

POALH Board of Governors
Meeting Minutes
October 17, 2022

The hybrid meeting was called to order at 6:57 pm by Cindy Biancamano at 15 Lookout Dr., East Haddam, CT & Google Meet.
Board members in attendance in Person: Cindy Biancamano, Lynn Crisci, Hema DeSilva, Evelyn Passan, Kathy Sabo, and Phil Sabo
Board Members Present Virtually: Laurie Dworak, Dave Edgington,
Association Members in attendance in Person: Lisa Hober - Treasurer

Minutes: *Phil Sabo made a motion to waive the reading and accept the minutes of the September 19, 2022, board meeting. Dave Edgington seconded. A vote was held. All board members present agreed (8).*

Public Comment: None.

President's Report: Cindy Biancamano reported that she talked to the surveyor. Our surveyor indicated that he and Charlie Dutch were going to get together and figure it out. The last dam inspection report was not signed off by DEEP but that has now been completed with Ed Bader bringing over the signature page for Cindy to sign. Kathy Sabo indicated that any Dam paperwork that Ed Bader has in his possession should be handed off to the current Dam Committee Chair - Tim Pelton.

Financial Reports:

- **Tax Collector:** Kathy Sabo read the following report in Ed Bader's absence: Tax Collections have reached \$204,856.56 which represents 97.3% of the total amount billed on July 1, 2022. Collection efforts on the remaining delinquent balances will continue this fall with the expectation that most if not all delinquent accounts will pay on or before January 31, 2023. Otherwise, the remaining delinquent accounts will be turned over for collection. Hema DeSilva inquired about how many houses have not yet paid. The board thought that the 97% indicates probably around 8 homes.
- **Treasurer:** Lisa Hober indicated that she had previously sent the reports via email to all board members. Lisa Hober reported she is doing well with the transition and has received all keys from Peggy. Phil Sabo indicated that we are still looking for one key for the security camera box. Lisa will check her key ring. Phil Sabo inquired about the line items under the Properties report and indicated that hopefully in the future it will become clearer. Lisa Hober will check on his specific questions and will move forward from there. Laurie Dworak commented that properties from a budgeting standpoint has been difficult. Lisa Hober, Laurie Dworak and Phil Sabo will get together to smooth out the properties line item budget.
- **Tax Collector (continued):** Cindy Biancamano indicated she sent an email/letter to Ed Bader on October 7, 2022 (October 5, 2022) which she included the board on regarding the fact that our bylaws have changed stating that a member of the association would be a preference to be tax collector. Ed Bader could not be here tonight, which we hoped he would be to be part of this discussion to figure it out. All board members indicated verbally and non-verbally that they wanted to move forward with this. Lynn Crisci had expressed an interest in taking over tax collections and she is a member of the association. Lynn Crisci indicated she was still willing to step forward. The board decided to send Ed Bader a certified letter seeing that he was absent putting forth our thoughts on the matter, seeking his help during the transition process and outlining the bylaws as the reason for this transition. The certified letter should bring up the topics of 1) any and all POALH paperwork/work product that he has in his possession (tax collector, Dam, Lake Quality, Grants, Bio Detention Basin, etc.) needs to be turned over to the board/new tax collector by a certain date; 2) keys in his possession that need to be turned over to the board by a certain date; 3) Lynn Crisci will be taking over as tax collector; 4) training process/transition with Lynn Crisci (Lynn being trained while not receiving a stipend) to hopefully be completed by January 1, 2023 to align with a ½ year stipend payouts. Cindy Biancamano will send out the certified letter after it is approved by the rest of the board. The topic of FOI was mentioned.

Committee Reports:

- **By-Laws:** Lisa Hober asked if the board wanted the bylaw committee to reconvene. It was decided bylaws will not be looked at this year. Rules and regulations need to be updated.
- **Budget Committee:** Nothing to report.
- **Dam Committee:** Nothing to report
- **Events:** Nothing to report
- **Geese:** Evelyn Passan will be doing a geese egg hunt in the Spring. Evelyn Passan can try to set up a presentation for the June meeting by Nutmeg Farms. Hema DeSilva inquired about how many waivers have been received allowing us to go on their property to search for nests. Evelyn indicated about 40. Lynn Crisci reported there were two nests on Forest Way last summer.
- **Lake Quality:**
 - **Bio Detention Basin:** Lisa Hober is waiting for a signoff from the DEEP so money can be moved. She sent an email inquiring. Cindy reported it is in place.
- **Nominating:** Cindy Biancamano indicated that Angela Buccheri, current representative at large, has stepped down from serving the rest of her term on the board of governors. Cindy has someone in mind (Matt Planeta) she will ask to serve on the board to complete Angela's term. Cindy also asked board members to put their thinking caps on for anyone else who may be a candidate. Laurie Dworak questioned this procedure as being in the bylaws. There was some discussion on the wording in the

bylaws, but after discussion the board's interpretation of the wording was that the position could be filled now. It was noted that a nominating committee is needed every year.

- **Playground:** Cindy Biancamano reported that this committee is done.
- **Properties:** Phil Sabo reported the paving and fence was done on the basketball court. New fencing a third beach has been completed. There is still some work to be done on the apron in front of the indented portion of the fence. Phil is working with the Town of East Haddam to get that completed by the spring. Caution tape will be put up until it is done. Birdhouse that fell down was repaired by an association member. Boats that are left of the racks this year will be staged near the volleyball court on second beach instead of the ball field. They will stay there until the spring at which time a "free" sign will be put on the boats. If no one takes them then a garbage collector will take them away at the owner's expense. Phil talked to Bill Taylor and Lynn Crisci regarding the umbrellas at third beach as it is not the property manager's responsibility to pick up the umbrellas at third beach which Phil had to do this year. Phil further discussed that chairs, floaties, toys that are brought down to the beach should be taken home at the end of the day. Items left at the beach will be put by the road and then into the garbage after a day. Kathy Sabo indicated that beach representatives can put something in the spring packet reminding beach goers not to leave chairs and floaties on the boat racks or on the beach as they will be removed. Tennis court nets will be taken down and water behind the pavilion will be drained. Phil will put out a newsblast that the AEDs have been removed from second and third beach. Landscapers will be charging the association another \$50.00 every two weeks to mow the bio detention area. The current contract will be amended to reflect this. Hema DeSilva asked about other costs/ maintenance that is required on the bio detention basin. It was speculated that the vaults behind the pavilion do not have a lot of sediment in it now and Phil will keep an eye on it.
- **Technology:** Evelyn Passan asked Lisa Hober for information to set up information for password reset. Laurie Dworak asked to have her name corrected in the email information. Kathy Sabo asked Evelyn about the password information for the secretary email address. Tax Collector email will be left as is right now.
- **Water Testing:** Stipend has been paid. Cindy will check with Lisa Long if she is still doing the testing again next year.
- **Other:** Nothing.

Old Business

- **Property Encroachment:** Talked about in the president's report.

New Business

- **AirBNB:** Cindy Biancamano expressed that we would probably have to follow town regulations. She also inquired what the difference is between airbnb and short term rentals. It was stated that whatever is decided would cover short term rentals that include AirBNB, VRBO, etc. This topic arose from complaints from association/board members dealing with renters. Dave Edgington felt that we need to wait and see what the Town of East Haddam is going to do as far as legislation. Kathy Sabo pointed out that there are rules that can be initiated that could govern the duration of rentals, etc. Laurie Dworak suggested that we put an article in the spring packet/email blasts/newsletters regarding short term rentals asking owners to be considerate giving your neighbor contact information if there are complaints. It was decided Laurie Dworak would write something to put into the spring packet with reminders throughout the season. The Town of East Haddam takes the stance that the owner makes sure the capacity of the building is not exceeded. This can be monitored with long term rentals, but short term rentals are hard to enforce due to the quick turn around in relation to a complaint being received. It was discussed that association member information needs to be updated.

The meeting was adjourned at 7:57 pm.

Next board meeting will be a hybrid meeting on Monday, November 21, 2022, at 7:00 pm at 72 Ridgewood Rd., East Haddam, CT and via a Google Meet.