

Minutes from the semi-annual meeting, Saturday, June 28, 2008

Meeting called to order at 6:40 pm. There were 69 voting members in attendance.

Welcome all back to the beach. Pledge of Allegiance. Moment of silence for those members that have passed away this year or people who have family members who have passed away. Semel family - Brian; Bea Gold's brother; and the troops overseas.

Over the last 6 - 7 months nothing to worry about. Secured the gate at Hartung, thanks to Jerry Brocki, it is very secure, we have surveillance cameras to check out who may vandalize it. Church property is for sale, again. Lot is of interest to town. May be utilized for a new police station, ambulance or fire. Also may be used for a parking lot. Doug Whelan will give more info. We may purchase the property to use as community center for us, just an idea for now from the board.

Letters over the winter have been sent to property owners regarding different things on your property that may be of some concern. We have also received letters from lawyers about what we can and cannot do. Every year it's more issues with neighbors not getting along with each other, and we will try to deal with them this summer. Please come to the Meet The Board and air your problems. We will have another one in July and August. We had some excellent ideas at the last Meet the Board. We will address Art Cohen's storm drain near his house. People being stuck in the sand at the end of Old Colony; making Grove Street a two way street and flooding. We will address these over this summer. Thank you for sending them to us in letter form. The hammer law is sometimes overlooked, with July 1st as a deadline. We try to act fairly to those who have started and haven't finished on a timely basis. We need to remember the people around them. We can only enforce the hammer law. If working past July 1, we notify them they can't do that. If they continue to do so, we can only fine them on a daily basis. People shouldn't be working past July 1. We received 2 letters from homeowners that will not be done by July 1. The board will deal with that issue and we can only go so far to stop it from happening. If we can't, we will levy a fine to the homeowner. If you have major projects that need to be done, try to stay in the time frame of having June 30 as the last day for work and start again after Labor Day.

Last 18 months we have had security issue on beach at night and at Hartung during the day with lots of noise. The Federation of Beaches has purchased an ATV that they will utilize to patrol the beaches. Federation purchased the ATV and we supplied the lights and the decals and whatever the town needed. Starting on July 4, the ATV will be patrolling the beach and the streets. Money committed to the Federation to pay for the staffing of the ATV, got \$12,000 from the Board of Finance. Not a security company vehicle. We will allow the town to use it for 1 fiscal year because we had to purchase it so that the police could utilize it so that it met with their union contract and the contract for maintenance. Town has to maintain it and have skilled drivers using it. This has never done here, it's a new project and hopefully the people living on the beach will benefit from it and those people that are tired of the noise after 11 pm.

The recording secretary isn't here, so we would like a motion to suspend the minutes of the September, 2007 meeting. Marie Whelan made the motion and it was seconded. No discussion, all in favor, motion passed.

One voting issue tonight is the budget, which we will do after Janet Montano gives the treasurer's report, and we will vote early when everyone is here. Have held the line on spending for the past 3 years, board is responsible for how we spend the money.

Janet had a printed report for everyone. Checking account we have \$41,397.09, Capital Money Market we have \$28,242.29, which makes a total on hand of \$69,639.38.

Under Capital Improvements, we have the fencing, the bond and the interest for the bond. We're asking for a budget of 3.25 mills and the bond takes more than 1.25mills. Joan Byer stated that every year we have so much money allotted for police and don't use it. Janet stated that last year we used \$20,000 for security and this year the hourly wage went up. Jerry said it's weather related. Rain days are cancelled if we call ahead. Motion to accept treasurer's report, it was seconded, treasurer's report accepted. No abstentions, no objections.

Tax Collector's report. 2 people are tax collector right now. Charter states tax collector and treasurer are 2 different people. 3 years ago it was brought up that one person do both jobs, but there are 2 different people, Karen and Janet. All taxes were collected. Two homeowners owed taxes. Lien was placed on one homeowner and the homeowner paid his taxes. Homeowner had to pay to have the lien put on and taken off and pay interest on his back taxes. As of January, all taxes were collected. Harry says that if you have a problem paying the taxes, come to the board and we will work with you. Harry thanks everyone for paying their taxes.

Vote on budget. Paper ballot or by hand was asked. One person asked for a paper ballot, we have to do it. When you come up with your ballot, we will check your name off. Joan Byer made a motion to cut the budget to 3 mills, motion seconded. Discussion about motion occurred. 25% of a mill is \$10,000. 1.25 mills of bond is \$ 46,306.66, but we pay \$46,625.00, so 1.25 mills won't even pay the bond. Doug Whelan applauds the board and supports the board's decision of 3.25 mills. The tax that we impose on the association members is tax deductible. The town mill rate is 19. The assessment is the same, some went down, some went up. To figure out your tax, multiply your assessment by 0.00325 and that will be your tax. Total assessed value of the association, minus the land and roads, is \$37,045,332. Scott Beard states that we shouldn't cut the budget to save \$50.00/home owner. Call motion to vote by paper ballot. Vote "no" if you want to keep the budget at 3.25 mills, vote "yes" if you want to cut it to 3 mills. The vote was 49 for "no" and 14 for "yes." Doug Whelan made a motion to vote for the budget by hand. Discussion about budget. Joanna Pace asked about the price of beach cleaning and the time of the cleaning. She suggested that we have kids do the beach cleaning. Harry reminded her that we are talking about the budget, not beach cleaning. She feels that the beach cleaning is part of the budget. Scott Beard states that all homeowners in the association enjoy a clean beach, which is part of why we live there. Vicky Parsons asked about the web fees. They are part of general administration in this budget. They should have been in the general budget last year, but they weren't. All in favor of accepting the budget, all but one agrees, so budget passed with one abstention.

Jerry Brocki is head of security. Breen entrance. Used visitor stickers for security passes. Writing down plate number and checking that they can come in. People that don't have vehicle passes and live here should have window stickers, can get them tonight after the meeting. Golf carts and scooters. Registration of these vehicles is mandatory. If not registered, he will use a chain and a padlock. Owner can see Jerry. We need everyone's cooperation. Renters have to know about rules/regulations about beaches and roads. Beach passes are a necessity. If people come in and can't give a name or address where they are staying, they will be asked to leave the beach and get a beach pass for the address where they are. All of us need to help with this. We need to have safe drivers regarding the golf carts and scooters. All drivers should be 16 years or older and obey the rules of the road. Beach passes will be passed out to those who need more and they must bring them to the beach. It's easier for the guard to see who has them and then he knows you belong on the beach. The guards have a list of names and house numbers to validate that you are the correct home owner if you should forget your beach pass. In that event,

he will give you a temporary pass for the day and write your name down. Comment made that the guard at Breen Avenue was efficient and thorough and the members are happy with that. Looking for volunteers for a 4 hour shift from 10 am to 2 pm, to be paid \$20.00 stipend for Sat/Sun. to work with the security guard. As homeowners, we know most of the people and will know who belongs here and who doesn't. See Jerry Brocki if you want to volunteer. Someone asked a question about getting extra key cards for the gate at Hartung. Yes, you can have them, but we will have to charge for them. Jerry Glazier wants to make a motion to have security from Memorial Day through the start of the season, which is July 1st. Motion seconded, discussion. If we catch these people early that don't belong here, they possibly won't come back. We can't plan for the weather in June and in the past they have been rainy weekends, which is why we didn't have security. If we have kids down here during the week, security on the weekends won't help with that. Vote on security for weekends from Memorial Day through Labor Day. Motion passed, all in favor, no abstentions or objections. Scott Beard suggests that we move the guard shed down the street a bit to alleviate the back-up of traffic coming into Breen. Someone else suggested that cars with stickers be allowed to pass those that are being questioned by the guard. Joanna Pace asked about the Hartung gate. Yes, it will be locked 24 hours and the Broughel gate is in the process. Jerry states we want to lock one gate at a time and then concentrate on the Broughel gate. We will have a chain on Broughel, and it will be locked from 10 - 5. Harry talks about general security for the association. State trooper says to lock your doors, don't keep anything valuable outside. Police can come into our association to do their jobs. If you have a problem, call the police. They will make a decision about coming in based on the importance of the problem. If you call about a neighbor with music too loud, they may not respond, however, something more important such as a domestic problem, they will come down for that. Question about having a community crime prevention officer. Harry says we can have a trooper at a Meet the Board meeting or our next association meeting to give us an understanding of what they can and cannot do. Joanna Pace states kids from Sound View came over and used our volleyball court, pushing our own association kids out. Can we have a sign up sheet for people to use the volleyball court? Yes, we can. Thank you to Doug Whelan for buying the new volleyball net.

Lenny Grigorian for public works. Speed bumps were painted, new stop signs put up, Broughel fence is completed and Hartung is nearly completed, as well. We bought a new chair for security at the high tide mark. Thank you to Karen for dressing up the front of our entrance. Someone has suggested more speed bumps on Hartung. We received a letter from several homeowners stating they want more of them. Someone mentioned it would be hard for ambulances and fire trucks to get into our association because of the speed bumps. They have decreased the speed of the vehicles on the roads. Someone suggested we think about speed humps, which is a wider speed bump. Question about stop signs being removed. Someone within our association is removing the stop signs from the ground and a mailbox was ruined. Please watch groups of kids.

Nancy Zimmerman for recreation. Welcome back Wine and Cheese on June 28. Went well. Movies start on July 5. Sand castle contests will be July 12 and August 10. July 19 is dinner/raffle, starting at 5 pm, raffle starts at 6 and 7 - 10 Tom Sanders will provide music. Any donations for our raffle will be very welcome and much appreciated. Richie Calitro will be playing for us on August 3 from 6 - 8 pm. August 23 last movie and September 6 is next semi-annual meeting and Sunday, September 7 will be our summer wrap-up from 10 - 11 am.

Harry states we received a certified letter in the mail about a group of people on Swan

Avenue that call themselves the Eastern Side of Swan Avenue. They hired a lawyer and the letter says that if we continue to lock the gate, they will sue us. They haven't given us a law suit as of yet. They haven't given us any documentation and the board will review the letter. No names were provided on the letter of who they are. The only people allowed through the gate will be those on the Kargman Agreement, which have been given pass cards to get through the gate. Question from someone about Attorney Cronin and the law suit regarding the stub. Harry contacted him and he hasn't gotten back to him yet. The arguments from both sides have been given to a judge and he was supposed to render a decision in 30 days, but we haven't heard a decision yet. Swan Avenue people have access to Charter Beach, which was established in 1901.

Question about Brookside people who have a water bill they presented to the association. Doug Whelan states that we were doing the streets over and a proposal came to the board that they wanted to put the water line on Brookside. They street was open and offered all the home owners a chance to hook up to the water line. They were told once the street was done, it wouldn't be offered to them again. If they wanted to hook up after it was done, they would have to pay for it themselves. None of the homeowners petitioned the water company to hook up to the line. When the board asked the homeowners what they wanted to do, they stated they did not want to spend the money. We asked them to provide us with a copy of the bill, but we haven't received anything yet.

Doug Whelan went to the Federation meeting regarding the ATV. The ATV cost \$8700.00. It will cost \$12,000 for man power and security to run the ATV. At the finance meeting, the Federation was going to give the ATV to the town. The state trooper said they will not allow another agency to do the upkeep on the vehicle, the town will have to absorb the maintenance of the vehicle, but the Finance Committee denied the acceptance of the ATV. The Finance Committee is still working on it and concerned that they have purchased an ATV and it can't be used. Harry will meet with the Board of Selectman to work it out. If the town does accept it, the ATV can be used anywhere in the town of Lyme. It will be stored in a shed at the Police Department. If you have any questions for the Federation, please put it in letter form to them.

Doug also stated that the lot across from the church is up for sale. It is separate from the church. The town has petitioned to rent that lot for the next 3 months for \$750/mo to do a study for the expansion of the EMS, but also has said they may want to use it as a parking lot. The cost of the church is now \$695,000 down from \$749,000, not including the lot. The Board had thought of purchasing the church at some point, but with the bond commitment, we won't be doing that right now. Question about the lot on Brookside about being sold and use the money to purchase the lot across from the church. Realistically, we would buy a lot and not do anything with it except pay taxes on it, and with 5 years left on the bond, we really can't afford it now. Question about the cell phone tower. Harry states it's a dead issue now, and not available because it's not a great spot for a tower.

Doug Whelan talks about homeland security evacuation. In our association we need a good plan for evacuation if we should ever need it. We have 216 homes that would need to be evacuated.

Beach cleaning question. The timing isn't good, kids on the beach and it can be dangerous. Harry will talk to John, who works for Harry and does the beach cleaning. Statement that it doesn't pick up garbage and is too noisy. Lenny states that the hopper picks up

tons of garbage. It is now against the law to bury seaweed. The garbage that comes off the beach has to be separated from the seaweed and sand, taken to the dump and weighed. It takes about 1.5 hours to clean the beach. Basically, there isn't any good time to clean the beach, so Harry will try to have his man do it by 9 am.

Motion to adjourn, motion accepted. Meeting adjourned at 9 pm.