

**July 14, 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 6:05 PM by Board Chairperson Doug Whalen

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

**Minutes:** A motion was made (Melonopoulos/DuBaldo) to accept the minutes from the June 9, 2014 Board of Governors meeting. The motion to adopt the minutes passed unanimously.

**Treasurers Report (Janet Montano):** In Janet's absence Doug read a Treasurer's Summary for the period ending June 30, 2014 (Attachment 1) previously given to him by Janet.. Janet reported that the total income for the fiscal year to date was \$160,126.18 and total expenses to date were \$108,986.11 (which includes a transfer of \$17,000 to the Capital Account) resulting in a net income for this period of \$51,140.07. This net amount added to the beginning balance as of July 1, 2013 leaves a balance on hand of \$140,553.82. As the full Treasurer's report for the period ending June 30 was not available the vote on the Treasurers Report was tabled. Doug reported that Janet and Don Brodeur of the WPCA opened a checking account for the OCBCA WPCA at Webster Bank. Don, serving out the role of OCBCA accountant, recommended putting the budgeted \$21,000 in the fiscal year 2015 WPCA budget line into this checking account so that it can be used as needed on an on-going basis. Doug reported that this will obviate the need for a full audit of all OCBCA finances as a full annual audit is required for WPCA entities. Doug will ask Don for the proper way to move the unspent WPCA funds from fiscal 2014 into a capital account so it can be used regardless of the fiscal year. The WPCA has two large expenses pending for the attorney who will prepare a Memorandum of Understanding with the town of Old Lyme and the other beach associations and for the Fuss & O'Neill contract that Frank Noe, WPCA chairman, will be signing in the near future. A motion (Kingston/Brocki) was made to move the FY2015 funding total of \$21,000 for the WPCA from the General Fund to a Capital account for the WPCA. The motion passed unanimously. The issue of how to handle the remaining FY2014 will be addressed at a subsequent Board of Governors meeting after further discussions with Don Brodeur.

**Action Items Update:** The Board reviewed and updated the listing of Action Items for June 2014.

**Committee Reports:**

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**Chairman's Report (Doug Whalen):** Doug had nothing additional to the listed agenda items to report.

**Secretary's Report (Rich Kingston):** Rich had nothing to report.

**Tax Collector (Don DuBaldo):** Don stated that he had initially received a check from the final delinquent tax payer however this check which was marked "final payment" did not include the full tax balance due or the interest that accrued on these taxes and was returned to the Association member for complete payment of \$153.51. Don reported that FY2015 tax payments received as of July 12 total \$36,599.30. The Board agreed that if any fines are written the file copy should be sent to the Tax Collector for payment. Once payment has been received by the Tax Collector the file copy will be given to the Treasurer.

**Recreation (Harry Plaut):** Harry reported that the wine and cheese party held before the June 28 General Membership meeting was very successful. Harry described the arrangements that have been made for the July 19th party on the beach. The Board discussed the logistics for the party. Harry noted that this event was, "not his first rodeo," and that he had arranged for additional help.

**Public Safety (Jerry Brocki):** Jerry reported that a golf cart has been leased and given to Security and they are using it successfully. All present agreed that the use of the golf cart is working out great. The Board also agreed that it would be a good idea to buy a golf cart next year rather than lease one. Jerry reported that the camera at the Broughel gate, the front gate and at the rocks on the beach have all been installed and are operational. Jerry now needs to work on setting up the wireless network. Jerry has also obtained a cell phone for the guards' use and he will share that phone number with Board members.

**Public Works (John Melonopoulos):** John distributed and reviewed his written report entitled "Public Works Topics: July 14, 2014" (Attachment 2). A motion (Brocki/Kingston) was made to waive the No Hammer (no construction) rule for a maximum of two days to complete the Brookside Avenue cleanup. The motion passed unanimously. The Board discussed ways to encourage home owners to have their trash and recycle bins removed after they have been emptied rather than leaving them in the street for days. Doug will compose a letter for Board review which can be left on garbage and recycle bins that will politely ask Association members to take them in after they have been emptied. John reported that he will be away from July 20<sup>th</sup> to the 31<sup>st</sup>.

**WPCA Report** – Doug reported that he was present at a meeting with the attorney who will represent the three beach WPCAs (Old Colony, Old Lyme Shores and Miami Beach) when negotiating a Memorandum of Understanding with the town of Old Lyme.

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**Appointment for Expired WPCA Position (H. Plaut)** – A motion (Melonopoulos/Brocki) was made to reappoint Harry to the WPCA until June 30, 2018. Harry would like to continue to serve on the WPCA. The motion passed unanimously.

**Approval of Don Brodeur as Replacement for Resigned WPCA Member (Joel Weisman)** – The Board realized that it had never formally approved Don Brodeur to replace Joel Weisman whose term expires June 30, 2016. A motion (Kingston/Plaut) was made to appoint Don Brodeur to serve out the remaining term of resigned WPCA member Joel Weisman which expires June 30, 2016. The motion passed unanimously.

**Golf Cart Regulations** – John would like to see the requirements for use of golf carts by Association members are strengthened by the Charter and By-Laws Review & Revision Committee.

**Gorton Avenue Entrance** – A motion (DuBaldo/Kingston) was made to plant eight arborvitae in order to remove the white fence along Route 156 bordering 2 Gorton Avenue. This action has the approval of the owner of 2 Gorton Avenue. The motion passed with four votes in favor with one abstention (Melonopoulos). Jerry Brocki had left the meeting prior to this vote.

**Broughel and Purtill Avenue Stubs** – The Association members adjacent to the Purtill Avenue stub would like to purchase this property. The proposed sale will be placed on the September General Membership Meeting agenda for membership approval. A motion (Melonopolous/Plaut) was made to request that the Association's attorney address the legal issues to assert OCBCA rights with the owner of the property on the southeast corner of Broughel and Swan Avenue. The motion passed unanimously.

**USDA Sheffield Brook Project** – Doug is still waiting for the easement package from the USDA.

**Review of June 28, 2014 General Membership Meeting** – There were no matters to discuss.

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

**Other Old Business** – None.

**New Business** – None.

**NEXT MEETING** - The next Board of Governor's meeting is scheduled for Monday,

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OCBCA Board of Governors Meeting

August 11th at 6:00 PM at Congregation Beth El Synagogue on Gorton Avenue.

A motion (DuBaldo/Melonopoulos) was made to adjourn at 7:45 PM. The motion passed.

Respectfully submitted  
Richard Kingston  
OCBCA Clerk  
July 20, 2014

Approved at August 11, 2014 Board of Governors Meeting

**Results of Voting at the July 14, 2014 Old Colony Beach Club Association Board of Governors Meeting. Board of Governor Members present: Doug Whalen, Don DuBaldo, John Melonopoulos, Harry Plaut, Jerry Brocki and Rich Kingston.**

**WPCA Funding:** A motion (Kingston/Brocki) was made to move the FY2015 funding total of \$21,000 for the WPCA from the General Fund to a Capital account for the WPCA. The motion passed unanimously.

**Waive the No Hammer Rule :** A motion (Brocki/Kingston) was made to waive the No Hammer (no construction) rule for a maximum of two days to complete the Brookside Avenue cleanup. The motion passed unanimously.

**Appointment for Expired WPCA Position (H. Plaut) –** A motion (Melonopoulos/Brocki) was made to reappoint Harry to the WPCA until June 30, 2018. Harry would like to continue to serve on the WPCA. The motion passed unanimously.

**Approval of Don Brodeur as Replacement for Resigned WPCA Member (Joel Weisman) –** A motion (Kingston/Plaut) was made to appoint Don Brodeur to serve out the remaining term of resigned WPCA member Joel Weisman which expires June 30, 2016. The motion passed unanimously.

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**Broughel Avenue Stub –**A motion (Melonopolous/Plaut) was made to request that the Association's attorney address the legal issues to assert OCBCA rights with the owner of the property on the southeast corner of Broughel and Swan Avenue. The motion passed unanimously.

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

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**Attachment 1**

July 14, 2014 OCBCA Board Meeting  
Treasurer's Summary

As of June 30, 2014:

Income: \$160,126.18

Expenses:

General Fund: (\$108,986.11)

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

Resulting in the Net Income: \$51,140.07

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

Results in the Balance on Hand as of May 31, 2014: \$140,553.82

**Attachment 2 (p.1)**

**PUBLIC WORKS TOPICS - 07.14.2014**

- 1. Beach Cleaning Contract: Our contract calls for cleaning Hartung Pl from Soundview to Old Lyme Shores. Plaut Environmental Services is in violation of this year's contract the only week that it met the requirements was the week of 06.09.14. Weeks that were missed: 05/5, 05/13, 05/19, 05/26, 06/02, 06/16, 06/23, 06/30, 07/07.....I believe the contractor needs to pay a penalty \$100 per week missed = \$900.....**
- 2. Mosquito repellant: Bti chemical was inserted in storm drains to prevent the growth of mosquitoes. All drains except the few that have continuous water flow from CT156 down Gorton eastside line.**
- 3. Waiver: I'm asking the BOD for a waiver to complete the Brookside Ext.....**
- 4. Sign Posts: We will be installing posts with plastic chain to prevent person/persons going on to the Brookside Extension, plus chain links (plastic) in our empty lot that the guards park on to suggest no dumping. The guards will still be able to park. Materials have been ordered and were delivered today to HS Plaut Environmental for installation. Chains will be ordered after installation of the posts to get precise measurements. Signs will be ordered to be attached with proper lettering.**
- 5. Trash: With the residents leaving trash/give-aways at entrances and curbside, what can we do to resolve?**
- 6. I will be away to a conference in Louisiana from 07.20 – 07.31 and I ask that Doug Whelan cover the P/W's or assign others for tasks.**
- 7. 68 Breen: Construction on the inside continues, is that denied by the hammer law?**
- 8. Trash @ Security Shack: As part of the trash for pickup, left debris from residents at the beach should be picked up even though they do not fit in the "Blue Barrels". There have been 2 broken chairs there for weeks. An effort for the people that move our barrels (H.S. Plaut & Co) should either breakup and put into the barrels or remove them.**
- 9. We had passed a resolution to forward a letter to the Harbor Master to create a no wake area in front of our swim area. Has this been done?**

**Attachment 2 (p.2)**

**10. Certificate of Insurances: We need to see if the following vendors have given OCBCA their COI's-**

- a. Lenny's (picnic)**
- b. Ice cream vendor**

**Respectfully,**

***John Melonopoulos***

**Director, Public Works**