

**POALH Board of Governors**  
**Meeting Minutes**  
**June 12, 2023**

The virtual and in person meeting was called to order at 7:00 pm by Laurie Dworak at 15 Lookout Drive, East Haddam, CT and with Google Meet.

Board Members Present in Person: Lynn Crisci, Laurie Dworak, Hema DeSilva, Dave Edgington, Evelyn Passan, Kathy Sabo & Phil Sabo

Association Members in attendance in person: Lisa Hober - Treasurer, Keith Marvin - Budget Committee

Association Members in attendance virtually: Craig Montanari

**Minutes:** *Evelyn Passan made a motion to waive the reading and accept the minutes of the May 8, 2023 board meeting. Dave Edgington seconded. A vote was held. All board members present agreed (7).*

**Public Comment:** Keith Marvin stated he is serving on the POALH budget committee and is here to find out what is going on in the association. He has been listening in, reading minutes and reviewing the by-laws.

**President's Report:** Laurie Dworak commented that Cindy Biancamano was an integral part of the board and was a terrific president representing the community with dignity and integrity. Laurie has been working to get up to speed on everything the past president was working on. Laurie called for a meeting with kindness, respect and decorum.

**Financial Reports:**

- **Tax Collector:** Lynn Crisci reported that the mil rate has been published in the East Haddam News. The mil rate is 0/3175 which is a large decrease but is evening out with the change in the grand list this year. Our district is required to file a special report with the State of CT and that has been completed. QDS will have the bills for Lynn to pick up next week. Lynn is making the bills available at the association meeting for pickup if association members would like. The remainder of the bills will be mailed out after the meeting. Lynn is waiting on the QDS invoice so the association can pay it. She will follow up with QDS so the bill can be paid in a timely manner before June 30th.
- **Treasurer:** Lisa Hober reported the May reports are on the shared drive. Lisa is paying bills as they come in right away so it hits this fiscal year. Lisa has solicited the financial report from the accountant and has not yet received a first draft and is waiting on that bill. Lisa is waiting on Lake Quality for a weed treatment date so we can pay the Solitude bill during this fiscal year. Lisa will cut a check ahead of time and hold them for some bills because they need to be spent in this fiscal budget. Evelyn continually provides documentation/invoices to Lisa from Nutmeg Farms regarding visits. Lisa is working on getting a Capital One credit card for the Association. The Liberty Bank credit card was returned to Cindy because her personal information was attached to it. There will be \$1,463.00 from public safety for the public address system and approximately \$278.00 from properties that are still on the Liberty Bank credit card that has not yet been paid and is not yet reflected on the most recent budget to actual. Lisa inquired about if the worker's comp insurance notice she received should be posted. It was decided that it was not necessary to post. Laurie Dworak will be looking into the worker's compensation policy to see if it is still needed. Stipend checks were cut around May 31st. Lisa expressed views regarding a stipend for the Communications position.

**Committee Reports:**

- **By-Laws:** Nothing to report.
- **Budget Committee:** Laurie Dworak reported that the budget committee has met twice already and the committee is getting up to speed. There are five people on the committee.
- **Dam Committee:** Laurie Dworak reported that she met with Tim Pelton. Tim is optimistic the association will not have to build an eel ladder in the dam. We are just waiting for DEEP to let us know.
- **Events:** Laurie Dworak has revamped the POALH events spreadsheet and clarified some things that were on there. Rustic Streets food truck could not come on the specified date and Laurie asked if we wanted to reschedule and that answer was no. Laurie reported that Cindy & Don Biancamano need help with the bands but Laurie is heading things up now. Kathy suggested that if an event gets canceled at this juncture then we should not reschedule it if no one is running events. Lisa Sobestanovich, who is in charge of carnival games, asked Laurie Dworak to help with getting volunteers for the carnival. Dave Edgington suggested having a meeting between the food person, beach games person and carnival person to coordinate volunteers and ideas. Laurie Dworak will order popups to use for the carnival. Lynn Crisci expressed concern that there is no one running events and that we have contracts in place and that one person should be monitoring it. Dave Edgington suggested that if someone does not step up to head up events next year then we do not have any events. Evelyn Passan suggested getting people to be in charge of each separate band for this year. Laurie Dworak will make an announcement at both association meetings this year regarding finding an events coordinator. Phil Sabo expressed that the events coordinator does not have to run every event. Lynn Crisci noted that all outside vendors deserve to have a contact person to call. Evelyn Passan indicated that Angela Bucchieri has volunteered to advertise events this year on our POALH Facebook page and will get her the information on the bands.. Evelyn also indicated we need to get stuff into the newsletter and noted that Cindy still has the movie camera. Laurie Dworak will put out a newsblast soliciting volunteers. Gary Cohen is doing the newsletter. Laurie Dworak is reaching out to

him to see if he has any requirements pertaining to the newsletter submissions. Rachel is proofreading the newsletter and printing the copies and putting them in the kiosks. Moving forward newsletter submissions will be sent to the president and the newsletter person simultaneously. Then Rachel will get it to proof and edit. Then Laurie Dworak will give the ok to print. Laurie inquired if the DJ on July 8th was tentative. Evelyn indicated it was set to go but didn't know if a deposit was needed. Angela Buccheri indicated to Kathy via email that she will get a check for the DJ and give it to him the evening of the event. Evelyn questioned whether anyone was running movie night. Laurie will check into it. Kathy Sabo reported that the association procured folding tables for the Mahjong group and other association use.

- **Geese:** Evelyn Passan reported there are five residents and a total of 20 geese that are hanging out. Evelyn is still working with remote control boats to harass the geese. At this point there is no poop on the beaches. The geese will be molting soon and looking for a place to hang out. Evelyn submitted a paragraph to the East Shore Gazette inviting east shore residents to the geese meeting taking place after the association meeting. There was concern from a lake resident regarding removing the eggs. Evelyn reassured her that Nutmeg Farms is licensed through DEEP to remove the eggs. Evelyn purchased red bandanas for dogs that are vetted to be on the beaches to chase the geese.
- **Lake Quality:** Laurie Dworak reported that the committee is having a tough time renewing the lake treatment permit from the DEEP because we want to widen the scope of the treatment. The DEEP is backed up so it is taking some time. The committee will probably come in under their budget and Corinne Halliday would like to use that overage money to remove some vegetation around the dam. Laurie Dworak asked Phil Sabo to look into it and Laurie Dworak will let Phil know how much he has out of the watershed budget. Phil will get together with Corinne Halliday.
- **Merchandise:** Laurie Dworak will ask this committee to put some information into the newsletter.
- **Nominating:** Lisa Hober reported that an email blast went out. Kathy Sabo will send nominations to Lisa Hober's personal email address in addition to the other nomination committee members. Lisa Hober will put blurbs in the association newsletter every other week.
- **Properties:** Phil Sabo reported that Peter Clark has been building and repainting the benches at third and second beach. Laurie Dworak asked to have a no fishing sign put up at dog beach. Phil Sabo noticed a bunch of children fishing in the swimming area and people launching kayaks in the swimming area. These are individuals who are renting cottages through AirBnB. Phil is wondering if we can ask the individuals renting the units to let their renters know about the rules and regulations. Laurie indicated we did put something in the spring packet. Dave Edgington suggested sending a letter to the landlord letting them know that their renters are violating the rules. It was also suggested that we reinforce this in our weekly newsletter. Evelyn Passan reported she witnessed renters going through the paddle boats and kayaks on the racks wanting to rent one. She indicated to them that they were privately owned. Evelyn also indicated the importance of owners putting their address on the vessels on the racks. That should also be put in the newsletter. Phil Sabo suggested that if we send a letter to the landlord can we eventually fine them if they are a recurring offender of violating the rules and regulations. Lynn Crisci noted that the landlords are getting security deposits so the fine could be passed along to the renter. Kathy Sabo agreed and disagreed with the fines. She indicated that it is one more thing put in place that we have to keep track of and we already do not have enough people/volunteers now as it is to run things. Phil Sabo would like to stick with just a letter for now and see if that works. Phil Sabo brought up another issue of association members leaving things at the beach and on the beach. Lynn Crisci indicated that it is happening on third beach as well. Dave Edgington indicated as second beach rep he removes everything from the beach and puts it out by the street and if people do not come and pick it up it is garbage. Phil Sabo did indicate that it is in the rules and regulations that you cannot leave items anywhere on the beach overnight. Lynn Crisci thought it was prudent to put something in the newsletter to remind them. Discussion included that things should not be left on the kayak racks or the beaches. If one person is allowed to do it then over time it will just grow from there with everyone wanting to leave something down on the racks or on the beach. Phil Sabo further reported that John Hurlock donated the volleyball net which was put up along with some other items. All the flag poles are now lit. Phil purchased three new keyless door handles for the doors at the pavilion. It was decided that there would be a different combination for at least the doors on the right and each door combination will be changed every year. There is an override key. It was also decided that the light switch inside the pavilion closet on the right which controls the two spotlights in the pavilion will be put on a timer. Phil Sabo had a conversation with the treasurer, Lisa Hober, regarding an addendum to the American Pride Landscaping contract reflecting the extra \$1,000 a year it is going to cost to upkeep the bio detention basin asking if she had received anything. Lisa has not received anything except for their regular bills. Phil will follow up with American Pride. Phil asked to get rid of the pontoon raft at little beach as it is in disrepair and disgusting. The board gave their go ahead. Association members are looking to add more pickle ball courts. The board approved putting down lines to utilize the basketball court.
- **Technology:** Laurie Dworak reported that the PA system has been received and tested. For the association meetings wireless mics on stands will be utilized. Laurie will create an instruction sheet for the usage of the system. Everything is on a cart that gets wheeled in and out of the room. Association members will have to come to the mic to talk which will help with the signal. Speakers will be placed at each first pillar which will be wired to the mixer on the cart. Laurie Dworak will be changing the email names etc in the fall.
- **Water Testing:** Nothing new
- **Other:** Nothing.

## Old Business

- **Property Encroachment:** Laurie Dworak has deferred this conversation to the executive session.

- **Communications:** Kathy Sabo asked if the board had reviewed the new Property Owner Information sheet that Rachel has generated before it goes up on the website. Lynn Crisci asked that she be sent copies of the filled out sheets that are received. There is a file cabinet in the pavilion that may house the hard copies of the Property Owner Information Sheets but the lock is broken. We may need to just drill out the lock. Kathy indicated that the new Property Owner Information sheet no longer has the blurb in it about the newsletter delivery because we no longer hand deliver the newsletters.. The board approved the changes.

*Evelyn Passan made a motion to go into executive session at 8:39 pm. Dave Edgington seconded. A vote was held. All board members present agreed (7).*

#### **Executive Session**

- Discussion of Vice President Position
- Discussion of Property Dispute

*Dave Edgington made a motion to come out of executive session at 9:19 pm. Lynn Crisci seconded. A vote was held. All board members present agreed (7).*

#### **New Business**

- **Vote in Vice President:** *Dave Edgington made a motion to elect Evelyn Passan as vice president. Phil Sabo seconded. A vote was held. All board members present agreed (7).*
- **Pavilion Letter:** Tabled for a later time.
- **June Association Meeting:** Laurie Dworak reported Tim Pelton will be present to give an update on the dam. The board approved the agenda for the June meeting. Leaving things on the beach will be talked about at the June meeting in the properties report. Evelyn Passan would like a sign up sheet for Events. Hema DeSilva explained how he facilitated a sign up sheet last year at the meeting. Hema will head that up again this year. Voting paddles are not utilized during this meeting as it is just informational. There will be no coffee and donuts. Phil Sabo will be there at 8:30 am to set up. Dave Edgington will be there as well to help set up. Laurie Dworak will be there to set up the PA system. It was decided that the tables and chairs would be picked up after the meeting and just the picnic tables would be utilized for the Geese meeting immediately following the association meeting.

*Lynn Crisci made a motion to adjourn the meeting. Dave Edgington seconded. A vote was held. All board members present agreed (7).*

The meeting was adjourned at 9:35 pm

Next board meeting will be a hybrid meeting on Monday, July 17, at 7:00 pm at 15 Lookout Dr., East Haddam, CT and via a Google Meet.