

Minutes of the Stony Creek Association – Executive Board Meeting November 7, 2023

Call to order: A meeting of the Stony Creek Association Executive Board was called to order at 7:06 p.m. on Tuesday November 7th, 2023 by Mark Richter at the Willoughby Wallace Memorial Library.

Present: Mark Richter – President, Dan Bullard, Katina Gionteris – Clerk, Courtney Rosenberg, Amy Bloom, Brian Love – Treasurer, Harlan Fichtenholtz – Vice President, Kate Waldron, Matt Milano, Stephen Palumbo Jr., Robin Tierney (Zoom), Tina Burne (Zoom), Mark Gaynor

Absent: Nick Fischer – Tax Collector

Public: 5

Dan made a motion to move the Coastal Resiliency discussion to the top of the agenda.

Minutes:

A motion was made by Kate Waldron and seconded by Mark Gaynor to accept the minutes as amended below for the 10/3/2023 meeting. All were in favor.

- Under Police and Traffic third bullet, replace “member of the public” with the names Randy and Jenn O’Brien.

Coastal Resiliency

Dan Bullard reported on Coastal resiliency committee. The other members of the committee are Dorothy Robinson, Robert Mendelsohn, Sarah Porter, John Beimler and John Petrosky. They met with Jim Pretti from Criscuolo Engineering who stated there is a road from Squawbrook Road that runs behind people’s properties that could potentially be extended to near Big Brooklyn. Peter Henschel had recommended at the last meeting that we have Criscuolo Engineering do the surveys on those properties to see where the lines are. The cost estimate that Peter Provided was \$3,000. Dan Bullard made a motion to pay the \$3,000 for the survey to be completed to define the boundaries. The motion was withdrawn. Dan Bullard will ask Jim Pretti for a letter of understanding to include the scope of work, cost estimate and timeline for completion and then the association can vote on it at our next meeting.

Treasurer’s report

- Brian Love presented the bills report for this month totaling \$8,304.03XXX listed below:
 - \$1,080 to Jake Palluzzi for September hours
 - \$712.47 to Mark Richter reimbursement for the Stony Creek Day tent rental
 - \$750.00 to Tangible Planet for the Stony Creek Day videography
 - \$1500.00 to Ralph Sacco for the Stony Creek Day sound system
 - \$725.00 to Steven G. Mednick for SCA Charter legal fees
 - \$1,277.80 for Stony Creek day porto-pottys and wash stations

- \$100 to the State of Connecticut Tax Collector
- \$515.43 to L.H. Brenner, Inc for Stony Creek Day event insurance
- \$15.00 Guilford Savings Bank fee
- \$250.00 to Guilford Savings Bank fee
- \$30.30 to Quickbooks online
- \$192.00 to Big Prints for Stony Creek Day banners
- \$1,120 to Jake Palluzzi for August hours
- \$536.03 to Mark Richter for Stony Creek Day reimbursement
- Amy Bloom made a motion to pay the bills and Harlan Fichtenholtz seconded. All were in favor.
- Brian Love read the treasurers report for the month. We began the month with \$33,161.14 cash on hand in the checking account. We paid bills and received donations in the net amount of \$6904.34 for the Association and ended the month of October with a total of \$26,266.80. Our 3 month certificate of deposit (CD) has \$10,168.45 and our 14 month CD has \$20,388.52. We have total combined assets of \$56,823.77.
- A motion was made by Steve Palumbo Jr. and seconded by Kate Waldron to forward the treasurers report for audit. All were in favor.

Tax collector's report

Harlan Fichtenholtz reported that we have collected 92% of the taxes to date.

Legal & Zoning

- Dan Bullard reported that there are two properties on the agenda for the next Zoning Board of Appeals (ZBA) meeting which will be held on Tuesday November 21st at 7:00 pm at the Branford Fire Headquarters, 45 North Main St.
 - 258 Thimble Island Rd requesting a variance to allow expansion of a non conforming structure and a variance to expand an existing non conforming structure in side setback to repair the old shed/garage and elevate roof peak to 14 from 12.6 feet.
 - 10 Wallace Rd. to allow a structure to be 22.3 feet from a critical coastal resource where 25 feet is required for their removal and rebuild of the sunroom, increase half bath to full bath and build a new screen porch.
- Mark Gaynor made a motion that after every meeting, the association will send out an email to the community with any time sensitive information. Amy Bloom seconded the motion. All were in favor.
- A member of the public, property owner of 8 Three Elms Rd., reported that she was told by a realtor that the property owners of 4 Three Elms Road will not begin building on the property at the corner of Three Elms Rd. and Thimble Island Rd. for a while. Dan Bullard will research at the town how long the building permits are valid for. Multiple people asked if the dumpster on the property and the dumpster on the property across the street can be removed.

Police and traffic

- Steve Palumbo Jr. reported that Peter Henschel reached out and stated that he has a map that can be used to mark the areas for pavement issues, seawall repair, traffic and parking issues in Stony

Creek. They will put together the list. Anyone with traffic issues please report them to Steve Palumbo Jr. at stephenpalum@gmail.com to put together a list of issues. They will be added to the map as well. All the issues will be presented to the town as well as solutions to some of the issues.

- Boat parking issues. There has been a boat for 2-3 years on Three Elms Rd.

Maintenance

- Courtney Rosenberg reported that town will include in their reparation plan to build or rebuild the wall to the left of the boat ramp.
- Courtney Rosenberg reported that:
 - The porta potties have been removed.
 - The work on the sidewalks was approved but the sidewalk contractor is running behind and it may not be completed this year but may wait until next year.
- Mark Richter will talk with Josh Brooks to see if he is interested in doing the snow removal for the winter season.
- Steve Palumbo Jr. will talk with Heather Adams to request that the Thimble Island Association take their own trash away and not put it in overflowing dumpsters.
- It has been brought up by multiple people that residents are putting their regular household garbage in the public garbage cans at the park. We would like to remind residents not to put their household garbage in the public garbage cans.

By-Law Revision Committee

- Harlan Fichtenholtz reported that the committee met last week to review the By-Laws. He reviewed the highlights of the changes to the By-Laws being proposed below and that they overall align with the existing Charter.
 - The first meeting of new board will be held in August each year.
 - If 40% of the members of the association present a signed petition that they want to hold a special meeting then the board would be required to hold a meeting.
 - Clarifications to absence policy. If a board member misses 3 consecutive meetings or 4 overall meetings then they would be notified by the Clerk that they are being removed from the board. The clerk or someone from the association would notify people if they are coming close to that limit. Distinction that it would only apply to regular board meetings. You are required to attend at least 75% of the meeting. Virtual/Zoom meetings are not addressed.
 - Changes to committee structure:
 - In the past, the Nominations and Elections committee was combined with administrative work. We will add the Administration committee back in. They would like the Administration committee to be responsible for communication with the board, maintaining the website, making sure information is available to the public. If there are future changes in Charter or By-Laws the Administration committee would be responsible for setting up the process.

- Invite a member from the Stony Creek Architectural Review Board to be a part of the Legal and Zoning committee
 - By Charter, we cannot vote on the new By-Laws at this meeting (November) but we can vote on them at the next meeting.
- We would like to add that the board has right to excuse some absences. We may want to add a provision that we can have hybrid remote and in person format for meeting.
 - Harlan Fichtenholtz will add a provision that the board can vote to excuse absence due to extraordinary circumstances by a 2/3 majority.
- An updated draft of the By-Laws will be sent to the community before the next meeting. The modified By-Laws will be voted on at the next meeting.

Nominating and election committee - No Report

Town Representative Report

- There will be a meeting with Jamie Cosgrove on Monday.

Stony Creek Day committee – No report

Special Events Committee

- Tree lighting – Matt Milano would like to schedule a volunteer day on the Nov. 25th at 9:00 am on the Saturday of Thanksgiving weekend to have people come and help set up the lights for the tree at Memorial triangle. The rain date will be Sunday Nov. 26th at 9:00 am.
- We would like to look into having a lobster pot Xmas tree at Madeira park. Steve Palumbo Jr. made a motion to spend \$750 on colored lights for the lobster pot tree and additional supplies for both trees. Amy Bloom seconded and all were in favor.

Old Business

- Pageant – Volunteers are working to make the manger into a modular structure and therefore easier to put up each year. There will be a volunteer night on December 11th. Additional volunteers will be needed to put luminaries out on the morning of the pageant December 16th and clear them all that evening.
- At the next meeting, we will discuss the need for a container to store the stage and the Christmas lights.

New Business

Amy Bloom motioned, and Steve Palumbo Jr. seconded to adjourn the meeting. All were in favor. The meeting was adjourned at 8:21PM.

Respectfully submitted,
Katina Gionteris, Clerk