

**POALH Board of Governors**  
**Meeting Minutes**  
**May 8, 2023**

The virtual and in person meeting was called to order at 7:01 pm by Cindy Biancamano at 15 Lookout Drive, East Haddam, CT and with Google Meet.

Board Members Present in Person: Cindy Biancamano, Lynn Crisci, Laurie Dworak Evelyn Passan, Kathy Sabo & Phil Sabo

Board Members Present Virtually: Hema DeSilva

Board Members Absent: Dave Edgington

Association Members in attendance in person: Lisa Hober - Treasurer

**Minutes:** Laurie Dworak noted that in the April 10, 2023 minutes under committee reports - technology it stated that future association meetings would have wired mics on stands. At this point in time it is not definitive if the mics would be wired or wireless and asked Kathy Sabo to change the minutes to reflect that. Evelyn Passan asked if minutes should be posted on the website after they are approved by the board. Kathy Sabo indicated that minutes are posted on the website upon completion before they are approved by the board and just changes them if needed. Nine times out of ten there are no changes. Kathy asked if the board would rather wait until after they are approved to post on the website. Board members asked what was easier for the secretary and Kathy Sabo indicated that posting to the website is easier upon completion. In the future anyone who notices something askew in the minutes can contact Kathy Sabo, secretary, via email directly to be changed without having to wait for a board meeting. *Lynn Crisci made a motion to waive the reading and accept the minutes of the April 10, 2023 board meeting with changes requested by Laurie Dworak. Phil Sabo seconded. A vote was held. All board members present agreed (7).*

**Public Comment:** None.

**President's Report:** Cindy Biancamano reported that she has received newsletters from prior years like from 1969 and she will be integrating those pieces of LH History into the president's reports for the newsletters.

**Financial Reports:**

- **Tax Collector:** Lynn Crisci reported that she has calculated the mil rate. Because it is an assessment year the mil rate has gone from .4628 to .3175 which can happen. The grand list has increased considerably. Lynn Crisci reported that other associations have, in a reassessment year, added a couple of points to the mil rate because everyone is expecting their taxes to go up which could offset a large capital expenditure they need to start funding. Lynn gave examples of what that mil rate might look like if we wanted to get some additional cash into capital during this reassessment year. Our mil rate is based on the revenue that is set in the budget based on what we think the grand list will be. When setting the budget we do not know what the grand list figure will be until the following Spring. We do know what the number is that we need for operating expenditures. Taxes are going up regardless because of the assessment. The board felt that the mil rate should be set based on the revenue that is set in the budget because that has been voted on by the association. *Laurie Dworak made a motion for the mil rate to be set at .3175. Kathy Sabo seconded the motion. A vote was held. All board members present agreed (7).* Lynn Crisci did give a proviso that the property taxes less than \$3 which equal \$240 is an estimate. Lynn is waiting for a report from QDS to confirm which may make the .3175 mil rate waiver by half a percentage. As soon as she has the final figure she will get it to us. Lynn will get us the information as soon as she has it. The board was ok with a slight change if necessary.
- **Treasurer:** Lisa Hober reported the reports are on the shared drive. The structure of the B to A did change a little bit due to setting up the more organized 2023-2024 B to A report which will be much cleaner. Liberty Bank continues to have issues with their upgrade that Lisa is still trying to remedy. Evelyn Passan asked about invoices from Nutmeg Farms. Lisa Hober asked that all invoices be turned in immediately and if Nutmeg Farms can submit monthly invoices. Evelyn Passan asked if W-9s need to be resubmitted every year. The board did not feel that they needed to be done every year but Lisa Hober will check into it.

**Committee Reports:**

- **By-Laws:** Nothing to report.
- **Budget Committee:** Cindy Biancamano reported that she inadvertently indicated to Rachel Boone, the new communications person, that there was a \$1,000 stipend attached to her duties which is untrue. The board decided that we could give a \$500.00 stipend this June of 2023 to Rachel from the secretary's stipend due to her revamping Constant Contact but moving forward Rachel would not be receiving a stipend for this volunteer position. Laurie Dworak reported that there are two categories that the board of governors oversee. Public Safety and Events. The coming budget for July 2023-24 Public Safety went from \$3,600 (2022-23 budget) to \$500.00 which was for police presence. New parking tags come out of public safety. It was questioned on whether AEDs come out of public safety, properties or capital. Since it is more than a 7 year project AED's come out of capital. Right now there is \$3,600 still in the public safety budget. This money will be used for the new PA system and the AEDs and there will still be some left. New parking tags come out in 2026. Police presence is only used for the carnival. It was decided that \$500.00 should be left in the budgeting process for Safety moving forward. Events only spent \$2,630 out of a \$9,500 budget for 2022-23. A discussion was had regarding money spent and intake of funds for events. Some money from the events budget will be used to buy kitchen supplies and card tables before July 1, 2023. Kathy Sabo suggested using a figure of

\$6,000 for events budgeting purposes moving forward. Lisa Hober will check with Diane Nelson regarding a check that was issued last year for LH Days that has not been cashed yet. Linda Abel is spending \$500 for Kiddie Bingo. Board members were asked to email Laurie Dworak with their thoughts on what the Events budget should be set at. Laurie Dworak also indicated that in continuing to pull stipends out of people's budgets she would like to see beach raking come out of Properties and put under Stipends. There shouldn't be stipends embedded in anyone's budget. Phil Sabo will still have input on the amount that is paid to the beach rakers. Laurie reported that Lisa Sobestanovich, Bryan Smith, Tish Magao and possibly Keith Marvin will serve on the budget committee. There was an issue with Keith's email address and Laurie is waiting to hear back from Keith as to whether he will serve on the budget committee or the dam committee.

- **Dam Committee:** Cindy Biancamano reported that Tim Pelton indicated that DEEP is much slower than he expected reporting on the minnows that may be affected by the project.
- **Events:** Cindy Biancamano reported the golf tournament has been changed to August 5th. Cindy Biancamano asked about an upcoming pavilion reservation and the protocols used to remind people about the rules associated with renting the pavilion and what is done afterwards if the rules are not followed. Kathy Sabo reported that last year the board decided that moving forward a letter would be sent to members who did not follow the rules restricting them from renting the pavilion in the future. Kathy Sabo also reiterated that all the rules are on the reservation form that is signed. When a reservation is confirmed it is reiterated to follow the rules. Then a week or two before the rental an email is sent reminding the renter in writing in the content of the email of the rules. Some people listen and some do not. This year, if a person does not follow the rules then they would receive a restriction letter about not being able to rent the pavilion in the future. We did not send out letters last year as it was a new policy. It was asked if we keep the deposit of the offenders. It was indicated that we only keep the deposit if there is damage done. It was thought that keeping the deposit may be an incentive. Towing people parked in the parking lot without tags and leaving stickers on cars in violation were discussed. Some changes regarding the pavilion reservations were discussed. The board will discuss revisions in the Fall to put into place for next year. Donations from the pavilion reservations just go into income.
- **Geese:** Evelyn Passan put out an email blast and on social media to stay away from the geese at the south end as they are aggressive. Two active nests have been found. There were 14 eggs removed from the nests. Evelyn has not seen any flocks yet. She will have Nutmeg Farms come out when she sees a flock. Evelyn did purchase a drone to use. There is no nest by Forest Way this year. The fake swans and dogs will not go out this year as they do not work unless you move them every three hours. The swans will be kept in storage.
- **Lake Quality:** Cindy Biancamano reported that Lake Quality is still waiting for permits.
- **Nominating:** Lisa Hober reported that Dawn Hengesbach and Nancy Kavanaugh will be on the nominating committee with her this year. There are two different board positions to fill. Kathy Sabo reported she updated the nominating committee guidelines on the shared drive.
- **Properties:** Phil Sabo reported that he hired CertaPro painters to come and power wash and stain the pavilion for the amount of \$7,042.00. This project will be done by the end of May or beginning of June or even sooner. Phil is having sand delivered this coming Monday to all 3 1/2 beaches which then will need to be spread. The cost for these two projects is \$5,240.00. There are about 15 signs around the association that need replacing. The sand that we are getting is mason sand which is safe. This sand is what the Town of East Haddam uses. There is a certain amount of tonnage that is used for each beach. There are two outdoor propane heaters down in the container that Phil would like to get rid of that used to be used for Halloween. Phil will send an email to the board once he checks and cleans them so the board can decide what we will do with them. Mike Chupas is getting new flags. An association member asked about keeping the flags lit at night. Lights for the tops of finials were discussed. Phil will look into finding a new person to take the flags down at the end of the season and up at the beginning of the season as Lee Griffin will no longer be doing this duty. Swim lines and docks will be going in on May 23rd and Portable Toilets will be opened this coming Friday. Laurie Dworak asked about the 4x4s down at second beach on the edge of the lagoon in a pile. Phil indicated that it was supposed to be used to build something for the pontoon boats to tie up to, built by Dave Edgington. The wood is leftover from the street signs. The bench at dog beach needs to be fixed. Phil Sabo said that down at second beach to the right of the driveway to the fence there is a big opening for handicapped parking. He will be installing new handicapped parking signage along with some big rocks. There used to be cement parking barriers there but they are all buried now.
- **Technology:** Laurie Dworak reported that she is meeting with someone on Wednesday for the PA.
- **Water Testing:** Nothing new
- **Other:** Nothing.

## Old Business

- **Property Encroachment:** Cindy Biancamano reported that she called Bongiovanni surveyor again and everyone is on vacation. It is frustrating. The original person who did the survey is away. Kathy Sabo asked if it would be prudent to have our attorney send a letter to the two surveyors to help move things along. The original letter sent by Gary Petersen was sent in 2020 about the discrepancy. Phil Sabo suggested that we just forget it. Kathy Sabo felt it was a responsibility to the association as a board member to pursue it. Can the attorney set up a mediation between the two surveyors to come up with some agreement? The board decided it might be good to ask the attorney to send a letter.
- **Western NE Survey:** Hema DeSilva reported that this company is just trying to collect data from the membership about invasive species. The board reiterated to Hema that this was not something the POALH wants to pursue.

## New Business

- **Stock Lake/Boat Launch:** Evelyn Passan asked Laurie Dworak if the DEEP stocks the lake. Laurie Dworak said she had not looked into it yet. The boat launch is in poor shape.

*Evelyn Passan made a motion to adjourn the meeting. Phil Sabo seconded. A vote was held. All board members present agreed (7).*  
The meeting was adjourned at 8:43 pm

Next board meeting will be a hybrid meeting on Monday, June 12, at 7:00 pm at 15 Lookout Dr., East Haddam, CT and via a Google Meet.