

**February 18, 2013**

**Old Colony Beach Club Association Board of Governors Meeting**

**Jerry Brocki's Office, 10 Pine St., Plainville, Ct**

The meeting was called to order at 6:37 PM by Rich Kingston acting for Doug Whalen, Board Chairperson, who was present by phone.

**ATTENDANCE: Members present-** Harry Plaut, Don DuBaldo, Ginny Durso, Jerry Brocki, and Rich Kingston. **Member present by phone-** Doug Whalen (non-voting).

**Minutes:** A motion was made (DuBaldo/Plaut) to accept the minutes from the December 17, 2012 Board of Governors meeting. The motion to adopt the minutes passed unanimously.

**Treasurers report (Don DuBaldo):** Don distributed the December 2012 and January 2013 Treasurers Reports by e-mail prior to this meeting. Rich asked about a report format issue. Rich thanked Don for the way he has incorporated the check book balances into his monthly report package. Doug noted that the \$7,160 paid to Old Lyme Shores as part of the WPCA sewer project may be more than should have been paid. Don stated that he had not been notified of this potential overpayment. Doug will contact Paul Roween, president of Old Lyme Shores, to determine if some reimbursement from Old Lyme Shores is required. A motion (Plaut/Brocki) was made to accept the Treasurers Reports for December and January as submitted. The motion passed unanimously.

**Chairman's Report (Doug Whalen):** Doug had nothing to report.

**Secretary's Report (Rich Kingston):** Rich had nothing to report.

**Tax Collector (Harry Plaut):** Harry reported that he had received only one payment from the list of delinquent taxpayers that were discussed at the December 17 meeting.

**Recreation (Ginny Durso):** Ginny reported that Angelo Ruggiero, "Sinatra Under the Stars," has been booked as entertainment for Saturday evening, July 6, 2013.

**Public Safety (Jerry Brocki):** Jerry would like to continue using last year's Security Guard schedule for this coming summer. Don asked that Jerry distribute copies of this schedule to the Board members. Don stated that there were a number of last summer's security guard bills paid in February which are not reflected on the Treasurer Reports submitted to date. Harry asked about the possibility of installing a security camera on the beach near the rocks bordering Old Lyme Shores. This has been a problem area in past summers. Cameras will need to have illuminators to provide sufficient light to work at night. Solar collectors could be used to provide

power to these units. The Board would like to have cameras installed at the Hartung, Broughel and Main Entrance gates in addition to the rocks along the beach. Doug will ask our legal representative, Jack Bradley, if OCBCA has any legal requirements it must meet before it can employ cameras. The number of cameras deployed will depend on the expense of doing so. Jerry will do the necessary research about pricing and specifications for these cameras.

**Public Works:** Doug thanked Rich for monitoring the snow plow contractor's performance since Sal's resignation. Harry stated that the speed bumps are a problem for the snow plowing contractor.

**Sal Cancelliere's Resignation & Discussion concerning Replacement** – Rich noted that there is a conflict in the language between the Charter and the By-Laws concerning replacing a Board member who resigns during their term of office. *Article IV, Section 5 Vacancies* of the By-Laws states that unless there is someone who ran unsuccessfully for the Board at the last election a special meeting of the membership is required to select a replacement. However, *Section 7* of the Charter states that a vacancy may be filled by a majority of the remaining {board} members. Since prior legal opinion has held that the Charter super cedes the By-Laws the Board will be able to appoint a new member in light of Sal Cancelliere's resignation. Sal had served as the Director of Public Works. Doug also believes that past practice has been to have the existing Board members appoint a new Board member. A discussion followed regarding how the Director of Public Works position should be refilled. Harry suggested that he contribute information to create the specifications for the work that will be required to restore the beach to pre-Storm Sandy conditions. Doug said that he would send out an announcement regarding Sal's resignation and ask for any interested Association member to volunteer to join the Board. Rich suggested that Harry should bring his Public Works concerns to Doug for either an immediate decision or for Doug to seek the general opinion of the Board before proceeding with the recommended action. A motion (DuBaldo/Brocki) was made to accept Sal Cancelliere's resignation from the Board of Governors for personal reasons. Harry suggested delaying accepting Sal's resignation until all the Board materials that are in Sal's possession are returned. The motion passed with all voting in favor with the exception of Harry who voted no. Rich stated that he would contact Sal and ask him to return Board materials in his possession.

**Discussion of FY2014 Budget** – The Board agreed to table this discussion until the March Board of Governors meeting. Members should come prepared to discuss and vote on the FY2014 budget at the March meeting.

**Snow Plowing Contract Discussion** – Rich stated that he has been working with Tom Montano of TVM Enterprises who is doing the snow plowing this winter. Rich stated that he has heard both positive and negative comments about the snow plowing after the recent blizzard. Rich wants the Board to know that Tom Montano has been very willing to address the concerns that

Rich has brought to his attention. Harry noted that flooding on Hartung Avenue is due to inadequate drainage created by homeowners who have built berms along their property lines to keep water off their property. Don suggested that we may want to install more drainage ditches as we did last summer on Gorton Avenue. The Board agreed that it would review the snow plowing contractor's effectiveness after the winter is over.

**Condition of Beach** – Doug will distribute the letter to property owners along the beach side of Hartung Avenue advising them of the Board's beach cleaning plans. The creation of this letter had been discussed at the December meeting and Doug subsequently sent out a draft for Board member review and comment. The Board asked Doug to send this letter as discussed.

**Request to the Board to Place Memorial Bench on Beach** – The Board has received a request from the Cancelliere family to place a bench on the beach in memory of their son Matthew. Harry thinks that we need to have an orderly process to guide us in this process of approving requests such as the current one under consideration. Discussion followed regarding different ways to proceed with this matter. Some members suggested making a list of the types of equipment or structures that can be dedicated as memorials, e.g. flagpoles, bulletin boards, benches, etc. The Board agreed that the current benches are displaying wear and could be replaced by a similar bench with a memorial plaque. Harry will research the cost of a new bench. It was agreed that the memorial plaque itself will be chosen and installed by the Board. Once the value of the bench and the plaque are determined Doug will contact Sal to see if he wants to proceed.

**Water Pollution Control Authority (WPCA) Update** – Harry, a WPCA member and the Board's liaison, reported that there is no update and that there have not been any recent meetings of the WPCA.

**OCBCA Website Update** – Doug reported that Joe Frutuoso has been doing a super job researching a new website hosting service. Joe has recommended HOA Connections. The initial setup cost from this service is \$250 and a continuing cost of \$10 a month. The annual cost after the first year would be \$120 annually. This new website has many features that would benefit the Board along with the general membership of the Association. A motion (Kingston/Brocki) was made to appoint Joe Frutuoso as the OCBCA Webmaster. The motion passed unanimously. A motion (Kingston/Brocki) was made to allow the Board Chairman, Doug Whalen, and the OCBCA Webmaster, Joe Frutuoso, to enter into a contract with HOA Connections for website services with a setup fee of \$250 and \$10 monthly thereafter. .

**Purtill Avenue Lawsuit Update and Other Pending Legal Matters-** A motion (DuBaldo/Durso) was made to go into Executive Session to discuss pending legal matters. The

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motion passed unanimously. Executive Session commenced at 7:55 PM. Executive Session ended at 8:09 PM.

**Summer Board Meeting Schedule** – The Board will set its summer meeting schedule at the March Board meeting.

**Other Old Business** – None.

**New Business** – None.

**NEXT MEETING** - The next Board of Governor's meeting is scheduled for Monday, March 18 at 6:30 PM at Jerry Brocki's office, 10 Pine Street, Plainville.

A motion was made (DuBaldo/Durso) to adjourn at 8:15 PM. The motion passed.

Respectfully submitted

Richard Kingston  
OCBCA Secretary  
February 21, 2013

**Minutes Approved at May 16, 2013 Board of Governors Meeting**

**Results of Voting at the February 18, 2013 Old Colony Beach Club Association Board of Governors Meeting. Board of Governor Members present: Harry Plaut, Don DuBaldo, Ginny Durso, Jerry Brocki, and Rich Kingston. Member present by phone - Doug Whalen (non-voting).**

A motion (DuBaldo/Brocki) was made to accept Sal Cancelliere's resignation from the Board of Governors for personal reasons. The motion passed with all voting in favor with the exception of Harry who voted no.

A motion (Kingston/Brocki) was made to appoint Joe Frutuoso as the OCBCA Webmaster. The motion passed unanimously.

Purtill Avenue Lawsuit Update and Other Pending Legal Matters- A motion (DuBaldo/Durso) was made to go into Executive Session to discuss pending legal matters. The motion passed unanimously. Executive Session commenced at 7:55 PM. Executive Session ended at 8:05 PM.