

**August 11, 2014**

**Old Colony Beach Club Association Board of Governors Meeting  
Congregation Beth El, Gorton Ave., Old Lyme, Ct.**

The meeting was called to order at 6:03 PM by Board Chairperson Doug Whalen

**ATTENDANCE: Members present-** Doug Whalen, Don DuBaldo, Janet Montano, Harry Plaut, Jerry Brocki (arrived at 7:15) and Rich Kingston **Member absent:** John Melonopoulos

**Minutes:** A motion was made (Montano/DuBaldo) to accept the minutes from the July 14, 2014 Board of Governors meeting. Janet noted a minor change to the minutes to change a reference on pages 3 and 5 from Swan Avenue to Broughel Avenue. The motion to adopt the minutes as amended passed unanimously.

**Treasurers Report (Janet Montano):** As last month's Treasurer's Report was tabled due to her absence Janet reported on the period ending June 30, 2014 during this meeting. Janet also reported on the July 2014 ending balances for the new 2015 fiscal year (both reports included in Attachment 1). The year end figures for FY2014 are as follows: Total income received was \$160,107.79 and the expenses for fiscal year 2014 totaled \$108,986.11. Of these total expenses \$17,000 was transferred to the Capital Account. The net income for fiscal year 2014 was \$51,212.68 which when added to the beginning balance of July 1, 2013 results in a total balance on hand as of June 30, 2014 of \$140,535.43. Janet also reported on the month ending July 2014. Total income received for fiscal year 2015 to date was \$108,528.95 and expenses totaled \$20,260.32 resulting in a net income of \$88,268.63. This net income added to the ending balance of \$140,535.43 on June 30 brings the balance on hand total to \$228,804.06. Janet also reported that she had spoken to Don Brodeur, the accountant of record for fiscal years prior to 2015, and he instructed her to show WPCA expenses under capital expenses. Don DuBaldo asked Janet to check with the new accountant to confirm that this is the proper action to take. Janet has questions about how to handle outstanding bills for interest due and uncollected fines. Don as Tax Collector will work with Janet to resolve these issues. Doug reported that the form that the town requires every year from the Association has been filed. Janet explained how she needs to "book" the funds that were given as tips to the servers at the annual picnic in July. Janet still has unpaid bills that are due to Securitas which need to be reconciled prior to payment. Doug and Jerry will arrange for a meeting with Maggie, the Securitas supervisor, to resolve the outstanding issues. A motion (Plaut/DuBaldo) was made to accept the final June FY2014 Treasurers Report as submitted. The motion passed unanimously. A motion (Plaut/DuBaldo) was made to accept the July 2014 (Fiscal Year 2015) Treasurers Report as submitted. The motion passed unanimously. Doug stated that there is no need to move funds that would require general membership action at the September 6, 2016 meeting.

**Action Items Update:** The Board reviewed and updated the listing of Action Items for August 2014. A discussion about the establishment and enforcement of a “no wake zone” outside the OCBCA swim lines occurred during this portion of the meeting.

**Committee Reports:**

**Chairman’s Report (Doug Whalen):** Doug reported that he may have found an additional funding source for the lower portion of the Sheffield Brook Project which is outside the scope of the USDA grant. An application to the federal government for funding under the Community Development Block Grant- Disaster Recovery (CDBG-DR) Program will be made by Fuss & O’Neill on the Association’s behalf by this Friday, August 15. A motion (Plaut/Montano) was made to submit a grant application for this purpose. The motion passed unanimously. Doug reported that he attended the Town of Old Lyme’s Stipend Committee which is discussing the existing system which grants annual amounts to the beach communities. The Stipend Committee is discussing whether these grants should be continued. Doug encouraged individual Board members to attend the public meetings of the Stipend Committee.

**Clerk’s Report (Rich Kingston):** Rich reported that the Shoreline Community Center has been reserved for the September 6, 2014 Semi-Annual General Membership meeting.

**Tax Collector (Don DuBaldo):** Don reported that he sent out a reminder mailing today to all delinquent taxpayers as established in the new Tax Collector procedures. There are nineteen (19) overdue tax bills. A total amount of \$13,550 is yet to be collected some of which is interest penalties and overdue tickets. Janet reported that \$125,939.06 has been collected in this year’s taxes and \$13,099.00 remains to be collected.

**Recreation (Harry Plaut):** Harry reported that he has received a lot of compliments about the annual dinner event and he is pleased with how the event was received by those who attended. Harry reported that a recent concert was held on the beach but it was poorly attended. Don suggested that a Facebook presence for the Association might be a good idea to help to publicize these events. It was agreed that Doug should set up a Facebook account. Rich noted that the clean up effort after the picnic need to be improved.

**Public Safety (Jerry Brocki):** In Jerry’s temporary absence Doug reported that a member’s boat has been stolen from the area near the boat launch. Doug noted that Security is doing its job very well. The beach pass program is working very well. Doug reported that the cell phone and the golf cart assigned to Security have been very useful. When Jerry arrived he announced that the Broughel Avenue gate has been repaired. It needed a new battery. The Board agreed that golf cart/scooter plates should be ordered that would allow Jerry to affix vinyl numbers rather than have to wait for a specific order for each plate needed. The plates would be ordered street specific.

**Public Works (John Melonopoulos):** In John's absence Doug reported that the east side of Brookside Avenue has been recently mowed.

**WPCA Report** – Harry reported that Old Colony Beach, Old Lyme Shores, Miami Beach and White Sands Beach WPCA representatives met with Bonnie Reemsnyder, Old Lyme First Selectwoman, and Curt Zemba of the Old Lyme WPCA to discuss a Memorandum of Understanding between the separate WPCAs and the Town of Old Lyme. Harry also reported that Frank Noe, Chairman of the OCBCA WPCA, is almost ready to sign a contract with Fuss & O'Neill to design and construct the sewer project. The town will be responsible for the sewer lines on Route 156 and the pump station at Miami Beach. The Town of Old Lyme will be responsible for negotiating with East Lyme and New London. Bonnie Reemsnyder stated that there are two alternate seats on the town WPCA that she would like filled by private beach association members.

**Broughel and Purtill Avenue Stubs** – Doug reported that the Broughel Avenue stub has been cleared and as a result a black above ground water pipe was discovered. The Connecticut Water Company (CWC) was contacted to review the situation to include the presence of a meter pit and curb box on OCBCA property. Rich met the representative from CWC who said that he would bring the water pipe situation to the attention of his management but that he did not think that the curb box would be removed and that it was not CWC's responsibility to move the meter pit for the adjacent house on Swan Avenue. Doug suggested that Board members go to the Broughel stub and see the situation for themselves and be prepared to discuss further at the September 8<sup>th</sup> Board meeting. The Board still needs a written response from CWC before proceeding with a decision on a final course of action. Doug spoke to the owners of the adjacent property next to the Purtill Avenue stub about purchasing the stub from the Association. The Board discussed the history of the previous sales of OCBCA owned stubs. A motion (Plaut/Brocki) was made to ask the Association membership to approve the sale of the Purtill Avenue stub for sale at a total of \$14,000, \$7,000 per side plus all legal fees and acquisition costs associated with the transaction. A vote from the membership would be solicited at the September 6<sup>th</sup> Semi-Annual General Membership meeting. The motion passed unanimously.

**USDA Sheffield Brook Project Easement Discussion** – Doug reported that the USDA has received the OCBCA approved easement package. The USDA will pay OCBCA \$8,000 for an easement over the portion of Sheffield Brook that the USDA sponsored flood abatement project is covering.

**September 20 Wedding on the Beach Request from Paul Cardone** – A motion (Kingston/Montano) was made to allow the Cardone family to conduct a wedding ceremony on the beach on September 20. The motion passed unanimously. Doug reminded the Board that the

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OCBCA Board of Governors Meeting

Glazier family will be holding a Bar Mitzvah wedding on the beach on September 13<sup>th</sup> that was approved last year. Rich commented that the he would redistribute the Board's Special Events policy to Board members (Attachment 2).

**Membership for Charter and By-Laws Review & Revision Committee**– Doug reported that there are currently six Association members who have volunteered to serve on the newly formed Charter and By-Laws Review & Revision Committee. A motion (Plaut/Kingston) was made to appoint the following individuals to the Charter and By-Laws Review & Revision Committee: Jerry Glazier, Don DuBaldo, Andrea Lombard, Peter Zilenski, Marie Whalen and Brian Cutler. The motion passed unanimously. The Board agreed that adding another member to the committee will be considered should anyone come forward. Doug reported that the first item of business at the Semi-Annual meeting will be to hold a Public Hearing informing the membership about the Charter and By-Laws Review & Revision Commission (renamed from Committee). No Commission business can be conducted until after this Public Hearing. Doug hopes that after following all proper procedures the General Membership will be able to vote on the suggested changes to the By-Laws and Charter at the September 2015 Semi-Annual meeting.

**Preparation for September 6 Semi-Annual General Membership Meeting** – Rich reported that two Board vacancies will need to be filled at the Semi-Annual General Membership meeting. Doug Whalen's and John Melonopoulos's terms of office have expired. Doug stated that it his intention not to run again although John has indicated that he would be willing to continue to serve another term on the Board. A Public Hearing for the Charter and By-Laws Review & Revision Commission will be the first item on the agenda. The proposed sale of the Purtil Avenue stub will appear as a voting item on the agenda. The Board agreed to bring up the issue of consolidated mail box locations to the membership for further discussion.

**Other Old Business** – None.

**New Business** – None.

**NEXT MEETING** - The next Board of Governor's meeting is scheduled for Monday, September 8th at 6:00 PM at Congregation Beth El Synagogue on Gorton Avenue.

A motion (DuBaldo/Kingston) was made to adjourn at 8:02 PM. The motion passed.

Respectfully submitted

Richard Kingston

OCBCA Clerk

August 24, 2014

Approved at September 8, 2014 Board of Governors meeting.

**Results of Voting at the August 11, 2014 Old Colony Beach Club Association Board of Governors Meeting. Board of Governor Members present: Doug Whalen, Don DuBaldo, Janet Montano, Harry Plaut, and Rich Kingston. (Jerry Brocki was not present for this portion of the meeting).**

**CDBG-DR Grant Application:** An application to the federal government for funding under the Community Development Block Grant- Disaster Recovery (CDBG-DR) Program will be made by Fuss & O'Neill on the Association's behalf by this Friday, August 15. A motion (Plaut/Montano) was made to submit a grant application for this purpose. The motion passed unanimously.

**Board of Governor Members present: Doug Whalen, Don DuBaldo, Janet Montano, Harry Plaut, Jerry Brocki and Rich Kingston.**

**Purtill Avenue Stub -** A motion (Plaut/Brocki) was made to ask the Association membership to approve the sale of the Purtill Avenue stub for sale at a total of \$14,000, \$7,000 per side plus all legal fees and acquisition costs associated with the transaction. A vote from the membership would be solicited at the September 6<sup>th</sup> Semi-Annual General Membership meeting. The motion passed unanimously.

**September 20 Wedding on the Beach Request from Paul Cardone –** A motion (Kingston/Montano) was made to allow the Cardone family to conduct a wedding ceremony on the beach on September 20. The motion passed unanimously.

**Membership for Charter and By-Laws Review & Revision Committee –**A motion (Plaut/Kingston) was made to appoint the following individuals to the Charter and By-Laws Review & Revision Committee: Jerry Glazier, Don DuBaldo, Andrea Lombard, Peter Zilenski, Marie Whalen and Brian Cutler. The motion passed unanimously.

**Attachment 1**

**July 14, 2014 OCBCA Board Meeting**

**Treasurer's Summary**

As of June 30, 2014:

Income: \$160,107.79

Expenses:

General Fund: (\$108,986.11)

Funds transferred to Capital Account: (\$17,000.00)

Resulting in the Net Income: \$51,121.68

Added to the beginning balance of July 1, 2013: \$89,413.75

Results in the Balance on Hand as of June 30, 2014: \$140,535.43

**August 11, 2014 OCBCA Board Meeting**

**Treasurer's Summary**

As of July 31, 2014:

Income: \$108,528.95

Expenses: 20,260.32

Resulting in the Net Income: \$88,268.63

Added to the beginning balance of July 1, 2014: \$140,535.43

Results in the Balance on Hand as of July 31, 2014: \$228,804.06

**Attachment 2**

**OLD COLONY BEACH CLUB ASSOCIATION**

**Special Events Policy**

**Purpose/Scope:**

This policy is being put in place to provide guidance to Board of Governor (herein after referred to as the Board) members when reviewing/providing events on Association property.

**Definitions:**

**Association sponsored events** – Events that are sponsored by the Association, on Association property or other property identified in the event. Association events are for the benefit of Association members and guests of the Association.

**Association property** – Property that is a public area within the Association property lines owned by the Association. This could be streets, beach area or open lots, etc.

**Public Event** – A public event is an event that is open to all members of the Association and their invited guests.

**Private Event** – This is a requested event that is conducted on Association property but is an event with a list of guest invited by a private member of the Association.

**Policy:**

**Association public events** – All events that will benefit the Association members that are held on Association property or private property within the Association and are open to everyone are considered public events. Events will be posted on the website calendar and during the summer months on the beach bulletin boards. Board members will discuss Association events at a regular monthly board meeting and will post the event as soon as possible so members are aware of the event. Association public events can be events planned by the Board or by a private member that is opening the event to all Association members. Any private Association member wishing to have an Association public event must submit the event in writing to the Board of Governors for approval. Included in the request will be the date, time, location, a brief description of the event and the number of participants. All public events must have the approval of the Board before the event.

**Private event on Association property** – Any member of the Association may request to have a private event on Association property. This event request must be placed in writing to the Board of Governors and discussed at a monthly Board meeting or special meeting. The request should include the name of the Association member, date, time, location, a brief description of the event and the number of participants. The Board of Governors should take into consideration the

**Attachment 2 (p2)**

impact that the event will have on the Beach Association in general and if there will be any distractions or issues with the normal beach operation or the flow of traffic within the Association. All requested private events must have the approval of the Board before the event can be held.

**Private event on Association property or private property within the Association**– Members of the Association must adhere to all of the rules and regulations on the Association, all Town ordinances and State laws when having an event on Association property or private property within the Association.

*Policy Endorsed by OCBCA Board of Governors on April 12, 2010*