

SEPTEMBER 6, 2008

OCBCA SEMI-ANNUAL MEETING

6:30 P.M. AT SOUNDVIEW COMMUNITY CENTER

73 OCBCA members in attendance.

Chairperson: Harry Plaut

Clerk: Karen Symolon

Treasurer: Janet Montano

Tax Collectors: Janet Montano and Karen Symolon

Public Works: Len Gregorian

Security: Jerry Brocki

Entertainment: Nancy Zimmerman

Call to order 6:35

Guest speaker Attorney Cornin

He talked about the two lawsuits, Gineo, and eastside Swan Ave. Since our website no longer requires a password, if you want information on either lawsuit contact any board member.

Guest speakers Get the Facts. This was about the High School project. Their website is [www.getthefacts.us](http://www.getthefacts.us).

First order of business is the voting of two new Board Members.

Jerry Glazer nominates Doug Whalen, 2<sup>nd</sup> from floor.

Nancy Lagono nominates Scott Beard, 2<sup>nd</sup> from floor.

Mike Cohen nominates Harry Plaut, 2<sup>nd</sup> from floor.

Mrs. Singer nominates Rosemary Lombard, 2<sup>nd</sup> from floor.

Jerry Glazer asks Harry Plaut if his company is cleaning the beach is it a conflict of interest.

Move to close nominations, so moved.

Janet Montano would like to here from each person nominated.

1<sup>st</sup> Doug Whalen, He is Deputy Chief for Bradley Airport and has worked for the State of Connecticut for 23 years. He has been on the board of OCBCA before. Doug feels that we have a good board now and would like to work with us. When he was on the board,

he stepped down because someone he felt worked hard on the board was not reelected. He also would love to come back on the board to work hard for the OCBCA.

2<sup>nd</sup> Scott Beard: He has lived on OC beach for about 8 years. He was the chairperson of the by-law committee last year for OCBCA; He was also on the board of his condominium association. He has been working as an air traffic controller for the past 19 years. He works well under stress. He would like to move OCBCA in to the future for everyone's children and grandchildren.

3<sup>rd</sup> Harry Plaut: He has been a board member going on 9 years. He has done every job on that board. For the past 3 years, he has been Chairperson. We have held taxes down for a few years, we have started meet the boards, so people could come and air their concerns for the beach community. He also was a member of the board of the Federation of Beaches. In addition, yes he does own the company that cleans the beach. He also owns a company that manages cemeteries.

4<sup>th</sup> Rosemary Lombard: She has been on the board for 3 years, and has been a life long member of OCBCA. The reason she wants to be on the board is integrity, and she says we are paying for the sins of past board members. One of which is a bond that is at 7 ½ %. She says that we are paying over a mill in our taxes for that bond. She says we could have gotten it for 3%. She is trying to hold the line on all of this. She says some people our trying to give our roads to the town, and some are trying to let the Swan Ave. people in our association.

They all accept their nominations.  
We will vote and announce the winners at the end of the meeting.

Welcome Ray and Deb McFall as new OCBCA members.  
Mention the passing of Bill Aloisa.

Treasures Report: Total income	\$125,383.65
Total expenses	\$89,044.56
Total MMA	\$82,010.44
Balance on hand	\$158,367.34

Question from a member about the fines. We have sent registered letters several times to the people who have had construction done on their property from July on. In addition, several people whose basketball hoop is on association property. We will be sending them a final bill, if they do not pay it we will put liens on their property and they will be responsible for the cost of those liens.

Two fines have been paid so far this summer.

We would like all association members to follow the rules.

Question from floor about the jellyfish signs. Why we purchased them. Lenny Girgorian stated for the safety of OCBCA members and their children.

Motion to accept Doug Whalen, 2<sup>nd</sup> from floor.  
All in favor, motion passed

Tax Collector: Five OCBCA members still owe taxes. Janet Montano sent out letters with the interest to these homeowners. As of 3:00p.m today \$116,579.69 has been collected, \$152.45 in interest has also been collected for the homeowners who did not pay their taxes by August 15, 2008.

Accepting of the minutes of September 2007 and June 2008

Motion to accept September 2007, Butch Lagono, 2<sup>nd</sup> from floor  
All in favor, passed.

Motion to accept minutes from June 2008, Butch Lagono, 2<sup>nd</sup> Jerry Glazer  
All in favor, passed.

Entertainment: The sandcastle events went well. The music from both bands went well, all that went enjoyed. The raffle was on July 19, and the dinner was on August 9. Last movie was on August 23. September 7, is the wrap-up breakfast on the beach from 10-11 a.m... Nancy Zimmerman would like to thank Harvey Wallet for putting out the sandwich board. Doug Whalen for printing out the tickets and various board members for helping with the different functions. In addition, to thank her husband Joel for helping with everything.

Security: Jerry is not here so we will post his report on the website.  
Question from the floor about the person that vandalized the gate. Harry Plaut gave Jerry Brocki the name of the person. He will contact the homeowner, but the person that vandalized the gate lives in California. There was not any damage to the gate. Scott Beard says that the minutes state that we voted to prosecute and have not done that so far. Harry Plaut said that Jerry Brocki is going to handle this matter. Someone from the floor thinks we should make an example of this person. Someone from the floor asked why the Broughel fence was not locked from 10:00 a.m. to 5:00p.m like stated in the minutes. Harry Plaut said it was looked for one day. The homeowner on Swan Ave. put up the temporary fence because of the safety of his child. That is way we put in the ballard to slow down the golf carts and scooters. The security was the best it has ever been and the Hartung gate being lock was a big success. We kept about 50% of the people off our beach. Someone asked why we gave Swan Ave People card keys. Harry Plaut said it was because they were giving him a hard time so he issued them the card but sent in an e-mail to them stating it was only temporary and they are now shut off.

Public Works: Did some gate work this year. Everything went pretty well this season. We are thinking about adding more speed bumps, on Gorton and Hartung. The beach was

very clean this year, considering that there was a lot of traffic. The hole on Gorton was fixed. Someone stated that someone fell in the hole.

Church property: Should we form a committee to look into purchasing the property?

Motion to form committee to look into the purchase of the Church Property.

Jerry Orfitelli makes motion, Doug Whalen 2<sup>nd</sup>. Hand vote 32 yes, 24 no.

There is a sign up sheet for anyone to be on the committee.

The two new board members are Doug Whalen and Scott Beard.

The vote went like this: Doug Whalen 48, Scott Beard, Harry Plaut 33 and Rosemary Lombard 17.

Motion from floor to adjourn, 2<sup>nd</sup>. All in favor.

Adjournment: 9:00 p.m.