

August 8, 2017

**Old Colony Beach Club Association Board of Governors Meeting
Janet Montano's Cottage, 43 Gorton Ave., Old Lyme**

The meeting was called to order at 6:35 PM by Board Chairman Doug Whalen.

ATTENDANCE: Members present- Janet Montano, Sonia Dudas, Gavin Cartiera, Joel Zimmerman, Doug Whalen, and Rich Kingston

Members absent – Steve Humes.

No members of the public were present.

Approval of the 7/11/2017 Board of Governors Meeting Minutes: A motion was made (Zimmerman/Cartiera) to accept the minutes from the July 11, 2017 Board of Governors meeting. There was no discussion. The motion to accept the minutes passed unanimously.

Treasurers Report (Janet Montano): Janet stated that the Association's accounting firm has been more responsive than in the recent past and she believes that we should remain with this firm for the near future. Janet reported that the Association summer dinner event brought in \$5,790 in income. The expenditures for the event totaled \$7,102.94 for a total deficit of \$1,312.94. Janet noted that some of the expenses were paid in the prior fiscal year due to the need to give vendor's deposits. Doug noted that this deficit was smaller than in previous years as the Board budgets funds to cover the anticipated shortfall for each year's annual event. Janet also explained to the Board that a ticket that was issued on July 1 for parking on the street was returned unpaid as the homeowner at 33 Breen Avenue felt that the infraction did not rise to a fineable level (one vehicle tire on the road). In the subsequent discussion it was determined that the guard who issued the ticket did not complete an Incident Report that would have put the incident in better context. A motion (Kingston/Dudas) was made to waive the fine due to the lack of an Incident Report completed by Security to corroborate the guard's actions. After some discussion the motion passed unanimously. Janet then presented the Treasurer Summary through July 31, 2017 (Attachment 1). A motion (Kingston/Dudas) was made to accept the Treasurers Summary as presented. There was some discussion regarding funds used to pay for the Sheffield Brook Project. The Board also discussed the large fund balance that currently exists. The motion passed unanimously. Janet stated that she received a clarification from the accountant that excess funds at the end of the year do not have to be placed in Capital funds unless stipulated by the Charter. In OCB's case this requirement does not exist.

Action Items Update: Rich reported that Action Item #37 (Develop a Records Retention Policy) continues to be a long term project which he will work on over the winter.

Committee Reports-

Chairman's Report (Doug Whalen): Doug reported he is still working to get the main gates repaired. He plans to paint the gates with the help of Lester Webb.

Clerk's Report (Rich Kingston): Rich asked for help identifying the member listed on page 5 of the June 24th General Membership meeting minutes as Dean. Rich also noted that the Board will need to start addressing issues raised now that the newly amended Charter has been signed into law, i.e. list of fines, how proxy voting will work, etc.

Tax Collector (Sonia Dudas): Sonia reported that \$136,355.79 in taxes for the new fiscal year have been collected. Eleven tax bills totaling \$7,983.23 are still due. Sonia will continue her tax collection efforts over this upcoming weekend. A motion (Kingston/Zimmerman) was made to continue the prior practice of not assessing finance charges on tax bills that are paid by August 15. New Charter rules require payment by August 1. Rich suggested that this change in practice should be implemented next year rather than this. The motion passed unanimously.

Recreation (Gavin Cartiera): Gavin reported the Sand Castle contest was conducted last Sunday. Gavin noted that participation was down from prior years. Gavin also reported that singer Mario Spagna would be performing on the beach next Saturday, August 12th. Gavin also stated that he has one more kayak outing planned. Gavin was pleased with the annual dinner event. Gavin suggested that when planning next year's event that the ability of the vendor to hand out food in a quicker fashion than this year should be given consideration.

Public Safety (Steve Humes): In Steve's absence Doug reported that he and Steve are very disappointed with this summer's security guard performance. Doug stated that this was the first year we have used this service and he doesn't anticipate using them next year. The Board agreed that it may have to pay more for its security service to get better guard performance. Doug reported that Miami Beach has a more professional guard service but they are paying significantly more per hour than OCB. The Board discussed the need for new beach passes for next summer. Gavin expressed concern about the historical failure of the Broughel walk through gate to function properly. Rich suggested that the Board hire a private video security firm to maintain and enhance the Association's video capabilities rather than rely on an Association volunteer. The Board would like to access security video from the "cloud" rather than going to each individual security camera for its stored video.

Public Works (Joel Zimmerman): Joel reported that both Nickerson Landscaping and H.S. Plaut Environmental Services continue to perform well. Joel reported that Anton Paving has not yet looked at the Gorton Avenue drainage issues as he mentioned at last month's meeting. Doug asked Joel to have the debris near the headwall removed. Joel asked the Board for its opinion about removing the tree stump near Sheffield Brook and Hartung Avenue. The Board agreed with Joel that his was a good idea. The Board also discussed sand levels on the beach.

Purtill Avenue Stub Sale – Final Report– Doug reported that the sale of the Purtill Avenue stub to the adjacent homeowners is completed. Doug noted that the Association paid for a surveyor to “pin” the two lots and also paid the conveyance taxes for the two lots.

Sheffield Brook Project Progress Report – Joel reported that not much is going on at present. The contractor needs to replace the trees in the upper portion of the brook and the plants near the headwall as he initially planted the wrong kind. The Board then discussed the possible uses of the small parking lot on Gorton Avenue next to the easement area. Joel stated that the flood control portions of the project are working very effectively. Doug is still very concerned about the shoaling thirty feet south of the outflow pipes.

WPCA Report – In Steve’s absence Doug reported that the town’s WPCA was making a public presentation at the Shoreline Community Center simultaneous to this meeting. Doug noted that Frank Noe reported that only a few comments have been received as a result of the issuing of the WPCA FAQ document distributed to all Association members. Doug wants the membership to know that it can send its questions and/or concerns about the waste water project to wpca@oldcolonybeach.org.

Parking Lot on Breen Avenue – Doug informed the Board that there is a potential sale for the house and parking lot on Breen Avenue. Doug’s concern is that the new home owner might not be able to operate the parking lot as in the past due to the required approval from the town of Old Lyme. Doug believes that the continuing operation of this parking lot is vital to the beach community and to those Association members that currently park there. At present only Old Colony Beach residents are parking in this lot. Doug believes that there are three options: do nothing and hope the town renews the parking lot permit as it currently stands; ask the town to designate the parking lot as private rather than public parking lot which restricts use to Old Colony Beach residents only; or ask the town to relinquish jurisdiction over this lot and allow OCBCA to license the owner to use the lot for resident parking only. The general opinion of the Board is to currently favor the second option, have the town designate the lot for private parking only.

Nominations Committee for Upcoming Board Vacancies – Rich suggested that rather than forming a nominations committee that he distribute a notice to members to ask them to nominate themselves or other members to run for Board election at the September 9 General Membership meeting. Both Doug and Gavin are open to running again but neither has made a final decision. In addition to names Rich will ask for a short description of the nominated person’s interest in serving on the Board. He will share that Nomination notice with the other Board members before distributing to the membership. This notice will be posted on the Association bulletin boards, on the Association’s website, and by e-mail to those who have indicated that they want to receive official communications by e-mail.

Preparation for September 9 General Membership Meeting – Doug informed the Board that there is no need to seek general membership approval for budgetary items. Rich asked if proxy votes will be accepted for this meeting. The Board discussed how proxy voting will be handled procedurally. The Board's consensus was that proxy voting would not be used for the September meeting. It was agreed that Rich would put together a draft agenda and share it with Board members prior to finalizing the packet to be mailed to the membership which is distributed prior to the meeting.

Part Time Summer Position – Doug presented a list of duties that might be assigned to a part time summer position. This position would function as a beach manager overseeing the day to day activities of the Association during the summer. The beach manager would report to the Board which would oversee this person's duties. Janet believes that some of the duties in Doug's draft list of duties are too much responsibility for a part time employee. Doug asked the Board to give this idea further thought in preparation for a fuller discussion at a later time. Rich would like this position to assist current Board members when their responsibilities become too numerous and time consuming during the summer months. Joel said that moving toward a property manager model concerns him and needs to be given a lot of consideration. The Board then agreed that starting small might be the way to proceed should a part time position be seriously considered. The Board agreed to keep this issue on next month's agenda.

Other Old Business: None.

New Business: Doug received a letter from a homeowner on Breen Avenue concerned about a neighbor's use of a security video system. Doug informed the homeowner that the Board cannot get involved in this issue as many homeowners have video security systems. If a specific problem occurs that would rise to a level that concerns the Association's operation in general further action might be necessary. Janet was asked by a member if the Board could produce a specific Old Colony Beach t-shirt.

Public Comment: None.

NEXT MEETING - The next Board of Governor's meeting is scheduled for Tuesday, September 12th at Janet Montano's cottage, 43 Gorton Ave., Old Lyme.

A motion (Cartiera/Montano) was made to adjourn at 9:00 PM. The motion passed.

Respectfully submitted

Richard Kingston
Clerk
August 12, 2017

Results of Voting at the August 8, 2017 Old Colony Beach Club Association Board of Governors Meeting. Board of Governor members present- Janet Montano, Sonia Dudas, Gavin Cartiera, Joel Zimmerman, Doug Whalen, and Rich Kingston.

Waive Fine for On-Street Parking at 33 Breen Avenue Issued on July 1 -A motion (Kingston/Dudas) was made to waive the fine due from the homeowner at 33 Breen Avenue due to the lack of an Incident Report completed by Security to corroborate the guard's actions. After some discussion the motion passed unanimously.

Delay Assessment of Tax Finance Charges until after August 15: A motion (Kingston/Zimmerman) was made to continue the prior practice of not assessing finance charges on tax bills that are paid by August 15. The motion passed unanimously.

August 8, 2017
OCBCA Board of Governors Meeting

ATTACHMENT 1

Treasurer's Summary

OCBCA Board of Governors' Meeting

August 8, 2017

Balance July 1, 2017: \$170,317.36

Income: \$188,451.30

Expenses: \$26,800.44

Balance July 31, 2017: \$331,968.22

General Fund Checking \$ 102,041.58

General Fund MM Savings \$ 100,703.17

Capital Fund MM Savings \$ 129,223.47

Balance 7/31/17 \$ 331,968.22