

January 9, 2018

**Old Colony Beach Club Association Board of Governors Meeting
Gavin Cartiera's House, 24 Wedgewood Drive, Wethersfield, Ct**

The meeting was called to order at 6:32 PM by Rich Kingston, Clerk, in the physical absence of Board Chairman Doug Whalen.

ATTENDANCE: Members present- Gavin Cartiera, Janet Montano, Joel Zimmerman, Sonia Dudas (by phone), Doug Whalen (by phone), Steve Humes (by phone), and Rich Kingston.

One member of the public was present.

Approval of the 10/10/2017 Board of Governors Meeting Minutes: A motion was made (Cartiera/Whalen) to accept the minutes from the October 10, 2017 Board of Governors meeting. There was no discussion. The motion to accept the minutes passed with one abstention as Janet Montano did not attend the October 10th meeting.

Treasurers Report (Janet Montano): Janet presented the Treasurer Summary through December 31, 2017 (Attachment 1). A motion (Zimmerman/Cartiera) was made to accept the Treasurer Summary as presented. There was no discussion. The motion to accept the Treasurer Summary passed unanimously. Doug informed the Board that a few Association members had asked if they could pay FY2019 taxes before December 31, 2017 to take advantage of the recent change in federal tax laws. Doug informed them that this was not possible as a mill rate has to be established as proscribed in the Charter before collection can begin. The tax rate for FY2019 will not be set until the June's Semi-Annual General Membership Meeting.

Action Items Update: Rich reported, as he had not yet started working on Action Item #37 (Develop a Records Retention Policy) and that there are no other outstanding Action Items pending, that there was no need for further discussion on this agenda item.

Committee Reports-

Chairman's Report (Doug Whalen): Doug stated that he did not have a separate Chairman's Report as the only matters he needs to address are specific agenda items to be discussed later in the meeting.

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

Tax Collector (Sonia Dudas): Sonia reported that as of today three (3) Association members have not paid their FY2018 taxes totaling \$1,678.31.

Recreation (Gavin Cartiera): Gavin had nothing to report.

Public Safety (Steve Humes): Steve reported that he has been working with Doug to start the process to bid the summer 2018 security services contract. Steve stated that he would be sending out to the Board a prospective schedule for the coming summer season. Steve asked that if any member has suggestions to modify this schedule that those be made as soon as possible so that he can start the contract bid process. Doug reminded the Board that as a result of the Board's view of last year's substandard performance by Swift Security a bid would not be sent to that security firm. Janet asked the members if a golf cart was still necessary for security. Steve replied that he believes that the golf cart is still necessary and that the guards need to be properly trained on the use of this resource.

Public Works (Joel Zimmerman): Joel reported that the only on-going activity is snow plowing performed by Montano & Sons. Joel stated that he is satisfied with this company's performance.

Sheffield Brook Project Progress Report – Joel reported that the upper portion of the Sheffield Brook Project funded solely by NRCS is working as designed. Joel has been advised that one adjacent property owner is mowing in the easement area along the brook. Doug will advise this homeowner that he cannot mow or maintain this area in any way. A motion (Whalen/Montano) was made to move the remainder of this agenda item (a discussion of the lower portion of the project funded with Department of Housing, Old Lyme Shores and Old Colony Beach funding) to later in the agenda after Item #XIV Public Comment. There was no discussion. The motion passed unanimously.

WPCA Report – Steve, the Board liaison, reported that the WPCA has not met as a group since June. Steve noted that the approval needed at a town meeting for the land lease for the pump station between the town of Old Lyme and the three beaches has not yet been scheduled by the town and currently there is no clear idea as to when that might happen. The beach communities' WPCAs did agree to a requested change by the town to amend the proposed agreement from a ninety-nine (99) year lease to a forty (40) year lease. Steve also reported that a private property owner in Old Lyme Shores has expressed interest in hosting the pump station should that become necessary. Steve reported that a meeting was held on December 12 with DEEP to consider extending the current deadline of the Consent Order from December 2019. It is expected that DEEP will issue a combined Consent Order for the three beach associations with a new deadline of December 2021. Frank Noe, chair of the OCBCA WPCA, believes that it will be valuable to work with Miami Beach Association to establish a common definition of an Equivalent Dwelling Unit (EDU) as Miami Beach has a similar dwelling profile as Old Colony Beach. Old Lyme Shores does not have the same situation as their community is made up of all one family dwellings. Steve believes that the required public meeting to set the EDU rate will be held at the same time as the June or September General Membership meeting. Janet expressed her concern that the current suggested EDU formula does not assess any costs to owners of vacant lots. Janet

believes that since new roads (and storm drains) are part of this overall project owners of vacant lots will benefit from the sewer project and should pay some amount for this benefit. The Board agreed that this issue should be brought to the attention of the WPCA. Doug reported that the Association is actively working with DEEP to secure the grant funds necessary. Steve has conveyed the Board's concern about the lack of recent WPCA meetings to its chair Frank Noe.

List of Fines for Infractions (New Charter) – A motion (Montano/Dudas) was made to table this agenda item until next meeting. There was no discussion. The motion passed. Doug will send out the list of fines currently in place at Point of Woods to assist in next month's discussion.

Service Contracts for Summer 2018 – Joel reported that three contracts need to be bid for this summer: beach cleaning, swim buoy maintenance, and landscaping services. The current contractors did not agree to hold last year's prices necessitating the need to rebid these services.

Increased Stipend for Board Treasurer Position – Rich reviewed the prior discussion that led to a suggestion to increase the stipend for the Treasurer position. Janet agreed that the amount of time required to perform the Treasurer's duties seems to indicate that the stipend should be increased. Doug offered to survey local beach associations to determine how they are compensating those who perform treasurer duties to assist the Board in determining an appropriate stipend for this position at OCBCA.

Other Old Business - None.

New Business - None.

Public Comment - None. The member of the public left at this point in the meeting.

Sheffield Brook Project (Lower Portion) Progress Report – Doug reported that he had received a bill from the Woods Hole Group for \$23,846.71 for services rendered by Mitch Buck who supervised the reconstruction of the groins from the outflow pipes to Long Island Sound. Doug will be reviewing this bill for accuracy. The Woods Hold Group has already been paid \$4,000. Doug also stated that he is waiting for the "as-built plans" from Fuss & O'Neill. Doug noted that Old Lyme Shores has agreed to provide some additional funds to pay for a portion of the Woods Hold Group invoice. Joel described his concerns about the current condition of the project. He believes that this portion of the project was built incorrectly. He specifically believes that the width of the outflow channel, the final direction of this channel, and the pitch of the western groin do not comply with the design plans. Joel agrees that Fuss & O'Neill did inform us that shoaling does occur after storms and he accepts the need for OCBCA to contract for services to keep the stream flowing after such storms. There was some discussion about whether a peer review of the project would be valuable in determining any potential Board action in relation to this project. Doug informed the Board that DiChello Construction is still owed about \$12,500

January 9, 2018
OCBCA Board of Governors Meeting

and Fuss & O'Neill is still owed \$5,795. There was also some discussion about any repercussions that might result from delaying these payments. Gavin believes that a peer review would be valuable especially as a tool if further negotiations with any of the parties need to be commenced. Doug suggested that Joel and he bring this matter to the attention of our Association's attorney for further legal guidance before such a step as contracting for a peer review is taken. It was agreed that our attorney will be provided with the pertinent contracts prior to this meeting. It was also agreed that this meeting will be held before the next Board meeting.

NEXT MEETING - The next Board of Governor's meeting is scheduled for Tuesday, February 13th at Gavin Cartiera's House, 24 Wedgewood Drive, Wethersfield.

A motion (Humes/Zimmerman) was made to adjourn at 7:55 PM. The motion passed.

Respectfully submitted

Richard Kingston
Clerk
January 11, 2018

January 9, 2018
OCBCA Board of Governors Meeting

Results of Voting at the October 10, 2017 Old Colony Beach Club Association Board of Governors Meeting. Board of Governor members present- Sonia Dudas (by phone), Gavin Cartiera, Janet Montano, Joel Zimmerman, Doug Whalen (by phone), Steve Humes and Rich Kingston.

There were no formal votes taken at this meeting.

January 9, 2018
OCBCA Board of Governors Meeting

ATTACHMENT 1

Treasurer's Summary

OCBCA Board of Governors
Meeting

January 9, 2018

Balance July 1, 2017:	\$170,317.36	
Income:	\$214,167.59	
	\$41.10	FY 2018 tax overpayment*
Expenses:	\$72,589.92	
Balance December 31, 2017:	\$311,936.13	
General Fund Checking	\$37,249.03	
General Fund MM Savings	\$150,783.57	
Capital Fund MM Savings	<u>\$123,903.53</u>	
Balance 12/31/17	\$311,936.13	