

OLD COLONY BEACH CLUB ASSOCIATION
SEMI-ANNUAL MEETING
SATURDAY, SEPTEMBER 10, 2011
SHORELINE COMMUNITY CENTER, OLD LYME, CT

The meeting was called to order at 6:30 pm. Board Chairperson Doug Whalen began the meeting by holding a moment of silence not only for Old Colony Beach Club Association members who had passed away since last year but also to recognize those who serve our country and make it a great place to live.

**Special Presentation regarding the Water Pollution Control Authority (WPCA):
PowerPoint Presentation by RFP Engineering**

Doug Whalen explained that as part of the RFP Engineering, Inc. contract to conduct a ground water pollution study of Old Colony Beach Club Association (OCBCA) Mr. Robert Prybylo of RFP Engineering, Inc. must hold a public hearing after his findings are complete to allow public comment. At this time Doug turned the floor over to Mr. Prybylo who updated the membership on the results of the field work he has been doing over the summer months. Mr. Prybylo spoke about the results of the soil testing done in June and the results of the sanitary surveys and the water quality sampling which were done in August. His firm also did a community treatment site screening exercise to determine the availability of suitable off-site lots to accommodate sewage from the Association. And finally, he spoke about the alternatives that were being considered as a result of the report's conclusions. The report will be completed in October with a public hearing scheduled thirty days after. One of the conclusions of the report is that, by-and large, ground water is rather shallow and that the soils are porous and uniform through the community. Eight-four (84) per cent of the properties in the Association have very small areas. Forty-three (43) per cent of the properties have cesspools. Forty (40) per cent of the properties have wells, although a number of these wells are not currently in use. The average lot size is 5,200 square feet. Mr. Prybylo was surprised by the number of properties that contained multiple dwellings. Twelve of the thirteen samples of ground water that RFP took tested positive for coliform and E-Coli bacteria. There were also traces of nitrogen in these samples. These test results indicate that there is impartially treated sewage in the ground water. Mr. Prybylo encouraged those who do use their wells to have their water tested. RFP, Inc. only found two properties which had visually suspect septic systems. Many of the septic systems in the Association have lived past their recommended lifespan. RFP Engineering will be recommending an off-site solution to remedy these ground water issues. A community based sanitation solution or sanitary sewers were the two alternatives considered to address this need. Of these two solutions the sanitary sewers option which would connect to the East Lyme sewer system seems to be the most cost effective and practical. The state Department of Energy and Environmental Protection (DEEP) has indicated to Mr. Prybylo that if the Old Lyme Shores ground water study arrives at the same conclusion that these two projects would be combined into one. RFP Engineering is still working on the financial estimates for the different alternatives. These cost estimates will be available at the public hearing to be conducted in November. Mr. Prybylo then took questions from the assembled membership. One of the questions was about what would happen if the Association does nothing in regards to ground water pollution. Mr. Prybylo stated that once the individual systems required repair the town could move to restrict the use of the property if the system cannot be repaired properly. Doug Whalen informed the membership that if a community based solution or sanitary sewers was chosen by the Association a Water Pollution Control Authority (WPCA) would be formed to handle all issues related to implementing the chosen solution. The Old Colony WPCA will then work closely with DEEP. In answer to another question Doug Whalen stated that the installation of new storm drains would be done if a new sewer system is installed. There was discussion regarding the best time to hold a vote on whether to appropriate the funds to proceed with a specific chosen alternative. Robert Prybylo stated that if Old Lyme Shores and Old Colony Beach are combined into one project there will be cost savings as compared with Old Colony Beach proceeding on its own.

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Call for public hearing meeting November 19, 2011: A motion (John Malanopoulos/Joel Weisman) was made to conduct a public hearing on the OCBCA Ground Water Pollution Study on November 19, 2011 in Old Lyme. The motion passed by voice vote.

A motion (Harry Plaut/Jerry Glazer) was made to move the Old Business – Beautification committee report to this part of the meeting agenda. The motion passed by voice vote.

Old Business – Beautification committee report: Frank Noe made a presentation to the membership about new road signage for the Association. The Board of Governors created a Beautification committee with the following as members: Adele Antonio, Stan Ehrlich, Joel Weisman, Steve Frechette, Marie Whalen and Frank Noe. The group felt that replacing street signs was the first priority that they should address. Frank provided a sample of the type of signage that the committee is recommending. Frank Noe then took questions and comments from the floor. Doug Whalen stated that he would expect to entertain a motion to allocate funds to purchase and install this signage later in the meeting.

Board of Directors nominations: Doug Whalen informed the membership that his term of office, along with Sal Cancelliere's, has expired and these two positions on the Board need to be refilled for a three year term. Sal had served the remaining portion of Scott Beard's term.

Nominations were then taken from the floor:

Doug Whalen was nominated by Harry Plaut, seconded by Jerry Glazer. Doug accepted the nomination. Sal Cancelliere was nominated by Jerry Brocki, seconded by Joel Weisman. Sal accepted the nomination.

A motion (Seymour Tucker/Harry Plaut) was made to close the nominations. The motion passed by voice vote. A motion (Harry Plaut/Jerry Glazer) to elect both nominated candidates to the OCBCA Board of Governors by acclamation was made. The motion passed by voice vote.

Approval of the June 25, 2011 semi-annual meeting minutes:

A motion (Janet Montano/Leonard Gregorian) to accept the minutes from the June 25, 2011 semi-annual general membership meeting as submitted was made. The motion passed by voice vote.

Board of Director's report:

Chairman's Report: Doug stated that he felt that summer went very quickly and that OCBCA had a lot of events re-scheduled due to weather. There was one major event, Tropical Storm Irene, which blew in and spared the Association a direct hit on the beach front. Doug informed the membership that Dave Roberge, Old Lyme's Emergency Management Director, has put up a link on the Old Lyme website to allow residents who had significant damage to register with FEMA (Federal Emergency Management Agency) for federal support. OCBCA will be submitting bills to Emergency Management for a possible assist from FEMA. The Board is working hard to make positive changes to the Association, working with the Beautification committee to upgrade street signs, increasing recreational activities at the beach, and working with the Federation of Beaches to get better prices on services. The Association is working with other beach associations to get the best price when services go out to bid. Doug thanked all of the board members who had volunteered numerous hours of their time to make the summer at OCBCA a better place to enjoy Long Island Sound.

Doug noted that OCBCA is still working with the website company to upgrade our website. Improving the gallery and other sections of the site to make it more user friendly is our main objective this winter. If anyone has suggestions Doug asks that they send them to OCBCA@comcast.net. The Association still has problems with garbage barrels being left out 4-5 day and recycle barrels being left out for up to two weeks. Doug asked

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those present to work with their neighbors to make sure that barrels are taken in so our streets look clean. A suggestion has been made to have some children available next summer that will provide a take-out and bring-in service to allow residents the ability to have their barrels removed from the street in a timely manner. If there are any parents that would like their child to be available for this service Doug will send out a notice to residents with a name and phone number and that person will contact the child for service. This will give a child some spending money for the summer and help our problem with barrels. Doug asked the membership if there was something that they observed over this summer that could be improved please to let a board member know or drop an Email to OCBCA@comcast.net so the suggestion can be considered during the winter months. Doug stated that the annual dinner/raffle was a great success with over 350 tickets sold to the event. Doug expressed thanks to those residents who donated a raffle prize, Doug stated that next year's event will be held in July and he hopes that it will be the best one yet.

Treasurer's Report: Don presented the Treasurer's Report for July 1 through August 31, 2011. A motion (Frank Nicotera/Sandy Whitaker) was made to accept the Treasurers Report as submitted. The motion passed.

Clerk's Report:

Rich Kingston had nothing to report at this time.

Tax Collector: Sal reported that all taxes had been collected for fiscal year 2012. He had been attempting to exempt Association property from local tax assessment but subsequent discussions with the town of Old Lyme indicate that that will not be possible. Sal will consult our attorney to determine if the town's opinion should be contested. Sal has also been trying to collect revenue from the utility companies that service OCBCA. These fees are currently paid to the town of Old Lyme and he hopes to have the portion that applies to OCBCA sent to us directly from the utility companies.

Director of Public Works Report: Jerry reported that road repairs had been made on Broughel Ave. Jerry worked with H.S. Environmental Services over the summer on beach cleaning services. H.S. Environmental Services was chosen based on an open bidding process. Jerry stated that he was pleased with how good the beach looked with the added frequency of beach cleaning this summer. Jerry also noted that the Broughel gate is powered by a solar panel and how the gate eliminated some of the scooter traffic at night.

Director of Public Safety: Harry reviewed his experience with SecureAmerica, the beach security service, with the membership. The problems that had occurred earlier in the summer with the way Swan Avenue residents used the beach were resolved. Harry noted that this was the first summer that the Association had a guard during evening hours.

Entertainment Director: Ginny reported on the successful summer activities including the sand castle contests, movies on the beach, the Sinatra Under the Stars event, and the raffle and pizza truck dinner event.

Public Comment: One of the members present asked that the blue trash cans be left on the beach during the winter. Another member noted that the street light on the corner of Hartung and Gorton had been out for a long period of time without replacement.

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Old Business:

Remove \$20,000 Reserve from Sheffield Brook study from Capital: Doug informed the membership that although OCBCA had appropriated \$19,000 to pay its share of a jointly funded at a prior meeting the need for the money no longer exists. The initial plan was to have the town of Old Lyme, Old Lyme Shores, and Old Colony Beach jointly pay for a study of Sheffield Brook. Unfortunately neither the town nor Old Lyme Shores has appropriated funds to pay for this study. At this time it does not appear that either of these two entities will proceed with providing funding any time soon. The Board of Governors believes it is best to remove the reserve that has been placed on \$19,000 in the Capital Improvement Fund. **A motion (Stan Livingston/Adele Antonio) was made to return the subject \$19,000 to an unreserved status in the Capital Improvement Fund. After discussion the motion passed with one opposed.**

FY2011 General Fund Balance moved to Capital: Don DuBaldo explained the need to move \$8,273.87 from the FY2011 General Fund to the Capital Improvement Account. **A motion (Tony Santangelo/Frank Nicotera) was made to move this amount as requested. Janet Montano, former OCBCA Treasurer, made some comments about the recommended transfer. The motion passed. A motion (Ernest Bertulia/Jerry Glazer) was made to reserve \$17,000 in the Capital Improvements Fund for the purchase of new street signage as outlined in Frank Noe's Beautification committee's recommendation earlier in the meeting. The motion passed.**

New Business:

Snow Plowing issues: The Board has been informed that there is a real possibility that the town of Old Lyme will no longer plow the snow on beach community roads beginning the winter of 2012/2013. Doug informed the membership that the town has agreed to form a committee to study this issue and make recommendations. The beach communities, along with the other private roads in town, will be represented on this committee. Doug stated that he will know more about this issue when the Association membership meets again in June.

Removal of speed bumps: As the need to remove the speed bumps on OCBCA streets may be a necessity if the town chooses to continue to plow the streets and as the membership does not know if this will be the case the issue of removing the speed bumps will be tabled until the June 2012 General Membership meeting.

Additional Road Safety programs: Some suggestions were made by the assembled membership to improve traffic safety. One of the members present expressed his frustration with the inability of the Association to control the improper operation of golf carts. Often these carts are driven by underage children and operated in violation of the OCBCA By-Laws governing the operation of these vehicles.

Association Attorney: Doug advised the membership that the Board has interviewed three legal firms to take over OCBCA business from the current local attorney. The Board has selected Rome & McGuigan of Hartford as our new legal firm. Attorney Jack Bradley is our point of contact. This decision to choose this firm was based on their hourly price, involvement with towns, charters and their WPCA background.

A motion (Frank Nicotera/Ernest Bertulia) was made to adjourn at approximately 9:15 was made and seconded by acclamation.

Minutes recorded by:
Richard Kingston, Clerk

Minutes Approved by Membership at June 23, 2012 Semi-Annual General Membership Meeting