

WAI Business Meeting
Goshen Fire House
7/10/21

Meeting called to order @ 9:30AM
Quorum was met - people present and on Zoom

Approval of past minutes

postponed until August 2021 to allow people time to review

Financial Secretary report -

Anne Darling reported on current member fees, badges sold, PB stickers, cocktail party sales
New members were announced and introduced

Treasurer Report

Current report will be posted on the website
Revenue - better than expected based on many new members and fees
Charlie explained added insurance costs

Vice President

Six new lifeguards - Jon King named all of the guards and encouraged members to introduce themselves to guards
Explained there is no Beach Manager position and lifeguards are covering the duties
Please have badges visible at all times
Please have parking pass visible - one car/ golf cart per house
Jon explained beach raking and landscaping schedule
Jon updated members on Bridge Analysis report - we should have information for the August meeting
Coastal Study is almost complete to determine if we are allowed to install a fence
DEEP still needs to make a decision regarding trench for electrical work
Reminder - 75th Anniversary Party next weekend - July 19
Overall Employment

Moment of Silence - members passed since 2020 season

Kathy Franz
Sheila Saari
Arlene Hallisy
Willy Wolters

Old Business

Bulletin Boards - will be installed within next few weeks
New Member fees - need to put into Capital Reserve account - past board resolution
Fence on Rocks - Charlie explained DEEP permission and permit regulations. We are waiting on land survey results - this will tell us if we are allowed to install a fence on the rocks

Retroactively change the parking lot expenses from operating to capital. Board determined not to reallocate - not a good precedent to set.

Off Season Updates

Online voting - up and running - voting turnout has been very high

Info sessions - thank you everyone for participating in the off season

Budget meeting and vote - Approval of budget will be third Saturday of April every year

Bylaw revision - gave control back to membership - removed some language regarding membership. Membership payment dates were changed - the last date to pay is now July 1.

Volunteers

Charlie asked for volunteers and opened discussion about balance

Clarification that committee members are an annual appointment and board oversees committees

Dave Cavisno - some volunteer positions should be paid - demands are too cumbersome for some people's lives

Dick King - if we hire people to do some of the tasks, our dues will increase

Gail Heller - shared that volunteering for board and committees is major volunteer time

Norma Cummins/Jane McCord - asked where do we find who are on each committee

Charlie - encouraged people to get involved and volunteer

Sean Grady - asked about cutting up log on the beach

Susan Benzyk - asked for volunteers to open and close the gate on a weekly basis

Nikki Tarbell - asked about clarity about how committees work in collaboration with the board

Barbara Kheck - shared that in previous years there were job descriptions so people knew what the expectations were. Charlie shared that we are trying to digitize past minutes, notes, & knowledge so the history is documented and passed on

Dan Tarbell - shared past practice with financial spending compared to procedures now. Asked how many people have the ability to spend money. Anne explained that there needs to be more financial control compared to the past and work within the budget.

Nikki shared her frustrations about asking permission in order to spend money for events

Dick King offered the idea of pre-purchasing gift cards so the committee members can shop and not use personal credit cards

Beach Access & Badge Checks

Charlie explained that cars need to stop upon entering parking lot so guards can see the parking pass and badges for each person

Guards will be circulating for badge checks every couple of hours - please work with them and show badges for each person in the party. Guards are checking badges to ensure only members are accessing the beach

Charlie explained the system for guards asking non-members to leave in conjunction with the Police Dept

Bill Brett - shared that the first chair (near the parking lot path) needs to be manned in order to check badges and stop people from coming over the rocks

Barbara Kheck - asked about guards duties - is one person always guarding? Charlie explained the rotating process for guards. Barbara asked about the former rope attached from raft to shore and utilizing it as assistance to exit water.

Gail Heller & Anne Darling - shared that the incident involving police recently involved aggressive police behavior and was upsetting and hostile

John Shenasky - shared that people must follow the rules and if they are asked to leave, then there needs to be appropriate enforcement. Gail is not opposed to police involvement, just asking that the first encounter is friendly

Charlie explained the situation so membership was aware of events that occurred involving non-members and police interaction

Christina Ruales - shared ideas to assist lifeguards so they are not handling volatile situations alone - i.e. adult volunteers could be the next step to intercept with non-members. Asked to collaborate with police and can they enter friendlier rather than aggressive/enforcer. Suggested about having BIG/CLEAR sign "Beach Passes Required Beyond this Point"

Property Law

Ned Hickey - explained "right of way" verse "owner of the property"

Regarding bridge and road repair responsibility - Association should not assume responsibility for repairs. Property Attorney can give an answer regarding responsibility - is it WAI or State? The more the association does towards repairs, the weaker our position becomes if it is not truly ours to repair/fix

Encouraged WAI to pause without legal input

Sue Brown - asked about negotiating with state for repair of bridge - answer: it is possible

Bylaw Conversation - Catherine Marion, attorney

Susan Benzyk gave history regarding the member cap and Associate Members

Sarah King thanked everyone for their participation over the past year

Catherine Marion explained member definition and transfer of membership

- If there is one property owner, and that person dies, then membership ceases
- Transfer of membership - we are classified as a social club - in general, social clubs do not allow transfer of membership. We are actually more like a licensed property
- If bylaws change to allow transfer of membership - by legal will or sale of house - it needs to be a permanent change in order to avoid messy confusion over the years
- Explained why associations do not allow transfer of membership - association loses ability to control membership (exclude, not discriminate). I.e if a person with bad behavior in town then receives the membership by transfer, does the association have the ability to disallow the person to join or to terminate the membership.
- By allowing transfer of membership, it is likely the current 200 homes will always be the only homes within the association.
- Social Club - we are not allowed to do anything that increases value to any one (several) properties but not all. IRS would revoke our tax exempt status.
- Benefit of us being tax exempt - we are saving significant money by not paying the true value of property tax

- Continuity of ownership - the person on the deed is the owner. If 2 spouses are both on the deed, and one dies, then there is continuity of membership. If there is a break in ownership then there is a break in membership. I.e. one spouse dies and the other is the beneficiary, then there is a break in ownership & membership
- Bylaws can define Membership in terms of what classifies ownership - i.e. one spouse is on the deed but bylaws can specify that the other spouse is also the member
- Bylaws can be broader in terms of Membership / Assessment household - i.e. all assessed households receive 6 badges and can be used as individual sees fit (guest, grandchild, parent, so forth)
- We have the option to shrink the boundaries and allow transfer of membership. But.... the people/houses who end up outside the new line would not benefit from transfer of membership.
- Continuity of membership can occur if bylaws specify that the membership continuous upon death if the beneficiary is already a member of the assessed household

Announcements

Aug 14-15: Art in Waterford - Jordan Green - Holly Camaratta is the contact

Maggie Sullivan proposed to add A Little Free Library on the beach - she is gathering info on pricing and logistics

Discussion

Joe Calabro - raised issue of social events being “members only” and needing to purchase an associate membership in order to attend events

Carol Mulready - wants social events to be open to the renters. Option - pay as you go for social events rather than the budget subsidizing events

Dave Cavisino suggested halting further bridge study/work until we have a legal opinion - board will discuss

Dan Tarbell - thanked the board and bylaw committee for bringing in Atty Marion. Asked how many billable hours have been used for bylaw work vs other issues/conversation with attorney

Susan Benzyk explained why the bylaw committee wants to eliminate “associate members”

Anne Darling explained that she does not feel people have been harassed regarding who the associate members are. Explained that WAI has had associate members since 1987 (if not longer). Apologized if people felt harassed.

Charlie explained that bylaws explain what associate members cannot do rather than what the rights of an associate member include

Sarah King - explained the bylaw committee is working on phase 2 of the bylaw revisions. One of the proposals is to remove the language around associate member

Bylaw email address: bylaws@pleasurebeachct.org Please send in ideas and thoughts to the bylaw committee

Joe Calabro raised the issue of board members who are not “members” - bylaws need to provide clarification of assessed household to ensure people have the ability to volunteer and serve on the board/committees. Sarah King explained that the proposed new language will include clarification and define “assessed household”

Gail Heller shared that she does not think we need “associate member” - it complicates and nitpicks. If people want to volunteer and do the work, then let people volunteer

Meeting adjourned at 12:18pm by Charlie Benzyk

Respectfully submitted
Heather Toyen
Substitute Secretary