

OLD COLONY BEACH CLUB ASSOCIATION
SEMI-ANNUAL MEETING
SATURDAY, SEPTEMBER 11, 2010
MILE CREEK SCHOOL, OLD LYME, CT

The meeting was called to order at 6:36 pm. Board Chairperson Doug Whalen started the meeting by announcing that the meeting would be a lengthy one based on the number of issues that are of great concern to the Association. Doug called for a moment of silence for previously deceased members of Old Colony Beach Club Association (OCBCA), also referred to as the Association in these minutes, and also in remembrance of the victims of 9/11/2001.

Special Presentation regarding the Water Pollution Control Authority (WPCA):

Doug made a presentation related to the proposed Town of Old Lyme ordinance designed to avoid the need to install sewers in town, referred to hereafter as the Sewer Avoidance Program. Doug reviewed the provisions of the proposed town ordinance and the responsibilities of the individual homeowners. Each homeowner needs a Permit of Discharge under the new proposed ordinance. If the homeowner does not receive a Permit of Discharge they cannot occupy their residence under existing local Public Health codes. Under the ordinance cesspools shall be replaced by December 2012 although the town's Water Pollution Control Authority (WPCA) chairman stated at the recent Sound View Community Center presentation that this date would most likely be moved back to December 2015. Septic tanks with a capacity of less than 900 gallons or 2/3 of the required size for a house of a certain number of bedrooms must also be replaced by the ordinance deadline. Septic tanks constructed of steel must also be replaced. Leaching fields less than the required size must be upgraded to maximum effective leaching area by the deadline. Leaching systems which are less than 18" above maximum ground water level will need to be upgraded.

Doug presented to the group what he felt can be done to express dissatisfaction with the proposed ordinance. The first thing a member can do is voice their concerns to the town of Old Lyme WPCA chairman and to the members of the WPCA. Doug will get their names and contact information to put on OCBCA's website. The members can also vote no when the ordinance comes up for a vote. Also, OCBCA can contract for its own waste water study to determine if the Association does have a problem and share the results of that report with the state Department of Environmental Protection (DEP) and the Department of Public Health (DPH). We can then work with these agencies to develop a plan of action to correct those problems discovered in the study. This plan of action could be limited to fixing individual problems all the way to installing an OCBCA sewer system. There are also other alternatives which may be available to us between these two extremes.

Doug explained that if OCBCA membership decides to do its own waste water study it would then need to vote that up to \$40,000 from the Association's Capital Fund could be expended to pay for that study. The DEP will pay for 55% of the total cost of the study, leaving OCBCA with a financial obligation of \$40,000 or less. These projections are based on Point of Woods' experience. Point of Woods has 416 homes and the total cost of their study was \$100,000. OCBCA has approximately 200 homeowners which should make the cost of a study less than the Point of Woods experience. The selection process to choose an engineering firm to do the study would take about three months. The award to the firm to do the study, with DEP guidance, would take place approximately in January 2011. The study itself would be conducted from January to December 2011. The actual survey of Association properties would take place during the spring and summer months when most residences are occupied. A proposed system based on the results of the study would be presented by the engineering firm in the study. Individual, small community or Association systems might be proposed by this firm as the best solution. These actions would be finalized by November 2013. The solution would then be sent out to bid. If the approved solution was the installation of an Association wide sewer system the bids for the necessary work would go out in October 2014. Construction would start in September 2015 and projection completion would be by June 2016. Sewer installation would be a six year project. The benefits of this project

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would be that pollution problems would be corrected at OCBCA. One of the town of Old Lyme's issues with year round versus seasonal occupancy is related to ground water pollution affecting local wells. The project would also get the blessing of the state DPH and DEP. Roads and storm drains improvements would also be completed as a result of this project. Doug reviewed Old Saybrook's situation regarding water pollution control and the status of currently seasonal residents. Doug's presentation contained a copy of Old Saybrook's Chalker Beach map (he handed out a limited number of paper copies) illustrating the status of individual homes which are in compliance with Old Saybrook's WPCA ordinance, not many. This same type of map might be developed by Old Lyme which could potentially impact the salability of Association homes. A copy of the Old Saybrook Chalker Beach map can be obtained from the town of Old Saybrook's WPCA website.

Doug then introduced Robert Prybylo, PC, president of RFP Engineering LLC, Southington, Ct. In 1998 the beach at Point of Woods was closed on several occasions due to high bacterial counts in the water caused by untreated sewage. Point of Woods Association asked the town of Old Lyme for assistance. A study was commissioned by the town which found that septic systems built in the 1920's, 30's, and 40's were substandard, much of this was due to the rock ledge upon which one side of this beach community is situated. The study recommended that some of the 60 out of 430 houses they reviewed needed to repair their septic systems. Many of these properties could not fix their systems and had to install holding tanks. The town of Old Lyme decided not to go ahead with a more comprehensive study that Point of Woods had asked for. The Point of Woods beach association consulted with DEP in 2000 and decided to do a comprehensive water pollution study with DEP's financial assistance. The study was published in 2002. DEP paid for 55% of this study and Point of Woods paid for 45%. The purpose of this study was to determine if there is a systemic ground water problem. The study did determine that there was a ground water problem and as a result alternatives to resolve this problem were considered. Sanitary sewers which would send the sewage to be treated to an adjacent town (East Lyme) was the selected option pursued by Point of Woods in 2002. Year round water was added to this project in 2003. Point of Woods negotiated capacity with the regional water treatment system from 2003 to 2006. With DEP's assistance capacity was secured from the town of East Lyme in 2006. Project design proceeded from 2006 to 2008. The work was advertised, bid, and awarded in 2008. The project became operational on June 15th of this year (2010). These kinds of projects tend to be very controversial so educating the public is very important. The important point made by the presenter is that homeowners could take the measures to bring their systems into compliance with the town of Old Lyme's proposed WPCA ordinance but ultimately DEP might not be satisfied, potentially requiring further expense by the homeowner. The actual cost of the Point of Woods septic project is \$9.9 million. The cost of the water project was \$800,000 with an \$80,000 project contingency fund. The total cost of the entire project at Point of Woods was \$10,758,000. The state of Connecticut contributed \$2.2 million in the form of grants toward this cost. The net amount of the loan that needs to be repaid by Point of Woods residents is \$8.4 million. This cost was divided up among 428.5 homeowners to total \$19,600 per property which included the new roads and the water system. The interest payment per household for 19 1/2 years at 2.04% equals \$4,200. The total cost for each homeowner is \$23,859. The semi-annual payment per property at Point of Woods is \$612 for nineteen (19) years.

Mr. Prybylo then took questions from the floor. He first addressed a question from Jerry Orfitelli, 58 Old Colony Road, who asked for a clarification of the "problem." The first problem is the one created by residents who would not be able to use their property due to failing septic systems. The pollution of Long Island Sound could also be a problem. Doug added that the Board wanted the General Membership to know about the options that would be available to them if we authorized a study. Joel Zimmerman, 10 Breen Avenue, asked about the status of the proposed town ordinance that would impact our resident's septic systems. Doug said that the issue was still pending as the town had conducted informational meetings but had not scheduled a town wide vote to approve the ordinance. Lenny Grigorian, 47 Gorton Avenue, wanted to let the group know

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that the cost of the individual home owner's hookup to a sewer system would be in addition to costs associated with the installation of such a system as the Point of Woods had done. Mr. Prybylo informed the group that Point of Woods annual sewer use bill will be \$200. This is an annual cost not directly associated with the costs of installation which are being apportioned to all Point of Woods home owners. Joan Byer, 61 Breen Avenue, asked the Board to make sure that any information about the progress of the proposed town ordinance be posted on the OCBCA website as that information becomes available. Doug stressed that the study itself does not presuppose one specific solution but rather would present OCBCA with available options for its consideration. Bill Zaharias, Gorton Avenue, was concerned that if OCBCA decided to install sewers and Old Lyme Shores was to also choose this option the available capacity of the regional sewer system might be exceeded. Doug stated that DEP will work with the local beaches and the towns to ensure that sewer capacity is available to accept new users. Joel Weisman, in his discussions with DEP, said that DEP indicated that capacity is not an issue. Joel Weisman of 60 Gorton Avenue, Frank Noe of 75 Gorton Avenue, and Doug Whalen have had preliminary discussions with DEP to discuss the issues surrounding a study and some of the possible outcomes that might come from such a study. Tom Riccio, 50 Gorton Avenue, asked whether the town can enforce its ordinance during the time that OCBCA is potentially installing sewers, if that was the final decision of the General Membership. Mr. Prybylo stated that the town continued to enforce its existing ordinances up to a month before the Point of Woods sewer system came on line as if the sewer system was never going to happen.

Jerry Orfitelli asked if there is any "economy of numbers" with other beaches who might be planning to install sewer systems. Doug responded that the Federation of Beaches will bring this issue to the attention of the Town of Old Lyme Board of Selectmen asking that the town consider putting in a system for the thirteen high density, R-10, areas, to include the beaches and Rogers Lake, to handle sewage. Frank Noe pointed out that only municipalities, such as Old Colony Beach Association, can create their own Water Pollution Control Authority (WPCA). Some of the associations, including Rogers Lake, are not municipalities and cannot create their own WPCA and therefore cannot pursue their own water pollution solutions independent of the town of Old Lyme. Steve Wallett, Old Colony Road, wanted to know if the Board had thought of teaming up with other beaches to oppose the prospective town ordinance which addresses individual septic systems. Doug responded that the Federation of Beaches is concerned and that if residents are concerned they should write the Old Lyme WPCA and the Old Lyme Board of Selectmen telling them that they did not want to see the ordinance passed. The town will not help the individual beach associations pay for ground water pollution studies. Jean Walker, 11 Hartung Place, noted that the town is doing upgrades to sanitary standards to avoid DEP involvement while she wonders why DEP is being left out of the issue. Doug stated that is why the Board believes that a study is in the best interests of OCBCA to determine where we really stand in relation to ground water pollution issues. Paul Motta, 6 Old Colony Road, wanted to know that if sewers would impact the current regulations on year round occupancy. Rob Prybylo thinks that eventually Point of Woods will initiate a lawsuit regarding year round occupancy now that the land based concerns of the ordinance have been addressed. Mr. Prybylo pointed out that if the Association contracted for a study it would not be obliged to follow through on any of the study's recommendations. Larry Pace, 51 Old Colony Road, asked that if a study makes recommendations that are not followed will DEP then step in to require certain recommendations of the study be implemented. Rob Prybylo responded that that this is exceedingly unlikely. Doug noted that the reports of the water studies conducted by the town on a weekly basis are available to OCBCA and the results of the latest study will be posted on the OCBCA website. Doug noted that OCBCA is among the top three locations in town recording the lowest bacterial counts on a regular basis. Doug stated that the Board is asking for General Membership approval of up to \$40,000 from our Capital Improvements account to pay for OCBCA's portion of a ground water pollution study. This is 45% of the total cost of a study with the remaining 55% to be paid for by DEP. Janet Montano, OCBCA Treasurer of 43 Gorton Avenue, stated that the current balance in the Capital

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Improvements account is \$95,487, \$36,000 of this amount is reserved for bond payments. Doug informed the group that should repairs need to be made to individual homeowner's septic systems the cost of such repairs would vary based on each systems situation. The more bedrooms there are in the home the more potential expense to the homeowner. Two examples of recent repair estimates were offered in which one homeowner will be facing \$12,000 in repairs while another faced \$35,000. The size of the building's lot will also impact repair costs. Larry LaPila, 19 Old Colony Road, pointed out that repairs to individual systems would require payment when the work is done while the homeowner's cost for installation of sewers would be spread over many years. Frank Nicotera, 20 Purtill Avenue, stated that we need a community-wide solution to this problem. Lenny Grigorian suggested that if only a minority of properties were discovered to have septic problems maybe OCBCA would be willing to spend the necessary funds to make these repairs rather than moving toward a total solution (sewers) that might cost many times as much. Doug reinforced that the vote is only to do the study itself. The General Membership would then be able to review the results of that study and the options that are being offered to correct the problems that are discovered. The General Membership will then be able to vote to accept or reject the options offered. Doug believes that we need to move forward with a study rather than live with mandates that the town of Old Lyme requires without any other options for our membership. Jerry Glazier, asked when the study would be done. Rob Prybylo stated that the actual investigation phase for the study would have to be conducted during the summer months when residences are fully occupied. Sal Camilleri, 50 Breen Avenue, pointed out sewer installation at OCBCA would be much less expensive than the Point of Woods project. Doug stated that our estimate of \$40,000 was based on estimates derived from the fact that Point of Woods paid \$45,000 for a study for their community of 400 homes, OCBCA has half that many homes. The \$40,000 is a "not to exceed" figure and the Board expects that the total cost of the study will be less than this amount.

A motion was made by Sal Cancelliere, 70 Gorton Avenue and seconded by Sal Camilleri to appropriate up to \$40,000 to pay for a water pollution control study for Old Colony Beach Club Association. Jerry Orfitelli asked that a paper ballot vote be taken on this matter. Under the OCBCA's By-Laws this request much be honored. Harry Plaut, 53 Breen Avenue, asked Rob Prybylo of RFP Engineering, Inc. if the status of the Sheffield Brook flooding situation would be looked at by the water pollution control study. Mr. Prybylo offered that only if this flooding contributes to the septic problems noted by the study. Janet Montano gave the membership voting instructions to ensure that only deeded homeowners take part in the balloting. **The motion passed: 93 Yes and 8 No.**

Chairman's Report:

Doug Whalen, Chairperson of the Board, commenced the regular portion of the meeting at this time. Doug noted that the security measures taken this summer seemed to have positive results. OCBCA had a new guard service this year and had some minor start-up problems which were resolved over the course of the summer. Doug stressed that actions by individual members are most effective in enforcing OCBCA Ordinances and By-Laws with a quiet "word to the wise." Children without drivers licenses should not be driving scooters and golf carts. These vehicles should also not be driven by anyone after midnight. Mopeds and golf carts much be registered very year. Doug said that he would like to convene a group of residents to form a Capital Improvement Committee to study the long term infrastructure needs of our community.

Election of New Members to the OCBCA Board of Governors:

Doug informed the General Membership that the terms of three members of the Board of Governors, Janet Montano, Karen Symolon, and Harry Plaut, has expired and nominations need to be made to replace their

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positions on the Board. Janet Montano, Treasurer, and Karen Symolon, Entertainment Director, are not seeking reelection to the Board. Doug thanked these Board members for the outstanding jobs that they have done over the length of their terms. Doug wanted everyone to know the great work that both Janet and Karen have done, especially this past year. Doug presented flowers to both as a token of the Association's appreciation for their efforts. Doug remarked that Karen did an outstanding job on the 75th Anniversary Party's Raffle taking in more money than any other previous raffle. Doug also stated that the Association is in a very fiscally sound state because of Janet's efforts.

Nominations were then taken from the floor:

Harry Plaut was nominated by Jerry Glazier, seconded by Joel Zimmerman. Harry accepted the nomination. Don DuBaldo was nominated by Lenny Grigorian, seconded by Jerry Orfitelli. Don accepted the nomination. Sal Cancelliere was nominated by Stan Ehrlich, seconded by Steve Frechette. Sal accepted the nomination. Ginny Durso was nominated by Dotty Newman, seconded by Harry Plaut. Ginny accepted the nomination. Joel Zimmerman was nominated by Harry Plaut, seconded by Janet Montano. Joel declined the nomination. Frank Noe was nominated by unidentified resident, seconded by Harry Plaut. Frank declined the nomination. John Melonopoulos moved that the nominations be closed, seconded by Carol Ehrlich.

The nominees: Harry Plaut, Don DuBaldo, Sal Cancelliere, and Ginny Durso each delivered a short address to the membership outlining their interest in serving on the OCBCA Board of Governors. Paper balloting followed these presentations. Don DuBaldo received 80 votes, Ginny Durso received 74 votes, Harry Plaut received 60 votes, and Sal Cancelliere received 54 votes. The three top vote getters were elected to the Board of Governors. The new Board membership will become: Scott Beard, Jerry Brocki, Don DuBaldo, Ginny Durso, Harry Plaut, Rich Kingston, and Doug Whalen. Doug noted that should any member of the Board not be able to complete their term Sal Cancelliere would be offered that position as the next top vote getter.

Treasurer's Report:

Janet Montano pointed out that all OCBCA taxes for fiscal year 2010 have been paid. Four taxpayers are still delinquent for fiscal year 2011. Janet reviewed the Treasurer's Report that had been distributed by mail with the minutes of the meeting and updated it with the most recent information available. The General Fund balance is \$85,794.37 and the balance on hand is \$181,281.56 as of today, September 11. Janet answered questions from the floor about the printed Treasurers Report. A motion (Karen Kingston/Nancy Logano) was made to accept the Treasurers Report. The motion passed.

Clerk's Report:

Rich Kingston, 12 Old Colony Road, pointed out changes that need to be made to the draft minutes from the June 10th Semi-Annual General Membership Meeting. Rosemary Lombard, 74 Old Colony Road, also pointed out a mistake in a person's first name in the minutes. A motion (John Melonopoulos/Adele Antonio) to accept the minutes as amended was made. The motion passed.

Director of Public Works Report:

Harry Plaut reported that this was the best summer as far as the small amount of litter being left on the beach. The garbage cans didn't experience any "oddities." The beach cleaning company was fined for cleaning the beach late on a few occasions during the season. The swim lines managed to stay up all summer. Harry worked with the resident of 70 Gorton Avenue to address the flooding issue in front of 69 Gorton Avenue. Harry hopes that this situation will be addressed before next summer. Frank Noe asked that Brookside Avenue not be used as the main entrance during the vacation season. Old Colony Road will be open next year. Doug stated that the Board addresses the traffic pattern before every summer season. Jerry Orfitelli recommended

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that an open flag be placed on the street being used as the summer entrance. Doug agreed that this was a good idea.

Director of Public Safety:

Jerry Brocki reported that OCBCA had a new guard service this past summer at a savings of \$4 an hour. Jerry wanted to thank the membership for using their beach passes. The Broughel gate card access will be working next year. If residents need new cards they can purchase them. The Association received \$410 for moped and golf cart registrations this year. A big problem has been that kids are driving the golf carts way too fast. There were some fights during the year. Parties must be well supervised to prevent this type of activity. A child was injured in a bike accident this summer but we have heard that he is recovering well. Alterations were made to the Broughel Avenue gate that pleased both the Swan Avenue homeowner and made the entrance more easily accessible. The cards that were issued to the Swan Avenue lawsuit members will work on both the Hartung and Broughel gates.

Entertainment Director:

Karen Symolon asked Doug to deliver her report to the membership which he did in his remarks earlier during his Chairman's report. Doug informed the membership that we do have OCBCA shirts and hats available for sale at tonight's meeting.

Old Business

Judges Decision on East side Swan Avenue Lawsuit:

Janet Montano reported that although it first appears that we lost this lawsuit that we did win quite a bit as a result of the judge's decision. Residents on the east side of Swan Avenue have beach rights in their deeds which were granted long before the establishment of the Old Colony Beach Club Association. Janet displayed a map and explained the history of the beach area prior to the establishment of OCBCA. Two classes of deed owners on the east side of Swan Avenue were created over time. Some of these owners have rights only to access the beach at the end of Old Colony Road, those on the east side of Swan Avenue south of Purtill Avenue. These deed holders have access to what is refereed to as Charter Oak Beach. The deed holders north of Purtill Avenue on the east side of Swan Avenue have access to Charter Beach which gives them the rights to the entirety of beach contained within the Association. After the erection of the security gate on Hartung Avenue a number of Swan Avenue residents sued OCBCA to regain access to the beach. The Swan Avenue plaintiffs wanted no gates and no beach passes. They did not want to pay any users fees and they wanted the gate, if it was found to be permissible by the court, to be handicapped accessible. OCBCA responded that we wanted to protect our property and our residents by taking these security measures and requiring a user fee for Swan Avenue residents who were allowed to use the beach. As a result to the court decision those residents on the east side of Swan Avenue south of Purtill Avenue have been issued white beach passes (residents of Charter Oak Beach) and those who live north of Purtill (Charter Beach) have been issued green beach passes. These colors differentiate from the blue passes that OCBCA deed owners have been issued. Janet pointed out that OCBCA owns lots 17 and 18 on which the volley ball court and the Sand Cinema are located. Therefore, Charter Oak Beach, which the Swan Avenue residents south of Purtill Avenue can use, is only 20 feet above the high tide line as the remaining part of the beach north of that line is lots 17 and 18 which belong to the Association. These are the Swan Avenue residents with white beach passes. The judge could not find any precedent that would require the plaintiffs (Swan Avenue residents) to pay for the use of the beach. Doug stated that we are waiting for further information from the ruling judge that would allow us to place landmarks on the beach that would specify which portion of the beach Charter Oak Beach users can occupy. Janet believes that a survey of lots 17 and 18 would be a good idea. Doug informed the group that the Swan Avenue plaintiffs asked for an unreasonable amount of beach passes and gate access cards. We are

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waiting to hear from the judge on this issue also. Rosemary Lombard, 76 Old Colony Road, expressed her concerns about the process. She believes that the Board did not communicate the decision to the membership timely impacting the ability to file an appeal within the court required time limits. The Board had decided within the 20 day appeal filing period not to appeal the decision. She believes that a number of the lawsuit plaintiffs had never exercised their rights to the beach and a court would not uphold their access rights on appeal. Victor Strazdas, 8 Old Colony Road, spoke to his personal attorney, who believes that we should have filed an appeal to the Swan Avenue decision. Doug stated that some Swan Avenue plaintiffs have indicated to him that they would be willing to make a voluntary donation toward beach cleaning. Doug said that during the winter months we would prepare a letter to send to Swan Avenue residents showing our expenses related to beach related services and asking them for a voluntary donation. In order to access the beach Swan Avenue plaintiffs can drive into the Association to drop off handicapped people.

Letter from resident regarding sale of Maple Avenue Extension:

The Board of Governors received a letter from the Riccio family of 50 Gorton Avenue requesting that they be able to purchase the Maple Avenue Extension so that they can increase their property on 50 Gorton Avenue. Two stubs had been sold in the past. These stubs were landlocked as they were on the west side of Old Colony Road and ended at the property line between Old Colony Beach and Sound View Beach. The Maple Avenue extension abuts the land the Association owns on Gorton Avenue. Doug stated that the Board does not recommend this sale. Tom Riccio stated that he has maintained this stub since 1974 when he purchased 50 Gorton Avenue. He has kept the road clear so that he can access the back of his property at no cost to the Association. He has approval from the town to construct a two car garage on his property. Tom stated that this access road has been used for illegal purposes including unauthorized parking and dope dealing. This stub is also used as a bathroom by beach users. Tom stated that if his request to purchase the property is not approved he wants the Association to maintain this road in the same fashion as it does all of its other roads. A motion (Lenny Grigorian/Jerry Glazier) was made to approve the sale of the Maple Avenue Extension to the Riccio family. Rosemary Lombardo believes that the Association should not sell its property and the property it does own should be maintained by the Association. Don DuBaldo, 9 Hartung Place, believes that by selling this land we may be reducing any future possibility of developing the remainder of the Association lot that abuts the Maple Avenue Extension. Joan Byer believes that the stub should not be sold as the Association does not need the money right now. Lenny Grigorian stated that he thought that the stub at the east end of Purtil Avenue was sold to allow private property owners so that they would maintain the adjacent Sheffield Brook pumping station. He believes that this precedent would allow for the sale of the Maple Avenue Extension on the same basis as there is a Sheffield Brook plunge pool located at the end of this stub. Joan Byer called for paper ballot voting. **The motion to sell the Maple Avenue Extension to the Riccio family fails to pass: 29 Yes and 52 No.**

Letter from two (2) Swan Avenue residents asking for membership into Old Colony Beach Club Association:

The Board of Governors has received two requests from Swan Avenue deed holders to join the Association. One of the letters is from Sandy and Ray Kastner who own property at 12 Swan Avenue. The Kastner's also own property at 40 Old Colony Road. According to the OCBCA Charter abutting property owners may join the Association after written application with a two-thirds positive vote of the members present at the annual or a special meeting of the General Membership. A positive vote would give the applying property owners full benefits and responsibilities of the membership in the Association. These responsibilities would include payment of Association taxes. Heidi and Larry Lapila, owners of 20 Swan Avenue, have also applied for full Association membership. The Lapilas also currently own property at 19 Old Colony Road. The Board of Governors believes that these applications are positive and hopes that, in future, other Swan Avenue property owners would also apply for Association membership. Victor Strazdas asked that a legal opinion be sought

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before going forward with a vote on these applications for membership. Larry Lapila is concerned about the worsening relationship between Swan Avenue residents and OCBCA members. Rosemary Hartung spoke in opposition to these applications. Harry Plaut believes that we reduce our property values by extending our borders. This might also establish a precedent that the Church on Shore Road might also want to use. A motion (Victor Strazdas/Frank Nicotera) was made to table the vote on Association membership so that a legal opinion could be sought regarding these applications. The Board will bring the results of this legal opinion back to the June 2011 General Membership meeting for further action. The vote was taken by verbal vote. The motion passed.

Budget Adjustments:

Janet Montano, Treasurer, informed the membership that at the end of fiscal year 2010 (July 1, 2009 to June 30, 2010) the Association had \$36,447.84 in the General Fund that had not been used. The Board would like to transfer \$20,000 of this amount to the Capital Improvements fund. A motion (Jerry Brocki/Harry Plaut) was made to approve this transfer. The vote was taken by verbal vote. The motion passed.

A motion to adjourn at 10:00 PM was made and seconded by acclamation.

Minutes recorded by:
Richard Kingston, Clerk