

July 7, 2016

**Old Colony Beach Club Association Board of Governors Meeting
Synagogue Beth El, Gorton Ave., Old Lyme**

The meeting was called to order at 6:37 PM by Board Chair Doug Whalen. Doug stated that a quorum was present with only Jerry Brocki absent.

ATTENDANCE: Members present- Janet Montano, Steve Humes, Gavin Cartiera (conference call), Doug Whalen and Rich Kingston. Member absent - Jerry Brocki.

Approval of 5/25/2016 Board of Governor Meeting and 6/25/16 Board of Governors Special Meeting Minutes: A motion was made (Humes/Montano) to accept the minutes from the May 25 and June 25, 2016 Board of Governors meetings. The motion to accept the minutes passed unanimously.

Treasurers Report (Janet Montano): Janet presented the End of Year Treasurer Summary through June 30, 2016 (Attachment 1). A motion (Kingston/Humes) was made to accept the Treasurer Summary as presented. The motion to accept the report passed unanimously. Janet received permission from the Board to purchase an external CD drive to be used with the new computer which was recently purchased.

Action Items Update: The Board reviewed and updated the listing of Action Items for May 2016. Rich addressed Item #37 about developing a Records Retention Policy. He reported that he spoke to LeAnn Power, the state of Connecticut Public Records Administrator, about our situation. He has not received any direction from Ms. Power as of this time and he will re-contact her to move this action item along toward completion. Item #45 concerning the need to post a paper sign to alert boat/kayak owners about the location of their property is no longer an issue as all boats/kayaks have been claimed by their owners. As concerns Item #49 Doug reported that a meeting with the potential buyers of the Purtill Avenue stub has been set for August 30th. This issue will be discussed later in this meeting under its own agenda item.

Committee Reports-

Chairman's Report (Doug Whalen): Doug stated that most of his reporting is addressed in subsequent agenda items and therefore does not have a separate Chairman's report for this meeting.

Clerk's Report (Rich Kingston): Rich reported that he will make arrangements with the pastor of the church on Route 156 for the September 10 General Membership Meeting.

Tax Collector (Steve Humes): Steve reported that one of the two 2016 unpaid tax bills has been collected. Steve continues to make efforts to collect the last tax bill. If unpaid a lien will be

July 7, 2016
OCBCA Board of Governors Meeting

placed on the property after July 15th. Steve also reported that the FY2017 tax bills were mailed this past Monday, July 4.

Recreation (Gavin Cartiera): Gavin reported that a sand castle contest will be held this Sunday, July 10, to coincide with the Ice Cream Social at Synagogue Beth El. Gavin encouraged Board members to continue to sell the annual dinner tickets. The movie usually shown on Saturday will be shown Friday that week.

Public Works (absent position): Doug reported that all the swim buoys are in and have been repaired as necessary and H.S. Plaut Environmental should be paid in accordance with the contract. Janet reported that H.S. Plaut has been paid for back blading sand from the Breen Avenue golf cart parking area. Doug will ask him to do this again in early August. Doug reported that repairs have been made to the street entry gates.

Public Safety (Jerry Brocki): In Jerry's absence Doug reported that he is working with one of the guards to alter his behavior to become more appropriate in his interactions with people on the beach. The yellow light for the Security golf cart has been repaired and is now in use.

Purtill Avenue Stub Sale Update - Doug reported that he and Janet will be attending a meeting on August 30th with the potential buyers of the Purtill Avenue stub. Doug has done research on previous stub sales to assist in explaining how the price for the stub was set. Doug stated that four other Association members have approached him expressing their interest in the stub if the planned sale cannot be completed. A motion (Gavin/Humes) was made to require that a signed sales agreement or a letter of intent for the stub sale to either one or both abutting property owners be secured by September 9. Rich requested that the OCBCA lawyer research the actions that the Board can take should the abutting owners decline to purchase the property. There was some discussion. The motion passed unanimously.

WPCA Report - Steve reported that Frank Noe, chairman of the WPCA, met with East Lyme representatives this morning to discuss the issue of whether the beach associations will be considered wholesale or retail customers. East Lyme at this time seems to be open to the wholesale customer proposal. Frank is pressing the town of Old Lyme's WPCA about when they will be scheduling a public meeting to consider leasing Sound View parking lot space for a pumping station.

Rule Enforcement – Although Rich placed this on the agenda he suggested that this issue be tabled and to see how the summer progresses as regards violations of Association rules.

Preparation for July 16th Annual Dinner on the Beach – Doug reported that he is having very good luck securing raffle prizes. All other preparations are proceeding as planned. Doug emphasized the need to push ticket sales. The Association will provide water although other drinks are BYOB.

42/44 Breen Avenue Request for Construction Waiver – The owner of 42/44 Breen Avenue has requested a waiver to Chapter 6.9 of the OCBCA Ordinances which forbids construction work from July 1 through Labor Day except in the case of emergencies recognized by the Board of Governors. The owner requested permission for yard grading, installing a driveway apron, installing four (4) storm doors, installing fencing, and installing of driveway pavers and/or concrete sidewalks. The Board is very happy that this property is being improved. The grading and driveway apron work has already been done. The Board believes that permission should be granted to install the four (4) storm doors. Doug would like the Board to approve the items that do not cause excessive noise. A motion (Montano/Humes) was made to allow the requested work as long as the fence is installed with a manual post-hole digger and that the work is completed between the hours of 8:00 AM and 4:00 PM but not to allow the installation of pavers or concrete sidewalks. Doug wanted this motion to be granted on the basis of the need to improve a previously blighted property and the fact that the town of Old Lyme has prolonged the time needed to improve this property. The motion passed unanimously. Doug will inform the property owner of the Board's decision.

Set Board Meeting Schedule for FY2017- This agenda item will be considered at the next meeting scheduled for Tuesday August 9th.

Other Old Business: Janet will research the need to seek general membership approval for budget changes that were made in fiscal year 2016. Rich thinks we may need some legal guidance on what constitutes a member under the terms of the newly revised Charter. Rich would like clarification of what constitutes an attending member for a quorum versus a voting member for formal votes.

New Business: There was no new business.

Public Comment: The member of the public attending expressed concerns about the amount of wrong way traffic on Grove Street.

NEXT MEETING - The next Board of Governor's meeting is scheduled for Tuesday, August 9th at 6:30 PM. The meeting will held at Synagogue Beth El on Gorton Avenue.

A motion (Kingston/Montano) was made to adjourn at 7:42 PM. The motion passed.

Respectfully submitted
Richard Kingston
OCBCA Clerk
July 12, 2016

Approved at the August 9, 2016 Board of Governors Meeting.

July 7, 2016
OCBCA Board of Governors Meeting

Results of Voting at the July 7, 2016 Old Colony Beach Club Association Board of Governors Meeting. Board of Governor members present- Janet Montano, Steve Humes, Gavin Cartiera (conference call), Doug Whalen, and Rich Kingston.

Purtill Avenue Stub Sale: A motion (Gavin/Humes) was made to require that a signed sales agreement or a letter of intent for the stub sale to either one or both abutting property owners be secured by September 9. The motion passed unanimously.

42/44 Breen Avenue Request for Construction Waiver A motion (Montano/Humes) was made to allow the requested work as long as the fence is installed with a manual post-hole digger and the work is completed between the hours of 8:00 AM and 4:00 PM but not to allow the installation of pavers or concrete sidewalks. The motion passed unanimously.

July 7, 2016
OCBCA Board of Governors Meeting

ATTACHMENT 1

OCBCA Semi Annual Meeting

Treasurer's Summary

July 7, 2016

Balance July 1, 2015: \$151,198.21

Income: \$219,506.61 plus \$25.78 overpayment of 2015 taxes

Expenses: \$174,733.51

Balance June 30, 2016: \$195,997.09

General Fund Checking	\$	7,274.17
General Fund MM Savings		100,539.64
Capital Fund MM Savings		<u>88,183.28</u>
Balance 6/30/16		\$195,997.09