during this fiscal year such as the porta potties, insurance increase and the geese mitigation. At this point in time Lee requested a spending freeze and noted that we would have to reallocate funds within the budget at our next board meeting. It was discussed that moving forward there should be a protocol association members need to follow before spending money that would be taken out of any line item within the budget. The protocol would be before any money that is spent to get approval from the committee chair in charge of that budget. Cindy Biancamano will put this in a newsletter.

Committee Reports:

- **Budget Committee:** Cindy Biancamano reported that Dave Giroux is the chairman and has a good handle on the process. George Daniels, Peg Roberts and Laurie Dworak are on the committee. The committee has been focused and Ed Bader has been helping them.
- **Dam Committee:** They will be meeting on Friday, June 18, 2021. Tim Pelton will be making a presentation at the June meeting with the engineer in attendance.
- **Events:** Angela Buccheri reported the following: Moira Boone has set up the Lake Hayward store online. She will be at various Lake Hayward events this summer selling what she has left in stock. The Artisan Fair was well attended. Lisa Rogers is starting adult crafts this week asking for a \$5.00 donation. Lisa also has stepped in to run the tie-dye event while Big Daddy's Twisted Tees will be donating all the supplies. Kathy Sabo is leading a meditation on the beach June 19th. Fishing tournament is taking place June 20th. Planning for the Silent Auction taking place on June 26th is going well. Many people have donated items for the auction. Vintage food truck will be present. There are many events happening for the fourth of July weekend which are posted on the events calendar. Angela will be promoting the next fundraiser event with Words on Woods scheduled for July 24th soon to generate interest. Angela reported that she is having good luck with getting volunteers to sign up to help with events. Association members who have approached Angela about running some events such as canasta and wood carving have put out their email contact information through the email blast to see if interest is generated. Angela is also looking to form a committee for Lake Hayward Carnival Days. Dave Edgington indicated he would be doing food. Heather Taylor's name came up for the carnival and Diane Nelson for beach games. Angela will reach out to them. Cindy Biancamano volunteered to head up Ladies Night. It was mentioned that in the future we could do a Men's Breakfast. Angela made flyers with QR codes to post in the kiosks that will lead association members to the events calendar.
- **Geese Committee:** Evelyn Passan reported that to date the Nutmeg Farm bill is about \$750.00. Nutmeg Farms stated that they are not afraid of kayaks, so they are using remote control boats and lasers to scare the geese. Nutmeg Farms did get rid of two nests that were 18 babies that were not born. This is not an overnight fix. If you see geese making a nest on your property let them and let Nutmeg Farm know. Nutmeg Farm only has permission to go on POALH property. She would need permission to go on private property. Hema DeSilva thought perhaps we could get a waiver from property owners. Evelyn would like to ask the attorney about this. Evelyn reported that for Nutmeg Farm to do more extensive work next year she would need more money. Geese mitigation is coming out of the general fund right now. Evelyn will contact the budget committee to secure funds for the 2022-23 budget. The board can make the decision to reallocate money in the current 2021-22 budget for geese mitigation. Evelyn reported that we only have 12 resident geese right now. The other geese that come to the lake do not live here.
- **Lake Quality:** Corinne Halliday sent a written report to all board members which indicated that the weed treatment would be conducted on Tuesday, June 29, 2021. The Lake Quality committee met with the director of Chatham Health to put protocols in place in case an algae bloom is reported. Twice monthly sampling continues on the lake and so far, the lake has remained clear. It is important that the whole community do their part to curb the higher levels of nitrogen and phosphorus in the lake. Corinne will bring educational pamphlets to the June meeting with the hope of getting volunteers to take some back to their streets to deliver to their neighbors. Mike Chupas has taken on the job of the E Coli beach water testing.
- **Properties:** Gary Petersen reported the price for an electrician to run electricity from the current location at second beach down to the water to make it safe is \$1,350.00. The association would have to do the digging and the backfill. The person completing this task needs to be a certified electrician and pull a permit. A new company is coming to clean the porta potties twice a week. Phil Sabo will start trying to investigate something different for next year. Bill Taylor's granddaughter is raking second and third beach. Phil Sabo is raking first beach. Mike Chupas donated a lawnmower that Phil is using the help rake first beach and we are looking for one to use at second beach at this time. By using the lawn mowers, the purchase of the Kubota is not needed. Phil Sabo, Tony Buccheri & Sebby Buccheri put up an additional boat rack at first beach. John Allegra worked on leveling second beach which looks great. Phil Sabo will be painting lines in first beach parking lot. John Allegra will be taking care of the right of way by little beach. This will be a capital expenditure budget item. Gary would like to put horseshoe pits at second beach. Board members suggested that a better place for the pits would be at the ball field. Street signs should be finished by the end of the week. We are short by two signs. Gary will not be at the June meeting so Phil Sabo will be reporting.
- **Strategic Planning:** Hema Desilva has not yet met with his committee. He would like members of the board to send him ideas. It was asked if the strategic planning list is the same as the list that properties have regarding projects that need to get done. It was felt that these lists should be merged. Kathy Sabo felt that the strategic planning list would just be repairing the dam and building the bio detention basin over the next three to five years so no new plan is really needed at this time. Hema DeSilva felt that the north end of the lake needs to be dealt with. Angela Buccheri suggested that the strategic plan should be made to prioritize projects so if we have extra money in the budget, we can use it for those projects. If a strategic plan has things that are already in the budget under another line item, then we do not need the strategic plan. Strategic plans should be things that are beyond the current operating budget. Dave Edgington feels that capital expenditures should be budgeted not just fall under the properties budget. Hema De Silva feels that the strategic plan is something that does not fall under a certain budget line item that has not been looked at for a long period of time

that needs to get accomplished. After much discussion it was indicated that because of the dam, bio detention basin and five year plan already in place it is not necessary for the strategic planning this year.

- **Technology:** Evelyn Passan reported that she talked to Google directly. Evelyn felt that dealing with Google directly may be problematic as it took them many days to get back to her and she had to speak to three people and still did not have her questions answered. She then reached out to Jason at Computer Connection in Colchester. His company does service companies with computer connections. He can do Google. Evelyn will touch base with Mike Trocchi to get his input as this will affect the website. Evelyn indicated the pricing is about the same for Google and Microsoft Office. We will get to keep our domain.

Old Business

- **Property Encroachment:** Cindy Biancamano & Gary Petersen will be setting up a meeting with Mr. Byron and our surveyor to discuss the matter.
- **June Membership Meeting:** Due to most covid restrictions being lifted we will move forward with having food and coffee at the meeting. Chairs will be set up in the usual manner. Hand sanitizer will be put out.
- **Septic Pumping Plan:** Upon further investigation the plan previously presented by Tim Pelton is not viable.
- **Dinner for the Board:** This topic was discussed because there was no dinner last year due to Covid. It was decided to move forward with a dinner this year (potluck?) with the old and new board members.
- **Mil Rate Revote:** The board needs to revote to set the mil rate at 4.608 based on an adjusted grand list of \$45,343,702 and the approved 2021-22 budget of \$208,931.00. *Dave Edgington made a motion to accept the proposed mil rate of 4.608. Jason Griffing seconded. A vote was held, and all board members present agreed (8 yes).*

New Business

- **Events Calendar:** Mike Trocchi is the person who can give access to add, delete, or change things on the calendar. Angela Buccheri will be the point of contact for this.
- **Refrigerator:** It was decided to purchase a new refrigerator for the pavilion which would only be used for POALH functions. Not for pavilion rentals. It would need to be properly monitored to keep clean.
- **POALH Contact List:** Dave Edgington inquired if the board could please have a copy of POALH members contact information. Jason Griffing will generate this list to be shared with board members only.
- **No Smoking Signs:** Dave Edgington has extra no smoking signs that he will put up at first beach and third beach.
- **Pickleball:** Evelyn Passan knows someone that wants to give lessons for free to anyone in the association who wants to learn.
- **Parking Passes:** Evelyn Passan will continue to check parking tags at first beach. It is becoming an issue with people who rent the pavilion using the parking spaces without tags for their guests. Jason Griffing feels we should be paying someone to monitor the parking lots sporadically. It should be enforced. It was discussed that we could get stickers like the police use that are hard to get off. Cindy B will ask Bonnie to designate someone to oversee this duty. Lee Griffin will investigate if we have those stickers already on hand.
- **Newsletter:** Articles go to Mike Trocchi copying Jason Griffing. It was previously decided that Mike Trocchi has final editing decisions on articles submitted. Articles for the first newsletter need to be into Mike Trocchi by this Sunday, June 20, 2021. The format to follow for submissions is Word document, 10 pt. Garamond, ½ page max of 420 words, photos in .jpeg format.
- **Speed Limit:** A gentlemen was protesting the new proposed speed limit. This is not a POALH issue. It is a town issue.
- **East Shore:** Angela Buccheri brought up the topic of residents from the east shore that would like to be part of our events and use the facilities. We as a board would like to come up with a creative way to include the east shore residents. This topic has come up in the past. It must be arranged in an amicable way that makes sense and is legal because of our status as a municipality. Perhaps there could be a way to pay into some kind of membership instead of being part of the association. There are many legal issues that would have to be looked into with our attorney. We are a municipal district governed by our charter. Kathy Sabo will start to investigate this topic.
- **Treasurer:** The board discussed the two candidates and the position. *Dave Edgington made a motion to hire Nancy Kavanaugh with a stipend of \$9,500. Gary Petersen seconded. Jason Griffing, Gary Petersen, Evelyn Passan & Dave Edgington voted yes. Kathy Sabo, Cindy Biancamano, Hema DeSilva and Angela Buccheri voted no. The motion did not carry. Kathy Sabo made a motion to hire Nancy Kavanaugh as the POALH treasurer at a stipend of \$8,000. The motion was not seconded. Dave Edgington made a motion to hire Nancy Kavanaugh as treasurer for the POALH. Gary Petersen seconded. Jason Griffing, Gary Petersen, Evelyn Passan, Angela Buccheri & Dave Edgington voted yes. Cindy Biancamano, Hema DeSilva & Kathy Sabo voted no. The motion carries.*

Gary Petersen made a motion to adjourn the meeting. Dave Edgington seconded.

The meeting was adjourned at 10:01 pm.