

**ATTENTION**  
**OLD COLONY BEACH CLUB ASSOCIATION MEMBERS**

In Accordance with Article VII, Section 4 of the Bylaws of the Old Colony Beach Club Association you are hereby advised that the June Semi-Annual General Membership Meeting of said Association is scheduled for Saturday, June 24, 2017 at the Shoreline Church, 287 Shore Road, Old Lyme, CT at 6:30 PM.

  
Douglas Whalen, Chairman  
June 7, 2017

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Please note the location of this meeting. The Shoreline Church is located at the corner of Shore Road (Route 156) and Old Colony Road. Parking is available on the premises.

If you have not yet chosen e-mail delivery for meeting documents and other important OCBCA related business please consider completing the form included in this packet. If you choose e-mail delivery you will no longer receive mailed notices such as this but rather all necessary documents will be sent to you by e-mail. The Email Statement and Required Documents Authorization Form included in this packet explains in detail what your rights are in relation to granting permission to OCBCA to e-mail documents to you. If you choose to select e-mail delivery please bring the completed form to the General Membership Meeting or mail it to:

Old Colony Beach Club Association  
P.O. Box 10  
Old Lyme, CT 06371  
Attn: Clerk

The ability to have e-mail delivery is a new feature of the recently revised Bylaws of the Association.

# **OLD COLONY BEACH CLUB ASSOCIATION SEMI ANNUAL MEETING AGENDA**

**SATURDAY, June 24, 2017, 6:30 PM**

**Location: Shoreline Church, 287 Shore Road, Old Lyme, Ct**

- Approval of September 10, 2016 Semi-Annual Meeting Minutes
- Board of Directors report:
  - Chairman: Doug Whalen
  - Treasurer: Janet Montano
  - Clerk: Rich Kingston
  - Tax Collector: Sonia Dudas
  - Public Works: Joel Zimmerman
  - Security: Steve Humes
  - Recreation: Gavin Cartiera
- Public Comment- Association member comments on Board of Directors report
- FY2017 Budget **\*\*VOTING ITEM\*\***
- Old Business
  - Charter, By-Laws, and Ordinance update
  - Purtil Ave. Stub sale **\*\*VOTING ITEM\*\***
- Committee Reports
  - **Water Pollution Control Authority-**
    - **EDU cost proposal presentation**
    - **Public comment- limited to 3 minutes each person**
- New Business
- Public Comment
- Next Meeting: Saturday, September 9, 2017 at Shoreline Church

Adjournment:



**Voting Items for June 24, 2017 General Membership Meeting**

- **FY 2018 OCBCA Budget-** under Section 9 of the Charter a motion to approve the budget for FY 2018 with a mil rate set at 3.25.
  
- **Purtill Ave. stub sale to abutting property owners-** Motion to allow the Board of Governors to offer “as is” the Purtill Ave. road stub (approx. 30’ x 83’) to the abutting property owners for a total selling price of \$12,000.00 (\$6,000.00 each). The motion grants authorization to the Chairman of the OCBCA Board of Governors to sign all document to complete this transaction. This motion rescinds and replaces the approved motion at the September 6, 2014 General Membership Meeting to sell such property for \$14,000.00 (\$7,000.00 each).

**Old Colony Beach Club Association Fiscal Year Proposed 2018 Budget plus Actual  
Expenditures to 5/31/17**

	Actual FY 2015	Actual 6/30/2016	Budget FY 2017 <b>APPROVED</b>	Actual 5/31/2017	Budget FY 2018 <b>PROPOSED</b>
<b><u>Revenues</u></b>					
Property Taxes + finance charges	139,370.80	141,160.49	<b>141,500.00</b>	144,007.62	<b>141,500.00</b>
Town of Old Lyme	13,500.00	9,100.00	<b>9,000.00</b>	9,000.00	<b>8,450.00</b>
Vendor Fees	500.00		<b>500.00</b>	500.00	<b>500.00</b>
Reimbursement for Liens & Lien Releases					
Registrations	450.00	350.00	<b>100.00</b>	300.00	<b>200.00</b>
Reimbursement for Bank Charge	51.95				
Gate Swipe Cards	280.00	445.00		230.00	<b>200.00</b>
Fines	400.00	40.00			
Sign damage payment	88.00				
Boat storage cost reimbursement		30.00		30.00	
Federation 1/2 dues returned				289.50	
CT Water funds overpayment returned				4,751.95	
Overcharged fees returned				1,166.00	
Interest Income General Fund	161.11	186.74	<b>50.00</b>	138.29	<b>75.00</b>
Interest Income Capital Account	73.18	99.87	<b>50.00</b>	116.79	<b>75.00</b>
Easement Funds		8,250.00			
State of Connecticut grant money		52,930.01		247,070.00	
Recreation	2,670.00	2,600.00	<b>2,000.00</b>	2,460.00	<b>2,000.00</b>
Raffle	2,417.50	2,744.00	<b>2,000.00</b>	2,531.00	<b>2,000.00</b>
Merchandise	625.00	1,570.50	<b>400.00</b>	315.00	
<b>Total Revenues</b>	<b>160,587.54</b>	<b>219,506.61</b>	<b>155,600.00</b>	<b>412,906.15</b>	<b>155,000.00</b>
<b><u>Expenditures General Fund</u></b>					
Public Safety	23,853.87	24,145.03	<b>27,000.00</b>	16,719.67	<b>26,000.00</b>
Public Works	40,851.17	31,367.65	<b>38,000.00</b>	23,298.88	<b>40,000.00</b>
Insurance	5,154.00	5,241.00	<b>6,500.00</b>	5,309.00	<b>6,400.00</b>
General Administration	3,802.27	6,499.06	<b>6,000.00</b>	2,992.68	<b>6,000.00</b>
Electricity	5,027.98	5,022.24	<b>5,300.00</b>	4,245.78	<b>5,800.00</b>
Fire Protection (Hydrants)	8,777.76	9,139.94	<b>10,000.00</b>	8,961.47	<b>10,200.00</b>
Recreation	6,132.84	8,038.42	<b>9,000.00</b>	8,846.76	<b>9,000.00</b>
Raffle	700.77	100.00	<b>600.00</b>	472.32	<b>500.00</b>
Merchandise	1,333.00	1,219.50	<b>1,700.00</b>	1,658.40	<b>1,600.00</b>
Professional Fees	7,830.00	9,816.11	<b>10,000.00</b>	3,622.50	<b>10,000.00</b>
Donations				100.00	
Property Taxes	1,329.42	929.56	<b>1,500.00</b>	955.71	<b>1,500.00</b>
<b>Subtotal</b>	<b>104,793.08</b>	<b>101,518.51</b>	<b>115,600.00</b>	<b>77,183.17</b>	<b>117,000.00</b>
Contingency Fund Capital Account	20,000.00	13,000.00	18,000.00	18,000.00	16,000.00
General Fund Expenditures after \$ transfer	124,793.08	114,518.51	133,600.00	95,183.17	
<b><u>Capital Improvements/Expenditures</u></b>					
WPCA	41,904.66	22,000.00	22,000.00		22,000.00
Sheffield Brook Permits		1,685.00		1,250.00	
Sheffield Brook	3,400.00	49,530.00		325,015.48	
<b>Subtotal</b>	<b>45,304.66</b>	<b>73,215.00</b>	<b>22,000.00</b>	<b>326,265.48</b>	<b>38,000.00</b>
<b>Total</b>	<b>150,097.74</b>	<b>174,733.51</b>	<b>155,600.00</b>	<b>403,448.65</b>	<b>155,000.00</b>
Mill Rate	2.5	3.25	3.25	3.25	3.25
Profit/Loss	10,489.80	44,773.10			

Old Colony Beach Club Association P.O. Box 10 Old Lyme, CT 06371

EMAIL STATEMENT AND REQUIRED DOCUMENTS AUTHORIZATION FORM

Please review and sign below to agree to the Terms and Conditions as presented. **Agreement to Terms and Conditions:** Please enroll me in the Old Colony Beach Club Association ("OCBCA") email statement and required documents service ("email statement and documents"). I understand that there is no charge for using this service. This document forms the basis of the agreement between a property owner and OCBCA in relation to the use of email to receive statements and other required documents.

**Terms and Conditions:** 1. Email Enrollment (a) By enrolling or registering for the email statement and document service, you agree to receive your OCBCA statements and other OCBCA documents via electronic mail (email and/or broadcast messages). This includes, but is not limited to, any and all legally required documents that you are entitled to received as detailed in the OCBCA governing documents.

(b) By enrolling, you acknowledge and agree that email statements and documents are a courtesy service and, regardless of whether you receive any email statements or documents, you agree to pay all assessments and/or other charges to OCBCA in a timely fashion and in conformance with the governing documents of OCBCA. (c) By registering and completing the required form, you are considered enrolled.

As soon as possible you will begin receiving your statement via email and no other statement will be provided through the postal service or other written form. (d) After registering, you may discontinue the email statement and documents service by written and signed notification to OCBCA. 2. Limitations, Charges and Cancellation:

*Service Limitations:* OCBCA will take commercially reasonable efforts to provide your email statements and documents in a productive and efficient manner. However, technical or other difficulties cannot always be foreseen or anticipated. These difficulties may result in loss of data, personalized settings or delays in your receipt of your statements or documents. OCBCA is not liable for failures of email statement or documents transmissions due to any cause, including but not limited to transmission failures due to: (i) bounced emails; (ii) full email boxes; (iii) internet access problems; (iv) network failures; (v) any other delays or customer failure to receive email statements.

*Cancellation:* You may cancel your email statement and documents enrollment any time by sending a signed request for cancellation to OCBCA at P.O. Box 10 Old Lyme, CT 06371 *Privacy:* OCBCA will use all commercially reasonable efforts to ensure email addresses are not used for purposes other than HOA document dissemination, but CBCA takes no responsibility for unauthorized access of emails, ensuing spam, cyber-attacks, etc. 3. Contact Information: For questions regarding these Terms and Conditions contact us at: Old Colony Beach Club Association P.O. Box 10 Old Lyme CT 06371

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Yes, I want to enroll in OCBCA's email statement and document service. I acknowledge and agree to the terms and conditions set forth above as a condition for participation in this service.

Name: \_\_\_\_\_ Beach Address: \_\_\_\_\_

Phone #: \_\_\_\_\_ Email address: \_\_\_\_\_

Alternate Address: \_\_\_\_\_

Signature: \_\_\_\_\_

OLD COLONY BEACH CLUB ASSOCIATION  
SEMI-ANNUAL MEETING  
SATURDAY, SEPTEMBER 10, 2016  
SHORELINE CHURCH, 287 SHORE RD., OLD LYME

**Old Colony Beach Club Association Semi-Annual Meeting**

The meeting was called to order at 6:30 p.m. by Doug Whalen. Doug called for a moment of silence for all Association members who were lost in the past year and in memory of all those who lost their lives fifteen years ago on September 11, 2001.

**Approval of June 25, 2016 Semi-Annual Meeting Minutes:** A motion (Stan Livingston/Nancy Zimmerman) was made to accept the June 25, 2016 meeting minutes. The motion passed and the minutes were accepted.

**Board of Director's report:**

**Chairman's Report:** Doug began by remarking about how quickly the summer season seemed to pass. Doug thanked all the members of the Association for doing what they could to make this a quiet summer. Doug thanked the Board of Governors and the WPCA staff for all of their efforts. Doug thanked Lester Webb and Rich Kingston for painting the speed bumps, the DuBaldo family for providing all of the movies that were shown this summer on Saturday nights, and Harry Plaut's beach cleaning company for doing such a good job. Doug also thanked Angie Rotella for doing a nice job opening and closing the road entry gates this summer. Doug also made sure to thank Howard Dickstein for doing such a good job selling raffle tickets at the annual dinner in July.

Doug appealed to the membership for additional support for recreational activities next summer. Volunteering to assist in running the annual dinner and/or securing raffle prizes would provide a significant favorable impact to the Association. Doug answered a question from the September 2015 General Membership meeting suggesting that all wires be buried when the sewers are installed. The estimated cost for burying electrical wires alone would be three million dollars. Burying telephone and cable wires would entail an additional cost. Doug was informed that there are not any grants available to reduce this potential cost. Doug reported that he has been very involved with the planning and bidding of the Sheffield Brook Project. Doug informed the membership that there were five bidders for the lower Sheffield Brook work with the bids ranging from \$213,000 to \$749,000. Doug believes that the project may start within a week. Doug is also working with the Federation of Old Lyme Beaches and the Sound View Commission to improve police provided services for the summer of 2017. Doug reported that the Federation of Old Lyme Beaches has agreed to return one half of this year's membership dues to its member organizations, i.e. Old Colony Beach, etc. Doug noted that the Board has had to operate one member short for much of this year and would appreciate if members would agree to be nominated to bring the membership to a full complement of seven.

**Treasurer's Report:** Janet Montano presented a Treasurers Summary for the period ending September 10, 2016 (Attachment 1). Janet notified the membership that the complete year-end report is available on the Old Colony Beach website ([oldcolonybeach.org](http://oldcolonybeach.org)).

**Clerk's Report:** Rich Kingston noted that this is the first meeting being held at the Shoreline Church. If members like the space future meetings can be held here. Rich also asked that if any members are

**Old Colony Beach Club Association  
Semi-Annual Meeting  
Saturday, September 10, 2016**

interested in receiving their official correspondence by e-mail to complete the “Email Statement and Required Document Authorization Form” and getting it to him.

**Tax Collector:** Steve Humes reported that there the two tax bills from fiscal year 2016 that had not been paid were collected this July. Steve also reported that as of today there are only four outstanding tax bills that need to be paid for fiscal year 2017.

**Director of Public Works Report:** As there is no current Director of Public Works Doug reported. The beach signs have been taken down for the winter. Doug noted that the Board has signed an extension for the coming winter’s snow plowing service.

**Director of Public Safety:** In Jerry Brocki’s absence Doug reported that security was excellent this year. Doug noted that guards who did not conform to OCBCA requirements were progressively disciplined and removed from our service when necessary.

**Entertainment Director:** Gavin stated that he felt we had a very successful summer. Gavin noted that the summer dinner was a success and that the Board had added some new activities, e.g. a tag sale early this summer, a concert, and a trial run of yoga on the beach.

**Public Comment** – A member requested that clarification as to when beach rules are effective is needed and that could be addressed by adding some new signs.

**Committee Reports - Water Pollution Control Authority** – Doug introduced Frank Noe, chairman of the OCBCA WPCA, to give the report for the Authority. Frank began by naming the WPCA members: Don Brodeur, Nancy Zimmerman, Steve Humes, Frank Nicotera, Joe Cancelliere, Bob Asal, and himself, Frank Noe. Frank reported that progress is being made. An agreement has been reached with the city of New London for the waste capacity needed. Agreement has also been reached with the town of East Lyme. A conveyance fee will be charged by East Lyme rather than treating the beaches as customers which would add costs to support East Lyme’s entire waste water infrastructure. The conveyance fee may about \$4 and a treatment cost of approximately of \$2.20 for each standard unit of waste. A total capacity of 300,000 gallons is being negotiated with New London of which 120,000 is needed by the three beaches, the remaining 180,000 is considered as a reserve. This reserve can be used to accommodate a future entity that may want to join the current three beaches (Old Colony Beach, Old Lyme Shores, and Miami Beach) in transporting waste water to New London for treatment. The three beaches are negotiating a ninety-eight year land lease with the town of Old Lyme for space for a pump station. The terms of this lease would require the beaches to pay \$10,000 a year for twenty (20) years. At the end of twenty years a one dollar a year payment would be required annually for the remaining seventy-eight (78) years. A Memorandum of Understanding (MOU) is being developed with Old Lyme to give the town the option to join the three beach system and become the fourth partner. Once the all local arrangements have been made the project can then enter the design phase. Frank urged the members to plan to attend and vote in an upcoming town meeting to approve the lease of town space for the pump station on Hartford Avenue. There may also be a town meeting for the easement that is necessary to connect Miami Beach to the other three beaches. The date of this meeting(s) is currently unknown. Doug reported that in the 2012 Executive Summary that was distributed to all Association members the cost of this project per home owner was estimated to be approximately \$1,900 per year for twenty years. An additional cost of \$300 per year per home owner

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was projected for operating and maintaining the system. A second report after Old Lyme Shores joined this project estimated the annual cost to be between \$1,300 and \$1,900. Frank reported that these numbers are still “in the ballpark.” Frank noted that these estimates were made before Miami Beach joined the project which will allow the cost of common infrastructure to be shared three ways rather than two. An Association member asked why 300,000 gallons of capacity was purchased rather than the 120,000 gallons currently needed. Frank explained, that although the agreement has not yet been signed, the cost of the two amounts is the same. The reserve can be sold to new entities as they join the system. The WPCA believes that Sound View Beach and possibly Hawks Nest Beach will join this project sometime in the future. In answer to a member’s question Frank noted that the method of determining individual home owner costs has not yet been determined by the WPCA. Doug reported that the DEEP Consent Order for project completion has a deadline of December 2019.

**Sheffield Brook Project** – Doug reported that the bids for the lower portion of the Sheffield Brook Project have been submitted. The prices ranged from \$213,000 to \$749,000. The project will start very soon and will last six weeks. Doug noted that the total cost of this portion of the project will probably be \$340,000, of which \$300,000 will be paid by the state grant and the remaining \$40,000 will be split evenly between Old Colony Beach and Old Lyme Shores. The membership has previously approved the sum of \$50,000 to be used, if necessary, for this project. The upper portion of the project which is funded with federal funds will be completed before Memorial Day of next year.

**Board of Governors Nominations** – Doug turned the meeting over to Rich Kingston, Clerk of the Association to accept nominations for the three vacant Board of Governor positions. Rich asked for at least three nominations to fill these three vacancies. Frank Nicotera nominated Joel Zimmerman, the nomination was seconded by Pete Carnrick. Seymour Tucker nominated Sonia Dudas, the nomination was seconded by Doug Whalen. Doug Whalen nominated Janet Montano, the nomination was seconded by Michael Cohen. Bernie Mandel nominated Lester Webb, the nomination was seconded by Janet Montano. With no further nominations the nominations were then closed by the Clerk. The Clerk asked the four nominees to speak on their own behalf. As Lester Webb was not present Rich Kingston spoke for Lester. A show of hands was then held to select the three nominees to serve three year terms on the Board of Governors. The results were Joel Zimmerman – 30 votes, Sonia Dudas – 16 votes, Janet Montano – 32 votes, and Lester Webb – 12 votes. The Clerk announced the selection of Joel Zimmerman, Janet Montano, and Sonia Dudas to serve on the OCBCA Board of Governors. At this time Rich turned the meeting back over to Doug Whalen, Board of Governors Chairperson. Doug thanked Jerry Brocki and Don DuBaldo for their service on the Board.

**FY2016 Necessary Budget Changes** – Janet reported that the Board needs authority to move \$2,596.92 to the General Administration, Fire Hydrants, Recreation, and Merchandise line items from the Public Works line item. Under the terms of Article 8, Section 2 of the Charter the Board needs to seek permission of the membership to make transfers in excess of \$2,500. A motion (Donna Micelli/Joel Zimmerman) was made to authorize this transfer. There was no discussion. The motion passed.



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**Old Business:**

Rosemary Lombard requested a change be made to Section 8.14 of the recently passed By-Laws regarding the ability of the Board to establish new categories for finable offenses. Doug explained that there is a process for amending the By-Laws. Doug reported that he and Janet had met with the Association's attorney and the two abutting property owners concerning the Purtil Avenue Stub Sale. If the sale does not go through by November 30, 2016 the Board of Governors will be asking the membership, at next June's Semi-Annual Meeting, how to proceed in this matter. The price for the stub is \$7,000 for each half for a total of \$14,000.

**New Business:**

There was no new business.

**Public Comment:**

A member expressed his concern that the road signs are not being followed by cars, trucks, and even golf carts. A member expressed confusion over whether members should confront those who don't observe the rules or should they leave it to the security guards and Board members. Doug urged members to address their neighbors when they see rule violations. Another member stated that he was advised by Doug to leave such matters to Board members. Doug stated that he will work on this issue with the security guards next summer. Doug stated that the security guards have been checking licenses to make sure that golf cart and moped drivers are authorized to operate these vehicles. Another member asked for a better communication system to allow members to reach the security guards when they need assistance. Doug said that we will make a security phone number available for members next season.

**Next Meeting:** June 24, 2017

**Adjournment:** A motion (Nancy Zimmerman/Dimitry Tolchinsky) was made to adjourn. The meeting was adjourned by acclamation at 7:55 PM.

Minutes recorded by:

Richard Kingston, Clerk  
September 26, 2016

**Old Colony Beach Club Association  
Semi-Annual Meeting  
Saturday, September 10, 2016**

**Results of Voting at the September 10, 2016 Old Colony Beach Club Association Semi-Annual General Membership Meeting**

**Board of Governors Nominations** – Frank Nicotera nominated Joel Zimmerman, the nomination was seconded by Pete Carnrick. Seymour Tucker nominated Sonia Dudas, the nomination was seconded by Doug Whalen. Doug Whalen nominated Janet Montano, the nomination was seconded by Michael Cohen. Bernie Mandel nominated Lester Webb, the nomination was seconded by Janet Montano.

**Board of Governors Election Results:** - The results were Joel Zimmerman – 30 votes, Sonia Dudas – 16 votes, Janet Montano – 32 votes, and Lester Webb – 12 votes. The Clerk announced the selection of Joel Zimmerman, Janet Montano, and Sonia Dudas to serve on the OCBCA Board of Governors.

**FY2016 Necessary Budget Changes** – Janet reported that the Board needs authority to move \$2,596.92 to the General Administration, Fire Hydrants, Recreation, and Merchandise line items from the Public Works line item. Under the terms of Article 8, Section 2 of the Charter the Board needs to seek permission of the membership to make transfers in excess of \$2,500. A motion (Donna Micelli/Joel Zimmerman) was made to authorize this transfer. There was no discussion. The motion passed.

**Old Colony Beach Club Association  
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**ATTACHMENT 1**

OCBCA Semi Annual Meeting  
Treasurer's Summary  
September 10, 2016

Balance July 1, 2016: \$195,997.09

Income: \$182,372.84

(\$182,398.63 minus \$25.80 collected in FY 2016 plus \$0.01 FY 2017 overpayment)\*

Expenses: \$80,172.88

Balance September 10, 2016: \$298,197.05

General Fund Checking	\$ 75,961.73
General Fund MM Savings	100,565.19
Capital Fund MM Savings	<u>121,670.13</u>
Balance 9/10/16	\$298,197.05

\*QuickBooks does not consider tax over payments made in one FY as income in that year but as income in the following FY. So where I was adding tax overpayments to actual income in my FY2016 summaries, I am now subtracting them in my 2017 summaries as well as adding in FY2017 overpayments.