

OLD COLONY BEACH CLUB ASSOCIATION
SEMI-ANNUAL MEETING
SATURDAY, JUNE 25, 2011
SHORELINE COMMUNITY CENTER, OLD LYME, CT

The meeting was called to order at 6:30 pm. Board Chairperson Doug Whalen presented Robert Prybylo of RFP Engineering, Inc. of Southington to make a special presentation on the Ground Water Study that his firm is currently conducting for OCBCA.

Special Presentation regarding the Ground Water Study:

Mr. Prybylo explained the process for completing the recently contracted Ground Water Study for the Association. The final report that his firm presents must be completed at least 30 days prior to a public hearing on the study's findings. This is required to give the public a chance to review the study. Under the current scheduling timeline for this project the study will need to be completed by the third week of October, 2011. The purpose of the public hearing is to solicit public comment. Significant comments may require a revision to the plan. After the plan has had a public hearing it could then be voted on by the OCBCA membership and, if accepted, sent along to the state Department of Environmental Protection (DEP) for further action. Doug Whalen, OCBCA Board of Governors Chairperson, identified the three possible recommendations that might be made by this Ground Water Study. The first would be for homeowners to correct problems with their own private septic systems, the second the development of a community system with assistance of the town of Old Lyme, or the third installation of sanitary sewers by OCBCA. Members of the audience inquired as to the method for obtaining the home-owner specific information required by RFP Engineering.

Doug wanted everyone to know that septic systems do not have to be cleaned out every five years as the town of Old Lyme recently began mandating. The minimum requirement is the older seven year standard. Also, Doug informed the membership that the newly proposed town of Old Lyme WPCA (Water Pollution Control Authority) regulations requiring changes to many individual septic systems have not been adopted. The town of Old Lyme WPCA currently is in favor of community based solutions although OCBCA will make its decision based on the results of the study and the final decision voted on by the Association's membership. Dmitry Tolchinsky, chair person of the town of Old Lyme WPCA and an OCBCA member, would like Association members to feel free to be involved in the town's WPCA activities. The Association has obtained assurances that the DEP will fund 55% of the OCBCA Ground Water Study currently underway. Recent delays in this process have been caused by the state of Connecticut's consolidation of the Department of Environmental Protection (DEP) and the Department of Public Utility Control (DPUC) to form the new Department of Energy and Environmental Protection (DEEP). Frank Noe spoke out against the town's WPCA's preference for community system solutions to our ground water issues. Mr. Prybylo left the meeting at the end of this discussion.

Approval of the September 11, 2010 semi-annual meeting minutes:

A motion to accept the minutes was made by Jerry Glazier and seconded by Bill Turley. Rosemary Lombard pointed out a misspelling of Point of Woods as Pont of Woods and that her name appeared incorrectly in two instances in the minutes. Rosemary also wanted her comments regarding the two applications for Association membership entered into the approved version of the minutes. The motion to accept the minutes as amended was approved by the membership.

Chairman's Report:

Doug Whalen, Chairperson of the Board, made a complimentary comment about the current makeup of the Board of Governors. He assured the membership that the Board is working very well together and is also working very hard on a number of issues. Doug is the current webmaster of the OCBCA website and asked for contributions for the website from any OCBCA member. Doug has attended a meeting with the town of Old

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Lyme concerning whether the town will snow plow OCBCA roads this winter. Speed bumps and dead end streets are the major concern of the town when snow plowing. OCBCA is working with the Federation of Beaches on this matter. Lenny Gregorian encouraged the members to get involved with town elections if they are not happy with the way the town is treating the beach communities. Doug informed the membership that thirty-five per cent of the town tax revenue is paid by the beach communities. The Federation of Beaches will be sending beach residents a letter to advise them about how to become more involved in the local decision making process. Doug will report the status of winter snow plowing to the membership at our September meeting. The Board is working with CL&P to develop a relamping program for our community. Anyone who notices that a street light is not working should report it to any member of the Board of Governors so that CL&P can be notified to fix it. Doug is requesting that anyone who has documents, maps, or other printed materials that are important to OCBCA turn these materials over to any Board member for retention in our new storage unit. Members of the Board are going to interview law firms in order to obtain all inclusive legal representation. The next General Membership will be on Saturday, September 10th, at the Shoreline Community Center. Two Board of Governor's terms are expiring this September (Doug Whalen, Sal Cancelliere) and elections will be held for these two positions. Doug complimented Sal on the work he has done since replacing former Board member Scott Beard. Also, Robert Prybylo of RFP Engineering will make another presentation to the membership at the September meeting. Doug encouraged the members to avail themselves of the different events that the Association will be sponsoring this summer.

Treasurer's Report:

Don DuBaldo, OCBCA Treasurer, explained that he is working on utilizing OCBCA's financial software, Quick Books, to its fullest. Don wanted to point out to the membership that Doug Whalen, as chairperson of the Association, does a great amount of work. Don reviewed the expenses for the budget year 2010/2011. Janet Montano pointed out that the numbers on the financial report that Don is presenting to the meeting are as of April 30th. Don is using the most recent figures as of May 31st although, due to meeting deadlines, the membership is looking at the April 30th report. Don noted that all of the taxes for this budget year have been collected. As all of the expenditure figures are below the budgeted amounts he does not see any problems related to the end of the fiscal year. Total General Fund expenses as of May 31st are \$56,238. Doug commended Janet Montano for her successful efforts to reclassify OCBCA land as open space thereby reducing the property taxes due to the town of Old Lyme. Frank Noe asked the Board to find out why a municipality (OCBCA) is paying taxes to a municipality (Old Lyme). Doug stated that he would pursue this issue. Jerry Glazier made a motion to accept the Treasurers Report; the motion was seconded by Ernie Betulia. Doug stated that any funds that remain unexpended in General Funds at the end of the fiscal year would be moved, with the approval of the membership at the September General Meeting, to the Capital Improvements account. Don stated that the current balance in the Capital Improvements account is \$111,637, \$40,000 of which is set aside for the ground water study and \$20,000 is set aside for the Sheffield Brook study. The motion to accept the Treasurers Report as amended was approved.

Clerk's Report:

Doug reported that Rich Kingston, OCBCA Clerk, was unable to attend this meeting. There is nothing to report in his absence.

Tax Collector:

Sal Cancelliere, OCBCA Tax Collector, reported that all delinquent taxes with applicable fees were collected. Sal reported on the system of registering scoters, ATV, golf carts and jet skis. To date only 20 of these vehicles have been registered for the summer 2011 season. Sal reported that in addition to his tax collector duties he is also assisting with a street signage project. Sal would like to see stop bars painted on the streets adjacent to

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the stop signs. Frank Noe commented that our signs make the Association look like a city rather than what it is, a beach community. Frank then made suggestions to beautify the beach roads with better signage. He also suggested that the Board form a beautification committee to address this issue. Doug said that he would form such a committee and have that group report to the Board of Governors with its recommendations.

Director of Public Works Report:

Jerry Brocki, OCBCA Director of Public Works, reported on recent projects that have been undertaken. Road cracks were sealed in the fall of last year. A sink hole on Broughel was repaired. Jerry created a Request for Proposal (RFP) this year for beach cleaning services. Harry's firm, H.S. Plaut Environmental, was one of two bidders for this work and was awarded this contract. Jerry commended Harry for the beach cleaning that has been done so far this year. The Broughel Avenue gate is now locked down and an access card is now needed to go through that gate. Recently a drainage project on Gorton Avenue has been completed which should help water drain off the road better after a rain. Street light repairs are being made. Tree removal will be performed at Broughel and Brookside. Michael Cohen asked what is happening with the water that is not draining from Maple Avenue. Jerry said that he would look at this situation. Joan Byer asked about the status of the Sheffield Brook study. Doug stated that he is frustrated with the lack of action by the town in regards to the still only proposed Sheffield Brook study. Old Lyme Shores also has not made the funding available to pay for their share of this study. Doug stated that he would work with the town's Flood and Erosion Committee and do what he could to get this project restarted.

Director of Public Safety:

Harry Plaut, OCBCA Director of Public Safety, reported that we now have a new security guard company, SecureAmerica. This company was obtained through bidding that the Federation of Beaches conducted. SecureAmerica is the security guard contract for Old Lyme beach communities. SecureAmerica's regular rate is \$16.34 an hour. All of their guards are in full uniform. Areas of specific concern to the Association are the main gate at the Old Colony Road entrance, the beach itself, and, at night, the rock area on the east side of our beach. OCBCA will have a security guard roam the streets at night during the summer season. Harry is concerned that many drivers are not stopping at the stop signs. Harry answered a question from the floor regarding the policy of the Association for rain dates and security guard coverage. Harry stressed that he and Doug will be vigilant to ensure that we do not use security guard services when they are not needed. The guard service requires 24 hours advance notice when canceling service. Rosemary Lombard expressed her concern about evening activities around the rocks on the east side of the beach. Harry stated that he is aware of this situation and is working with the guard service to keep an eye on this area. Doug stated that we have had a few situations at OCBCA where cars have been broken into during the night. He advised everyone to lock their cards at night. Harry explained that tenants would be issued a temporary car pass by security for the period of time that they will be staying at the beach. This car pass will make it easier for renters and visitors to come and go from the community. Harry asked that if any member is planning an event they will involve a lot of people they should call him ahead of time so he can alert the guards and expedite the handling of your guests through the main entrance.

Entertainment Director:

Doug reported for Ginny Durso, OCBCA Entertainment Director, who was unable to attend this meeting. Doug asked members to pick up the pink sheet that is available at the meeting that lists all planned recreation events for the summer. Doug also asked that members take a copy of the card which lists the Board of Governor members and highlights the main rules of the Association. Access gate passes can be purchased for \$5.00 from any Board member. Harry pointed out that if someone uses their cell phone to call 911 they will get

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a Long Island, NY police station. Land lines do reach the Connecticut State Police in Westbrook or the Old Lyme Police Department, depending on time of day and police scheduling. In the event of an emergency please use a land line to make the 911 call.

New Business

Budget adjustments for FY2011:

Doug stated that, as a result of the Don DuBaldo's report earlier in the meeting, no adjustments will be required at this time although some changes may need to be made at the September 2011 general membership meeting.

FY 2012 Budget (VOTING ITEM):

Doug explained that the Board of Governors had increased specific expenditure lines in the FY2012 Budget over the previous 2011 Budget amounts for those same lines. The need for OCBCA to contract for winter snow plowing is the reason that the Public Works budgeted expenditure has been increased. Professional Fees were increased to accommodate the Board's current plans to obtain a new law firm to represent the Association in future and to specifically address two known situations. The selected law firm will be solicited for their opinion on the OCBCA Charter language in regards to admitting new members to the Association who have homes on the east side of Swan Avenue. Doug stated that the membership will have to take a vote on the two pending requests for admission to the Association. He hopes to do that at the September General Membership meeting. This law firm will also start to actively pursue the Purtil Avenue stub lawsuit that is currently still pending. The Board added \$1,000 to the Electricity line item. The Broughel gate does not require electricity as its card reader is solar powered. An Association member from the audience asked what amount from the FY2011 budget year would not be spent by the end of this fiscal year. Doug and Don estimated about \$20,000 would remain once the fiscal year is closed. **Joan Byer made a motion that the mill rate for FY2012 remain at 2.25 mills. Janet Montano seconded this motion. The motion passed.**

Old Business:

Swan Avenue lawsuit:

Doug informed the membership that all of the details of the Swan Avenue lawsuit have not yet been completed. Doug commended Janet Montano for continuing to represent OCBCA in this matter.

Survey for the volleyball court:

A survey has been done to determine the boundaries of Charter Beach.

Year round lawsuit update (water company & Zoning):

Doug informed the membership that there are some people in our community working with the Connecticut Water Company to resolve the unavailability of water during the winter months. Current town zoning rules do allow very limited occupancy for seasonal homeowners during the winter season. The shut off and turn on fees are a concern when the home owners have the ability to have their water available all year round but the Connecticut Water Company continues to shut off and turn on this supply on a seasonal basis at the direction of the town of Old Lyme, and to charge for these services.

A motion to adjourn at 8:58 was made and seconded by acclamation.

Minutes recorded by:
Richard Kingston, Clerk