

POINT O' WOODS BOAT BASIN BULKHEAD RESTORATION PROJECT - West Wall

Project Overview

10/17/2025

One of the assets of our beach community is the boat basin, which has 62 slips and is used by many of our property owners. The boat basin's bulkhead has experienced a significant amount of deterioration and is now in need of considerable repair and restoration. The bulkhead is a sheet pile structure built in the mid-1980s. In addition to the slips which boat owners pay for, the basin's boat ramp is accessible to all property owners and renters for the launching of motorboats, jet skis, canoes/kayaks, and small sailboats. Point O' Woods is one of the few beach communities in Connecticut with a private boat basin. The boat basin currently generates about \$95,000 in annual revenue that historically has been used to help offset the need for increased association fees for all property owners. Thus, the boat basin is judged to be an asset that increases the value of all properties in the community.

The restoration project is in its second phase now, which is to restore the West Wall. The East Wall was restored in 2022-25, and the plan is to restore the South Wall in the winter of 2029-30.

This second phase proposal was brought to property owners at the annual meeting in June to fund the restoration work needed for the West Wall, and it was approved. This work will commence this October and be completed by early 2026. The cost for this second phase of the overall project is estimated to be \$750,000 and will be partially funded by a bond from Dime Bank. POW already has a commitment letter for \$250,000.

More information can be found on the [POW Boat Basin Restoration Page](#).