

**June 29, 2013**

**Old Colony Beach Club Association Board of Governors Special Meeting  
Doug Whalen's Cottage, 41 Old Colony Rd., Old Lyme, Ct.**

The meeting was called to order at 8:49 AM by Doug Whalen, Board Chairperson. The meeting has been called to take action on five requests for emergency repairs to houses under the Chapter 6, paragraph 6.9 of the OCBCA Ordinances which restricts construction between July 1 and Labor Day. Under this section the Board of Governors may grant exceptions for emergencies.

**ATTENDANCE: Members present-** Don DuBaldo, Doug Whalen, John Melonopoulous, Harry Plaut, and Rich Kingston. **Member absent-** Ginny Durso and Jerry Brocki.

**Requests to Consider:**

**21 Old Colony Road:** The homeowner, Loura Mazare of 21 Old Colony Road, is requesting a waiver to the construction restriction to complete roof repair for the house at this address. It appears that one-half of the requested work has already been done. A motion (Kingston/Whalen) was made to approve the request to allow construction until 4:00 PM at 21 Old Colony Road on Monday, July 1 only. The vote was 3 yes votes to 2 no votes. The motion passes.

**16 Hartung Place:** The homeowner, Steve Frechette of 16 Hartung Place, is requesting a waiver to the construction restriction to allow siding repair to be done up to and including July 12<sup>th</sup>. Work will not be done from July 3<sup>rd</sup> to July 7<sup>th</sup>. The extensive damage to 16 Hartung Place is a result of Super Storm Sandy. The homeowner has been working consistently throughout the winter and spring to make these repairs. A motion (DuBaldo/Plaut) was made to approve the request to allow construction at 16 Hartung Place on July 1 and 2 and July 8 to 12. Don DuBaldo amended his motion to limit the work to between the hours of 9:00 AM to 5:00 PM. The vote was 4 yes votes to 1 no votes. The motion passes.

**14 Purtill Road:** The homeowner, Dimitry Tolchinski of 14 Purtill Road, is requesting a waiver to repair interior flood damage. A motion (Kinston/DuBaldo) was made to allow construction Monday through Saturday during the summer at 14 Purtill Road. Although Miami Beach has decided to allow construction through the summer the Board members believe that Old Colony Beach did not sustain the level of damage as that beach did. The Board does not believe that the work is emergency in nature. The vote was 0 yes votes to 5 no votes. The motion fails and the request is denied.

**10 Breen Avenue:** The homeowner, Joel Zimmerman of 10 Breen Avenue, is requesting a one-half day waiver to allow tree removal on his property. A motion (Kingston/DuBaldo) was made to approve a one-half day waiver to perform tree work in July. A discussion followed whether

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the requested work falls under the construction provisions of the Ordinance. Rich Kingston withdrew his motion on the basis that this requested work does not fall under these provisions. The homeowner will be advised that the requested work does not require a waiver to be performed. Doug will advise Joel Zimmerman that he does not need the Board's permission to proceed with the requested tree trimming. The Board appreciates the homeowner's diligence in ensuring that he follows Association rules.

**15 Old Colony:** The homeowner, Seymour Gavin of 15 Old Colony Road, is requesting a one day waiver to allow porch repair sometime in August. A motion (DuBaldo/Melonopoulous) was made to approve the requested waiver to perform one day porch repair sometime in August. The Board believes that the needed work is not emergency in nature and can be performed after Labor Day. The vote was 0 yes votes to 5 no votes. The motion fails and the request is denied.

A motion (Plaut/DuBaldo) was made to adjourn at 9:25 AM. The motion passed.

Respectfully submitted

Richard Kingston  
OCBCA Clerk  
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**Results of Voting at the June 29, 2013 Old Colony Beach Club Association Board of Governors Special Meeting. Board of Governor Members present: Don DuBaldo, John Melonopoulos, Harry Plaut, Rich Kingston and Doug Whalen.**

A motion (Kingston/Whalen) was made to approve the request to allow construction until 4:00 PM at 21 Old Colony Road on Monday, July 1 only. The vote was 3 yes votes to 2 no votes. The motion passes.

A motion (DuBaldo/Plaut) was made to approve the request to allow construction at 16 Hartung Place on July 1 and 2 and July 8 to 12. Don DuBaldo amended his motion to limit the work between the hours of 9:00 AM to 5:00 PM. The vote was 4 yes votes to 1 no votes. The motion passes.

A motion (Kinston/DuBaldo) was made to allow construction Monday through Saturday during the summer at 14 Purtill Road. The vote was 0 yes votes to 5 no votes. The motion fails.

A motion (DuBaldo/Melonopoulos) was made to approve the requested waiver to perform one day porch repair sometime in August. The vote was 0 yes votes to 5 no votes. The motion fails and the request is denied.