

**OLD COLONY BEACH CLUB ASSOCIATION
SEMI-ANNUAL MEETING
SATURDAY, SEPTEMBER 8, 2012
SHORELINE COMMUNITY CENTER, 39 HARTFORD AVE., OLD LYME, CT**

Doug Whalen, Chairperson, prior to the meeting being called to order noted that there are forty-three (43) Association members present. Although the meeting attendance did not reach the By-Laws minimum quorum count of 50 Doug stated that official business will be conducted at this meeting as the attendance does exceed the Association Charter minimum quorum count of 12. Doug will consult the Association's attorney to verify that business can be conducted under the terms of the Charter subsequent to this meeting.

The meeting was called to order at 6:40 pm by Chairman Douglas Whalen. A moment of silence was observed in memory of those members who have passed on during the last year or are not feeling well enough tonight to attend this meeting.

Board of Governors Nominations: Doug read a letter from Jerry Brocki, who was unable to attend this meeting, indicating his willingness to be re-nominated to serve on the OCBCA Board of Governors for another three year term. Doug asked for nominations from the floor for two positions on the OCBCA Board of Governors due to the term expiration of two current Board members, Jerry Brocki and Richard Kingston. Leonard Gregorian nominated Jerry Brocki. Jerry Glazier seconded the nomination. Mildred Tucker nominated Richard Kingston. Janet Montano seconded the nomination. Sal Cancelliere made a motion to close nominations. The motion was seconded by Frank Nicotera. The Secretary cast one ballot in the affirmative to elect the two nominated individuals, Jerry Brocki and Richard Kingston.

Approval of June 23, 2012 Semi-Annual Meeting Minutes and July 14, 2012 Special Meeting Minutes: Nancy Lagano made a motion to accept the June 23, 2012 minutes as presented. The motion was seconded by Jerry Glazier. Rosemary Lombard noted that a procedural error made at the meeting was not mentioned in the meeting minutes and that Andrea Lombard's comments were not sufficiently covered by the minutes. No further discussion ensued. The minutes were approved with all but one vote in favor. Jerry Glazier made a motion to accept the July 14, 2012 Special Meeting minutes. The motion was seconded by Frank Nicotera. There was no discussion. The minutes were approved with all in favor.

Board of Governors Report:

Chairman's Report – Doug noted that the summer season was quiet and passed quickly. Doug appealed to the membership to abide by the rules of the Association. Children of members and renters should also be aware of the Association's rules and regulations. Doug reviewed the meetings that he attended during the summer. Doug announced that Harry Plaut has been elected as Vice President of the Federation of Old Lyme Beaches. Rich Kingston also serves as the secretary of this organization. Doug is hoping that the town of Old Lyme will offer the services of their Beach Rangers, who acted in a security role at Sound View Beach this summer, to Old Colony Beach next summer. The Sound View Commission has been taking steps to make Sound View Beach more "family friendly." Doug thanked Joel Weisman and Frank Noe for all of their work they are doing by working with the surrounding

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towns and the Department of Energy and Environmental Protection (DEEP) to move the sewer construction project forward. Doug announced the names of the new members of the OCBCA Water Pollution Control Authority (WPCA): Frank Noe, Joel Weisman, Joan Byer, Frank Nicotera, Joe Cancelliere, Robert Asal, and Harry Plaut. The WPCA will work to install and administer sewers at Old Colony Beach. Doug asked for a volunteer to administer the OCBCA website. This website will include information from and about the WPCA.

Security Report – In Jerry Brocki’s absence Doug presented this report. The Association experienced difficulties working with Securitas supervision. The Association has been pleased with the performance of the security guards themselves. Sufficient staffing to meet all postings has been a concern all summer. Doug announced that the Association is looking for someone to open and close the gates onto Route 156 Monday through Friday next summer.

Clerk (Secretary) Report – Rich Kingston had nothing to report.

Tax Collector Report – Harry stated that there are still 17 unpaid tax bills for this year. He is also working to clear up some old property liens that were placed due to unpaid taxes in the past.

Recreation Report – Ginny Durso was very happy with the way the events that were held this summer were received by the Association membership.

Public Works Report – Sal Cancelliere noted that the sign installation project has been completed. Sal announced that the sanitation company will not empty cans that are closer than three feet from Association signage in order to prevent damage to these signs. Sal and Rich Kingston met with Sue Bailey and George Whisker of the DEEP to discuss snow plowing sand into the water to alleviate drainage problems. Sal believes that we will need to engage a professional engineer to conduct a study to determine the best way to alleviate potential flooding caused by the excess sand on the beach.

Treasurers Report – Don DuBaldo reviewed the Treasurers Report for the period ending July 31, 2012.

Public Comment – Jerry Glazier noted that the security guards are using Father Fluet’s property to access their designated parking area. Doug will ensure that this does not happen next year. Janet Montano was concerned about the absence of enough signs noting the one way streets. Joan Byer commented that previous practice was to make the names of delinquent taxpayers public. Lenny Gregorian expressed concerns about the plans outlined by Sal to bulldoze the beach. One of his concerns is that he does not think the Association can afford to lose the sand it currently has. Sal responded to Lenny by commenting that we are gaining sand every year. Don DuBaldo expressed his concern that the sand is holding the ocean back and he doesn’t want to lose that protection that bulldozing may cause. Frank Noe asked if a snow fence would be installed on the beach this winter. Doug responded that a snow fence would be installed. Joan Byer noted the need to keep the Sheffield Brook outlet pipe on the beach clear of sand.

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Old Business:

FY2012 Emergency Appropriation – Don DuBaldo explained that there were unexpected beach repair expenses last fiscal year. Under the terms of Article VIII, Section 2 of the Charter an emergency appropriation can be approved by the membership for this purpose. Janet Montano made the motion to approve this emergency appropriation in the amount of \$3,100. Jerry Glazier seconded the motion. There was no discussion. The motion passed.

FY2012 General Fund Balance Transfers – Don explained that the Public Works was over its budget by \$533.06. Janet Montano made the motion to transfer unexpended funds in the amount of \$500.00 from Public Safety and \$33.06 from General Administration and move these amounts to the Public Works budget line. Jerry Glazier seconded the motion. There was no discussion. The motion passed.

Don explained that the Recreation was over its budget by \$590.18. Janet made to motion to transfer unexpended funds in the amount of \$160.10 from Raffle Prizes and \$430.00 from General Administration to the Recreation budget line. Nancy Lagano seconded the motion. There was no discussion. The motion passed. Don noted that the last item on the “Budget Adjustments for FY 2012 budget” included in the meeting mailing would not be voted on by the membership as it was not needed as originally thought.

Snow Plow Issues – Sal Cancelliere explained the process for securing a contractor for winter snow plowing. Doug added that there are expectations of six to eight potential bidders for this contract. Doug also expects that we will get better snow plowing from our contractor than we had in the past from the town which has decided to no longer plow private roads. The hope is that the bids will be sent out by September 22. Doug also informed the membership that the Federation of Old Lyme Beaches has asked an attorney to review the town’s decision to desist from snow plowing the beach communities. If this review indicates that there is a possibility that the town could reverse its decision further steps may be taken which might allow the town to resume snow plowing in winter 2013-2014.

Update – Purtill Lawsuit – Rich Kingston reported that he, Janet Montano, and Harry Plaut met with Attorney Michael Cronin on August 30th to instruct him to continue to pursue the Purtill lawsuit. Janet Montano is serving as the Association’s contact to Attorney Cronin.

New Business:

Ban Smoking on the Beach – Don introduced this issue of banning smoking on the beach at the urging of another Association member. The question of enforcement was discussed. Other concerns were expressed about the unintended consequences of a ban of this type. Dimitry Tolchinski made a motion to ban smoking on the beach. Jerry Glazier seconded the motion. Rich Kingston suggested that due to the potential questions about the presence of a quorum and the small number of homes represented at the current meeting the membership might want to wait until June 2013’s General Membership meeting to vote on this potentially controversial issue. DimitryTolchinski rescinded his motion and Jerry Glazier rescinded his second. The issue will be tabled until the June Semi-Annual General Membership Meeting.

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Formation of Charter Revision Committee – Doug informed the membership that he had sought legal advice regarding the possibility of revising the OCBCA Charter under the provisions of Section 7-328a of the Connecticut General Statutes entitled the Home Rule Action. He has been advised that this can be done without jeopardizing OCBCA's municipal status or requiring the action of the Connecticut General Legislature. There are some limitations on the kinds of changes that can be made but Charter revision can be accomplished in a manner that will not require the input or action of the Legislature. A Charter Revision Commission formed by the OCBCA membership can revise the Charter and present its findings to the membership for final approval by a two-thirds vote of those present. Doug gave some examples of changes that might need to be made to the Charter. Rosemary Lombard does not believe that we should be fiddling with the Charter. Doug stated that he will consult with our attorney to see if the Board of Governors has the power to form a Charter Revision Committee. If it does, the Board will move to form it. If the power to form a committee rests with the General Membership a voting item will be included to the June 2013 Semi-Annual Membership Meeting agenda. Lenny Gregorian is concerned that this might not be the right time to change the Charter due to the other actions that are currently pending between OCBCA and the town of Old Lyme. Doug said that he would have the description of the process needed to change the Charter, which he had received from Attorney Bradley, scanned and put on the website.

Other Old Business – Rosemary Lombard asked why the Old Lyme Shores bond issue for the sewer project was less than Old Colony Beach (\$11 million) as Old Lyme Shores has more roads and needs the installation of year round water. Doug explained that since Old Colony Beach voted on their bond first it had to be a worse case scenario in case Old Lyme Shores did not approve the necessary bonding for their project. Current estimates are that the project will cost approximately \$6.8 million although this number cannot be known for sure. Doug is confident that the WPCA will do all it can to contain project costs.

Adjournment: A motion was made to adjourn by Nancy Lagano. The motion was seconded by Jerry Glazier. The meeting was adjourned by acclamation at 8:10 PM.

Minutes recorded by:
Richard Kingston
OCBCA Secretary

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**Results of Voting at the September 8, 2012 Old Colony Beach Club Association
Semi-Annual General Membership Meeting.**

Election of Two Members to the OCBCA Board of Governors - Doug asked for nominations from the floor for two positions on the OCBCA Board of Governors due to the term expiration of two current Board members, Jerry Brocki and Richard Kingston. Leonard Gregorian nominated Jerry Brocki. Jerry Glazier seconded the nomination. Mildred Tucker nominated Richard Kingston. Janet Montano seconded the nomination. Sal Cancelliere made a motion to close nominations. The motion was seconded by Frank Nicotera. The Secretary cast one ballot in the affirmative to elect the two nominated individuals, Jerry Brocki and Richard Kingston.

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