

POALH Board of Governors

Meeting Minutes

February 21, 2022

The virtual meeting was called to order at 7:00 pm by Cindy Biancamano via Zoom.

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

Association members in attendance: Peggy Krempecki & Bryan Smith

Public in Attendance: Ed Bader - Tax Collector

Minutes: *Dave Edgington made a motion to accept the minutes of the January 17, 2022, board meeting. Jason Griffing seconded. A vote was held. All board members present agreed. (9).*

Public Comment: None

President's Report: Cindy Biancamano reported that an association member was concerned about disbanding the safety committee and Cindy reassured this person that we are not disbanding safety entirely, just not having a formal committee. Cindy also sent a letter to Bonne Sudell regarding this matter. Cindy received an email from someone on Glimmer Glen about putting a second story on their cottage. She indicated to this person that we just go by the Town of East Haddam regulations.

Financial Reports:

- **Tax Collector:** Ed Bader reported that 7 property owners have not paid their taxes which have gone into collections. There are two other small amounts that he is also dealing with. The collection process will take anywhere from one to three months. The amount is a little less than \$4,000.
- **Treasurer:** Jason Griffing (interim treasurer) sent out the current treasurer's reports. He reported that he also put the current finalized budget up on the website under the financials tab.

Committee Reports:

- **By-Laws:** Cindy Biancamano reported that the committee has done the revisions that were requested. Kathy Sabo had some questions which she will put into an email to the committee members and the board. Phil Sabo inquired if double story houses should be put into our bylaws. It was felt that the Town of East Haddam zoning regulations would come into play here.
- **Budget Committee:** Cindy Biancamano set up the budget committee for this year to consist of the following association members: Laurie Dworak (chair), David Spencer (com member) & Lisa Sobestanovich (com member). Along with the POALH treasurer as well.
- **Dam Committee:** Cindy Biancamano reported that Tim Pelton is still in the process of getting companies on board to look at the job. Two companies have responded that they will take a look at it. Nothing much further will happen until the weather breaks so the companies interested can come for a site visit.
- **Events:** Angela Buccheri reported that she has shared the draft calendar. It was indicated that the golf tournament was listed twice. The events committee is working on getting the calendar on the website. Evelyn Passan reported that the Outriggers band may have to cancel. There are still a few other things that are in the works, including getting some food trucks to come to a couple of events. It was noted that key association dates are also included on the calendar that pertain to the boat racks, garbage collection, meetings, porta potty openings/closings etc. Phil Sabo noted that there are some things on the calendar that may need to be spelled out in a clear manner so people know what the actual event is. Contact people for each event have also been added to the calendar. The board approved the calendar.
- **Geese Committee:** Evelyn Passan reported she purchased a trail camera so she can track when the geese are here. Once she sees how the one camera works she will order some for second and third beach. It was suggested it be mounted on the Lake Hayward sign pole. It is battery operated but it needs to be reached to switch the SD cards. Evelyn thought near the security cameras in the pavilion was a good idea. Once Evelyn has a good idea of when the geese are here she can let Nutmeg Farms know when to come out and harass them.
- **Lake & Water Quality:** Corinne Halliday indicated she sent the Solitude contract for the lake water treatment to all the board members. It is reasonably priced this year at \$10,000. Corinne has been in contact with the new Solitude rep to get our permit amended so that we can treat down by the boat launch as we are restricted down there at this time due to some marsh insects that reside there. Corinne asked the board to waive competitive bidding for this contract. Solitude holds the permit for our treatment. We are in the third year of our three year permit so to try to go out and competitively bid this out right now could result in no permit to treat resulting in us losing out on a treatment this year. *Jason Griffing made a motion to waive competitive bidding for our Solitude contract this year. Dave Edgington seconded. Kathy Sabo inquired about the price increase from last year. Corinne indicated it is about \$500. But it is down from the 2019 pricing of \$14,000 a year. A vote was taken. All board members present agreed (9). Motion carries.* Corinne Halliday also reported that the East Haddam Lake Association group

representing the three lakes attended a hearing about the budget with the Town of East Haddam board of selectmen. They presented the budget requests for the year to hopefully continue to get the \$8,500 stipend as well as requesting money for the dam.

Bio Detention Basin: Corinne Halliday met with a gentleman from DEEP who oversees grants so that he could see exactly what we were doing. He was very impressed with our watershed management plan, etc. He indicated that the POALH is meeting the requirements for the grant that we received. Ed Bader reported that we would be using as little rip rap as possible so it is easier to dig out when the sediment accumulated needs to be dug out. There will be a site visit from the East Haddam inland wetlands commission on Sunday March 6, 2022 in the morning. Phil Sabo asked how often the basin needs to be cleaned out, who is going to monitor it and who is going to be responsible for cleaning it out. Ed Bader thinks it may need to be cleaned out every three to five years. Ed Bader indicated the engineer will develop a maintenance plan. The town of East Haddam already cleans out the storm sewers and the bunkers behind the pavilion. The lake quality committee will monitor the need to clean out the basin and adjust their budget accordingly for a year when a cleanout is needed. Angela Buccheri noted that we should have a ballpark figure of what the cost would be so we can plan for future budgets.

- **Nominating Committee:** Cindy Biancamano is working on soliciting candidates for the nominating committee.
- **Properties:** Phil Sabo asked Jason Griffing to locate Exhibit A of the mowing contract. Phil will be asking the board to waive competitive bidding on the contract and is organizing the details of the contract now with the landscaper. Phil talked to Jim Ventres about a two story house that was built on Lake Shore near second beach that Phil was receiving inquiries on. Jim Ventres measured the house and the house is still under the height restrictions of the Town of East Haddam. Phil Sabo has been in contact with the owner of 255 Lake Shore regarding the placement of a new shed. All markers for the placement of the shed are now accurate in accordance with the zoning of East Haddam and making sure to not encroach into the right of way.
- **Technology:** Evelyn Passan reported everything is good. The migration to Google took longer than we thought. Right now Google is not accepting our tax exempt letter stating we need an official certificate. Jason Griffing will call Zoom to see if we cancel our subscription if we could get a prorated refund as we segway our online meetings over to Google meet. Board members are finding Google an easier platform to use.

Old Business

- **Property Encroachment:** Cindy Biancamano reported that one of the property owners requested that the association pay for their survey which we declined. Our attorney is advising us to go with the police and request the encroaching party to remove their things from the POALH property. We have not yet received the survey from the encroaching property owner. The board agreed that we should wait until the property owner in question arrives in May and hopefully the survey will come through by then.
- **Voter Registration:** Kathy Sabo reported that board members were sent a document with the requested bylaw revisions pertaining to this subject. A majority of the board members agreed it would be good to add it to the bylaws. Kathy sent it to Lisa Hober who added it to the bylaw changes which were emailed to all board members.
- **Spring Packet:** Cindy Biancamano talked to Cari Eckert but she is unable to help us this year in putting together the Spring Packet. Evelyn Passan will ask Nichole Howell if she is willing to put it together for us. The deadline for spring packet submissions is March 21, 2022. Use the same format as the newsletter. Garamond size 10. Submissions should be emailed to Nichole. Jason Griffing will send out a postcard to association members indicating that the spring packet is electronic.
- **First Aid Kit for Pavilion:** Evelyn Passan has been in contact with Nichole Howell (a volunteer fireperson) who will get a list and go down to the pavilion to see what is needed.
- **Promotional Merchandise:** Cindy Biancamano reported that the two association members that are willing to run the store are still waiting to know what they have for a budget. Jason Griffing reported that they have \$5,700. Cindy looked into using Square for credit card purchases. It does not cost anything for the first square. We would pay \$10.00 for any additional squares. It costs 2.6% of every transaction plus .10 cents. We would need to open up a second bank account for this. We may need to keep some money in the account to avoid a monthly fee from the bank. Kathy Sabo asked about costing the amount of using this to the consumer. It was noted that the pricing of items could go up to include this charge. Angela Buccheri asked about the charge for Venmo. It was noted that if people do not have cash on them why would they have their credit card. This would be for the store and events that require payment. The board agreed to try using Square and setting up an account for it.

New Business

- **Lake Hayward Firehouse:** Evelyn Passan reported that the firehouse is now open and functioning which may elicit cheaper homeowner's insurance for members. Cindy Biancamano will add this information to the spring packet in her president's message.
- **Dry Hydrant at Second Beach:** Cindy Biancamano indicated that she would contact the fire chief to clean that out.

- **P.O. Box/Drop Box:** Jason Griffing reported that we pay for the largest one they have which we probably do not need. Moving to a smaller box would save us about \$150.00 a year but it would mean that all our correspondence would have to change the P.O. Box number. The board felt it would be worthwhile to continue as is. Evelyn Passan noted that the drop box that we no longer have on Wildwood is still listed on the website. Jason Griffing will make sure that gets changed.
- **Xfinity Service:** Jason Griffing reported the association pays over \$2,000 a year for this service at the pavilion. Do we really get \$2,000 worth out of it. So far we really haven't gotten anything substantive out of the security cameras. Perhaps we could save this money and discontinue the service or at least get a lower costing plan. The internet service at first beach was instituted for the purpose of the security cameras. Eventually, association members were given access to this internet service as internet usage grew. Angela Buccheri noted that we use the internet at the pavilion for meetings as well as movie nights. Perhaps there is a cheaper plan. Jason Griffing will look into a cheaper plan. Also the account name should be changed to POALH instead of one person because every few years the name would have to be changed. This may require changing from a personal account to a business account.

Old Business (continued)

- **Treasurer's Position**

Dave Edgington made a motion to move into Executive Session to discuss the treasurer's position. Evelyn Passan seconded. A vote was taken. All board members present agreed (9).

The board decided to ask Peggy Krempecki to fill the volunteer position of treasurer with a stipend of \$8,000. The board also decided to remove the task on the treasurer's job description of receiving the tax monies and keeping an up to date list of member association taxes paid and adding it to the tax collector's duties.

Angela Buccheri made a motion to come out of Executive Session and adjourn the meeting. Hema DeSilva seconded. All board members present agreed. (9)

The meeting was adjourned at 8:54 pm.

Next board meeting is a virtual meeting on Monday, March 21, 2022, at 7:00 pm via Zoom or Google Meet.