

September 13, 2016

**Old Colony Beach Club Association Board of Governors Meeting
Doug Whalen's Cottage, 41 Old Colony Rd., Old Lyme**

The meeting was called to order at 6:34 PM by Board Chair Doug Whalen. Doug stated that all of the Board members were present.

ATTENDANCE: Members present- Janet Montano, Steve Humes, Sonia Dudas, Gavin Cartiera (conference call), Joel Zimmerman, Doug Whalen and Rich Kingston.

Doug introduced the two new Board members, Sonia Dudas and Joel Zimmerman, who were elected at the September 10th Semi-Annual General Membership Meeting.

Approval of the 8/9/2016 Board of Governors Meeting and 8/27/2016 Special Board of Governor Meeting: A motion was made (Montano/Humes) to accept the minutes from the August 9, 2016 Board of Governors meeting and the August 27, 2016 Special Board of Governor meetings. The motion to accept the minutes passed with two abstentions (Sonia Dudas and Joel Zimmerman who were not Board members at the time of the meetings).

Treasurers Report (Janet Montano): Janet presented the Treasurer Summary through September 10, 2016 (Attachment 1). A motion (Humes/Kingston) was made to accept the Treasurer Summary as presented. The motion to accept the report passed unanimously.

Action Items Update: Rich reported that Action Item #37 (Develop a Records Retention Policy) is still outstanding. Rich is still waiting to hear from the State of Connecticut's Public Records Administrator before proceeding further. He hopes to have additional information at the next Board meeting. Doug stated the only other open item, Action Item #50, is on the agenda for later in the meeting and he will make his report at that time.

Committee Reports-

Chairman's Report (Doug Whalen): Doug informed the Board that most of his report is contained in other agenda items to be addressed later in the meeting.

Clerk's Report (Rich Kingston): Rich reported that the location of the September 10th General Membership Meeting at the Shoreline Church on Route 156 was well received by those who attended. Rich will speak to the church's pastor in order to find out where to address the \$100 donation for the use of the church previously approved by the Board at the August 9 meeting.

Tax Collector (Steve Humes): Steve reported that there are still four (4) tax bills for 2017 which have not yet been paid. Steve is preparing letters to these homeowners to advise them that their taxes need to be paid.

Recreation (Gavin Cartiera): Gavin did not need to report as all of this year's activities have concluded.

Public Safety (formerly Jerry Brocki): Doug reported that he is working with a local resident to move the guard shack currently at the Breen Avenue entrance to an appropriate storage area. Doug is in the process of winterizing the security shed on Hartung Avenue for the winter months.

Public Works (absent position): Doug reported that the 2015/2016 snow plowing contract is being extended for the 2016/2017 season under the same conditions. This extension was allowed as a provision in the prior year's contract language. Doug reported that the swim buoys were removed today.

Election of Board Officers and Directors: Doug informed the new Board members, Sonia and Joel, that the election to the different offices and positions is usually handled in an informal manner with the agreement of all Board members. The Board then turned its attention to discussing which individuals should fill the offices and directorships of the Board of Governors until the September 2017 General Membership Meeting. A motion was made (Whalen/Montano) to fill the following positions as listed immediately below. The motion passed unanimously.

Chairman: Doug Whalen

Treasurer: Janet Montano

Clerk: Rich Kingston

Director of Public Safety: Steve Humes

Entertainment Director (Recreation): Gavin Cartiera

Director of Public Works: Joel Zimmerman

Tax Collector: Sonia Dudas

Purtill Avenue Stub Sale - Doug reported that he and Janet had met with the OCBCA attorney and the two abutting property owners about the sale of the Purtill Avenue stub. This meeting was held to answer any questions that these property owners had about the sale. Doug explained to the two homeowners that four other Association members had expressed interest in the property should it not be purchased by the abutting property owners. Doug offered to engage the surveyor of record at OCBCA's cost to stake out the property to delineate the two sides of the stub.

Resolution to Adopt September 2015 Charter Revisions – Doug explained that under Section 2-14 of the Connecticut General Statutes the Board needs to formally accept the membership approved changes to the September 2015 OCBCA Charter through the use of a resolution. This resolution must be adopted by the Board by at least a two-thirds (2/3) vote before the Connecticut General Assembly can consider formally accepting the revised Charter. A motion (Humes/Zimmerman) was made to move to a vote a resolution to support special legislation by

the Connecticut General Assembly to adopt the September 2015 Charter language changes made by the Old Colony Beach Club General Membership to its 1935 Old Colony Beach Club Association Charter and the 1947 Amending Incorporation. Doug anticipates that the process of securing General Assembly should proceed smoothly. The motion passed unanimously.

WPCA Report - Steve reported that the WPCA has reached an agreement about the conveyance and cost of wastewater with the towns of East Lyme, Waterford, and New London. He also reported that the prospects for a proposed memorandum of understanding with the town of Old Lyme looks favorable. Old Lyme will hold a town meeting to approve locating a pumping station in the parking lot on Hartford Avenue. The OCBCA WPCA is resisting efforts by the state Department of Energy and Environmental Protection (DEEP) to restrict future connections beyond those that would initially hook up to the system upon installation. Doug explained to the new Board members the relationship between the seven member Water Pollution Control Authority (WPCA) and the OCBCA Board of Governors. Steve also reported that the final definition of what an Equivalent Dwelling Unit (EDU) is has not been determined. This definition will be crucial to apportioning costs to individual homeowners.

Sheffield Brook Project Progress Report – Doug reported that the low bidder for the lower portion of this project is very qualified to do the required work. Doug gave this contractor permission to install a snow fence while work is progressing. Doug reported that the successful bid was \$213,000, which is less than the projected amount of \$244,000. Fuss & O’Neill is working on the award agreement with the low bidder to prepare the final contract. The winning bidder hopes to have a contract within a week. Doug informed that Board that the engineering costs are about \$100,000 and an additional \$6,000 is needed to have Eversource remove and later replace two electric light poles in the work area. Doug believes that the entire project will cost approximately \$340,000. Of that total \$300,000 is coming from the Department of Housing grant with the remaining \$40,000 split evenly between Old Colony Beach and Old Lyme Shores. The membership of Old Colony Beach Club has previously set aside \$50,000 for this project, all of which will not be necessary. Doug reported that the upper portion of the project will be completed next spring.

Review of Emergency Operations Plan – The Board agreed to table this agenda item until the next meeting. Doug will ensure that the two new Board members get a copy of the Old Colony Beach Club Association prior to the next meeting.

Process for Legislative Charter Approval – Doug discussed this issue in the earlier Resolution to Adopt September 2015 Charter Revisions agenda item.

Winterization Preparations – Doug said that he would meet with Joel, the new Director of Public Works, to familiarize him with his responsibilities. Rich reminded the Board that last year's snow plowing contract had a provision which allowed the current vendor, Montano & Sons, to perform this year's snow plowing at the same rates as last year. Rich is confident that the contractor will agree to perform the same serves as last year at the same costs.

Other Old Business: Rich believes that as a result of the discussion at last Saturday's General Membership Meeting that the operation of golf carts is a major concern and that the Board needs to positively address these concerns. Joel commented that it seems like that there are unused funds in the security line item every year. Doug explained that that this was primarily due to the inability to get the full staffing that the security company initially agreed to provide. Doug asked the Board to think about creative ways to address the issues related to the improper use of golf carts and the failures of motor vehicle operators to adhere to beach posted signs such as speed limit and stop signs. Doug stated that we will provide the Association members with a phone number to contact security guards next summer.

New Business: Doug received a suggestion to install a boat rack next summer at a very low cost to the user. The Board will consider this suggestion. Another suggestion is to create a berm along the fence on the west side of the beach. A grant might be available to have a youth design how the berm can be used to support local plant and animal life. The Board's consensus is that this berm would be desirable. Doug stated that he would speak to Sue Bailey of DEEP to determine if the Association could pursue this issue further.

Public Comment: Harvey Schiller, an Association member, suggested that extra vigilance be used next summer to prevent unauthorized individuals from entering the beach from Miami Beach and Soundview. Harvey would like the WPCA to have alternate plans if the Hartford Avenue pump station is not approved.

NEXT MEETING - The next Board of Governor's meeting is scheduled for Tuesday, October 18th at 6:30 PM. The meeting will held at Gavin Cartiera's house at 24 Wedgewood Drive, Wethersfield, CT.

A motion (Zimmerman/Kingston) was made to adjourn at 8:13 PM. The motion passed.

Respectfully submitted

Richard Kingston
OCBCA Clerk
October 11, 2016

September 13, 2016
OCBCA Board of Governors Meeting

Results of Voting at the September 13, 2016 Old Colony Beach Club Association Board of Governors Meeting. Board of Governor members present- Janet Montano, Steve Humes, Sonia Dudas, Gavin Cartiera (conference call), Joel Zimmerman, Doug Whalen, and Rich Kingston.

Election of Board Officers and Directors: A motion was made (Whalen/Montano) to fill the following positions as listed immediately below. The motion passed unanimously.

Chairman: Doug Whalen

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Director of Public Safety: Steve Humes

Entertainment Director (Recreation): Gavin Cartiera

Director of Public Works: Joel Zimmerman

Tax Collector: Sonia Dudas

Resolution to Adopt September 2015 Charter Revisions –A motion (Humes/Zimmerman) was made to move to a vote a resolution to support special legislation by the Connecticut General Assembly to adopt the September 2015 Charter language changes made by the Old Colony Beach Club General Membership to its 1935 Old Colony Beach Club Association Charter and the 1947 Amending Incorporation. The motion passed unanimously.

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ATTACHMENT 1

OCBCA Semi Annual Meeting

Treasurer's Summary

September 10, 2016

Balance July 1, 2016: \$195,997.09

Income: \$182,372.84

(\$182,398.63 minus \$25.80 collected in FY 2016 plus \$0.01 FY 2017 overpayment)*

Expenses: \$80,172.88

Balance September 10, 2016: \$298,197.05

General Fund Checking	\$ 75,961.73
General Fund MM Savings	\$100,565.19
Capital Fund MM Savings	<u>\$121,670.13</u>
Balance 9/10/16	\$298,197.05

*QuickBooks does not consider tax over payments made in one FY as income in that year but as income in the following FY. So where I was adding tax overpayments to actual income in my FY2016 summaries, I am now subtracting them in my 2017 summaries as well as adding in FY2017 overpayments.