

OLD COLONY BEACH CLUB ASSOCIATION
SEMI-ANNUAL MEETING
SATURDAY, JUNE 24, 2017
SHORELINE COMMUNITY CENTER, 39 HARTFORD AVE., OLD LYME

Old Colony Beach Club Association Semi-Annual Meeting

The meeting was called to order at 6:37 p.m. by Board Chairperson Doug Whalen. Doug noted that a quorum of members was present. Doug began the meeting with a moment of silence in memory of Association family members who have passed away.

Approval of September 10, 2016 Semi-Annual Meeting Minutes: A motion (Frank Noe/Steve Frechette) was made to accept the September 10, 2016 meeting minutes. The motion passed and the minutes were accepted.

Board of Director's report:

Chairman's Report: Doug presented his Chairman's Report (Attachment 1) to the membership. Doug began by thanking the Board members and Association residents for working very hard for making our beach association one of the best along the shore. Doug also thanked the WPCA members for the time and commitment they are making to this effort. Doug expressed appreciation to the Charter Commission members for the work they did that led to the successful Legislative adoption of the new Charter. Doug also wanted to thank his wife, Marie, for assisting him in his efforts as Board Chairperson. Doug reported that he has been working on the Sheffield Brook project with representatives of the state and federal governments. Doug will be working with volunteers to repaint the front entrance gates. Doug reported that he met with the new state trooper assigned to Old Lyme, Trooper Kaz Morse to discuss security issues. Doug also attended a webinar presented by a company which provides remote proxy voting which will allow members to cast formal votes at semi-annual general membership meetings without being physically present. Proxy voting will be allowed under the terms of the revised Charter. Doug also announced that Rich Kingston, Association Clerk, will put together a nominating committee this summer to fill the two vacant Board positions at the September 9th Semi-Annual Meeting. Doug reminded the membership about the rules regarding moped and golf cart operation. Doug spoke in favor of the Federation of Old Lyme Beaches which in the past has been a strong voice for beach community concerns.

Treasurer's Report: Janet Montano presented a Treasurers Summary for the period ending June 24, 2017 (Attachment 2). Janet noted that the full Treasurers Report with a detail of transactions would be posted on the Association's website. A motion (Seymour Tucker/Larry Michaud) was made to accept the Treasurer's Summary. There was no discussion. The motion passed by voice vote.

Clerk's Report: Rich Kingston asked that members who are interested in receiving their official OCBCA correspondence by e-mail should complete the E-Mail Statement and Required Documents Authorization form that was included in their meeting packet. Rich stressed that this program is completely optional and members who do not choose to complete this form will continue to receive official correspondence by U.S. Mail. If a member wishes to vote remotely by proxy the Authorization form must be completed in advance of such vote. Rich also spoke about the need to form a nominating committee prior to the September semi-annual meeting.

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Tax Collector: Sonia Dudas reported that all FY2017 taxes have been collected and that the new tax bills will be due on August 1.

Director of Public Works Report: Joel Zimmerman reported that Public Works has gotten off to a good start this year with beach cleaning and landscape maintenance proceeding as planned. Joel reported that the lower portion (the length of the underground pipe emptying into Long Island Sound) of the Sheffield Brook Project is 95 per cent complete. Joel noted that additional golf cart parking will be available in this area. Joel commented that the upper portion of this project has been delayed by wet weather this spring. The estimated completion date for this portion is mid July. Doug stated that the Association is being kept well informed about the progress of this project.

Director of Public Safety: Steve Humes reported that there is a new security guard service this year, Swift Security. Steve reported that he has gate access cards and license plates available. Rich reminded the members that Board members can be reached by using their official title @oldcolonybeach.org, i.e. clerk@oldcolonybeach.org, publicsafety@oldcolonybeach.org, etc. Doug reported that Security now has a cell phone so that they can be contacted at 860-661-2308 for non-emergency related security business. Members should call 911 for any emergency situations that arise.

Entertainment Director: Gavin asked members to pick up the summer recreation schedule which is available at the church entry. Gavin reported that a “coffee and social” is scheduled for tomorrow morning at 10:00 AM. Gavin reviewed the Summer Recreation Schedule (Attachment 3). The annual dinner on the beach will be held Saturday, July 22 at 5:30 PM.

Public Comment – Michael Bernstein and Tony Santangelo expressed a concern about the potential for the inappropriate use of proxy votes under the terms of the new Charter. Larry Mandel asked if it is possible to bring on security guards to handle situations that arise due to forecasted hot weather when security is not normally scheduled. Doug replied that the Board may need to expand the current security schedule to handle Mondays and Fridays. Doug also reported that there would be a full security complement on for the week in which July 4th occurs. Doug stated that the need for security must be balanced against the cost. Len Gregorian and Frank Nicotera were concerned about the definition of the “one parcel, one vote” language that is contained in the newly amended Charter. Doug stated that he would get clarification from our lawyer about that language and the use of proxy votes. Ann Cyr asked about the possibility of controlling foot traffic on Gorton Avenue. Doug answered that the lack of a beach pass would keep unauthorized persons from using the beach. Bill Turley is concerned about the location of the porta-potty on the Sheffield Brook property. Doug will see if it can be relocated to another location less intrusive to Gorton Avenue residents. Steve Frechette is concerned about how the security guards will handle noncompliant persons when they are asked to leave the beach. Doug responded that the security guards have post orders which instruct them to call the local police to assist in the removal of said person(s).

FY2018 Budget – Doug asked for a motion and a second to approve, under Section 9 of the Charter, the FY2018 OCBCA Budget with an established mill rate of 3.25 (Attachment 4). A motion (Steve Frechette/Frank Nicotera) was made to approve the FY2018 Annual Budget as submitted (Attachment 5). Doug noted that the town of Old Lyme has been reducing its annual stipend over the past few years. Doug reviewed the other income items of the budget. There was no discussion. The motion passed by voice vote.

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Old Business:

Charter, By-Laws, and Ordinance update – Rich Kingston reported about the process for getting the recently amended Charter approved by the Connecticut General Assembly. Rich was very complimentary of Representative Devin Carney's assistance. The last step still to be accomplished is the signature of the Special Act by the Governor.

Purtill Avenue Stub Sale – Doug informed the membership that in September 2014 the General Membership approved the proposed sale of the Purtill Avenue stub to the two adjacent homeowners for \$14,000 (\$7,000 each) (Attachment 4). Since that time our attorney has recommended, after negotiations with the two homeowners, to reduce the total to \$12,000 (\$6,000 each). This sale will acquit OCBCA of any responsibility for this stub. A motion (Marilyn Asal/Sandy Whitaker) was made to sell the Purtill Avenue stub for a total of \$12,000, thereby rescinding the approved motion of September 2014. Doug noted that this stub sale is roughly equivalent to prior sales of two other stubs. Donna Maselli expressed some concern about what she sees as the favorable terms for the homeowners. Doug responded that if the Association keeps the road stub it would have to make improvements to it. Rosemary Lombard and Larry Mandel believe that the initial sale price of \$14,000 was more than fair. Jim Fazzino inquired about the cost of defending the Purtill Avenue lawsuit. Michael Bernstein asked if the homeowners have first rights to the property. Doug reported that because one of the two residents has deeded access the property could not be offered to others. Ginny Durso asked Doug to explain the flooding and drainage issue. Doug responded that the cost of fixing this problem exceeds the \$2,000 reduction requested by the homeowners. Doug then called the vote. The motion passed by voice vote.

A motion (Tony Santangelo/Steve Frechette) was made to move New Business in front of Committee Reports on the formal meeting agenda. There was no discussion. The motion passed by voice vote.

New Business:

Doug reported that warning signs are being made to be placed in front of the two outlets of the Sheffield Brook underground pipe. Doug also reported that only service animals assisting the blind, deaf or mobility impaired will be allowed on the beach. Bob Asal asked about pushing sand from the beach back into the water. Larry Mandell answered that the sand hump was put in place after Superstorm Storm Sandy to protect shore front properties from a storm surge.

Committee Reports-

Water Pollution Control Authority EDU Cost Proposal Presentation – Doug introduced Frank Noe, chairman of the OCBCA WPCA. Frank began by naming the other members of the WPCA: Don Brodeur, Nancy Zimmerman, Steve Humes, Frank Nicotera, Joe Cancelliere, and Bob Asal. Frank introduced Steve Humes and Joe Cancelliere to make tonight's presentation. Steve Humes stated that the purpose of this presentation was to update Association members on the progress of work and to solicit input from members. Steve used a slide presentation to explain the process. Steve reviewed the need for waste water management within Old Colony Beach and adjoining beaches. The current abatement order from the Department of Energy and Environmental Protection (DEEP) must be complied with by December 2019. Old Colony Beach Club Association is working together with Old Lyme Shores Beach Association and Miami Beach Association to install a community sewerage system which will use the water treatment solution in New London by way of piping in Old Lyme,

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East Lyme, Waterford, and New London. Steve informed the membership that a 98 year lease will be signed with Old Lyme to provide a pumping station in the Hartford Avenue parking lot. This lease will require a \$200,000 payment over twenty years at \$10,000 a year. Steve noted that as of December 2015 the WPCA has been working with a cost estimate of four to six million dollars for Old Colony Beach. This estimate would be all inclusive after a state clean water fund grant has been applied to the total cost. Frank updated the membership about the progress of inter-town agreements that must be completed. Frank stated that although the three beaches purchased 300,000 gallons of capacity only 120,000 gallons would be used for the three beaches. The additional 180,000 gallons is being held in reserve to be purchased by other entities as they join the system. Any revenue from these transactions will go to the three original beaches involved in this process.

Steve then proceeded to explain how the four to six million dollars needed would be allocated to the individual Association members. Steve reported that the unit that would be used to determine these allocations is called an Equivalent Dwelling Unit (EDU). The task of the WPCA is to provide the definition of an EDU for Old Colony Beach EDU in order to allocate costs. This task is complicated by the housing complexion of OCBCA which has one hundred sixty-nine (169) single family structures, forty-two (42) two family structures, two four family structures, and one structure larger than four family. The WPCA has been meeting for over a year on how to best define an EDU. A tiered methodology is the currently preferred way to define an OCBCA EDU. This methodology assesses one EDU for a single family structure, 1.2 EDUs for a two family structure, 1.4 EDUs for a four family structure, and 1.6 for the one structure larger than four family. Steve stressed that this decision to use this tiered methodology is not final at this time. The WPCA is seeking Association member comments at this meeting and written comments. The WPCA is working to determine a fair and equitable distribution of project costs. Frank stated that a public hearing cannot be held until the final construction costs have been determined. After that public hearing a final decision by the WPCA regarding EDUs will be made.

Public Comment about the EDU Cost Proposal Presentation:

Larry Mandel suggested that the means to determine a vote in accordance with Charter language should be used to define an EDU. Frank Noe responded that this was not possible as each home, regardless of parcel, must have a lateral connection to the main sewer pipe per state requirements. Doug Whalen commended the WPCA for staying within original estimated costs for the project and for the EDUs. Doug asked the WPCA to reconsider the tiered methodology it is suggesting. Doug would like to see each property assessed as one EDU regardless of size. Lenny Gregorian was also concerned about the tiered approach as it doesn't take into account how the property is configured with bathrooms and bedrooms. Frank responded that there are a number of different methods to determine an EDU. The methodology under discussion was considered by a majority of the WPCA members the most fair. Frank also noted that properties with more than one structure would pay the appropriate amount for each structure, e.g. a one family and a four family on one parcel would be assessed 2.4 EDUs. Joe Cancelliere of the WPCA stated that the current methodology is based on an assessment of relative benefit. Steve Frechette asked for a clarification specific to his personal situation. Frank explained that the lateral connection to the main sewer pipe is each homeowners responsibility and not included in the project cost estimates. Donna Maselli was concerned that although she has two structures on her property their square footage is much smaller than many one family homes with more bedrooms. Frank appreciated the comment and stated that many variations of homes causes the task to be very complicated and member feedback is needed and appreciated. Rosemary Lombard suggested

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that using the number of kitchens per structure was a better method to determine EDUs. Carrie Jacques asked if the sewers would allow a homeowner to change from seasonal status to year round use for their home. Frank responded that changing from seasonal to year round is a question that should be directed to the Old Lyme Zoning Commission. Marie Whalen asked if the assessment for each home was considered as a methodology. Joe Cancelliere answered that using home assessments seems to closely correlate to the tiered methodology selected, as least for single and two family homes. Michael Bernstein asked when the single versus multiple family home will be determined. Frank stated that town records would be used at the time when the final EDU methodology is selected. Michael also asked for an estimated completion date for the sewer project. Frank believes that, although the current Consent Order expires December 2019, he believes the project won't be complete until, approximately, three and one-half years from now. Another member (Dean ???) asked if water usage was considered as a methodology. Frank stated that that was considered but the presence of many wells in the community made that methodology impractical. Lenny Gregorian asked whether the aquifer preservation effort in town would impact the sewer project. Frank stated that this effort is directed to a different part of town and will not impact the current project. Larry Mandel asked what happens if someone changes their home use from one to two family after the assessment. Frank noted that when regulations are formulated in future instances such as this will be taken into consideration. Jim Fazzino asked if the waste water study is available on the Association's website. Frank answered in the affirmative. Steve Humes added that a study conducted by DEEP independent of the OCBCA's Waste Water study confirms the conclusions of the OCBCA report. Ellen Schiller wanted the WPCA to know that the storm drain on the corner of Gorton Avenue and Grove Street is emanating a foul odor and asked them to address the situation.

Adjournment: Doug reminded the membership present that the next General Membership meeting is scheduled for Saturday, September 9. Doug thanked the pastor for allowing the Association to use this facility. A motion (Seymour Tucker/Frank Noe) was made to adjourn. The meeting was adjourned by acclamation at 9:17 PM.

Minutes recorded by:

Richard Kingston, Clerk
June 30, 2017

Approved at September 9, 2017 General Membership Meeting

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Results of Voting at the June 24, 2017 Old Colony Beach Club Association Semi-Annual General Membership Meeting

FY2018 Budget

A motion (Steve Frechette/Frank Nicotera) was made to approve the FY2018 Annual Budget as submitted (Attachment 5). There was no discussion. The motion passed by voice vote.

Purtill Avenue Stub Sale

A motion (Marilyn Asal/Sandy Whitaker) was made to sell the Purtill Avenue stub for a total of \$12,000 thereby rescinding the approved motion of September 2014. After some discussion the motion passed by voice vote.

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ATTACHMENT 1

OCBCA Chairman's Report for Semi-annual membership meeting 6-24-17

- Thank all of the Board members who worked very hard to make our beach association one of the best on the CT shoreline. Residents and Board members should be very proud of our Association, I have received many phone calls from real estate agents asking me questions about our association as their client made it clear to them that they only want to purchase a beach house in Old Colony Beach.
- Thank the WPCA members, your job is one of the most important active projects in our community. We all appreciate your time and commitment to this project.
- Thank all of the Charter revision committee members that worked hard to get our charter changes completed after 70 years since the last change. Rich will speak more on that subject
- Behind every successful man is a strong woman. I want to thank Marie for all of her patience and understanding. Having people walk in on dinners, calling all hours of the day and stopping by the house looking for Doug tries her patience but she is always understanding and has a smile. Marie, you are a great partner and the beach association owes you a big thank you for what you put up with.
- Working with Fuss & O'Neill and John Rosenthal (State of CT) to update our grants on the Sheffield Brook project. Federal staff from HUD were at the State of CT reviewing our grant as we are near completion. Joel will be providing an update on the progress.
- I Purchased scrappers and paint to do over the front entrance fences. If anyone is interested in helping paint the front entrance fences please let me know, a date agreeable to the volunteers will be picked and lunch will be provided.
- Met with the new resident trooper in Old Lyme discussed issues with Jet Ski violations, boating violations, overcrowding of public beach impact to our beach and requested more police patrols in our streets.
- Attended a webinar on a new program that allows for residents to send in their proxy and votes by Email. Company is called votehoanow.com. We would have all of the motions being presented in a proxy form so residents unable to attend meeting would have a voice and be able to vote online before the meeting. We will need to have a nominating committee present nominations so members can proxy vote if unable to attend.
- Again, as we start the summer season we have the same issues that plague our community, please obey all stop signs, one way streets and speed limit. If you do not have a driver's license you are not allowed to operate a moped/golf cart. Parents please monitor your children in this safety matter. Golf carts operating after sunset require lights and must be off the roads after 11pm. When walking your dog please pick up after your dog and please keep the dog off the beach.
- Federation of Beaches could be a strong voice of the beach community but over the years has been silent in many ways. We are working to strengthen the Federation voice in Old Lyme and will be looking to all of the beach community members to work with us as we put some programs together in the near future.

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ATTACHMENT 2

OCBCA Semi Annual Meeting
Treasurer's Summary
June 24, 2017

Balance July 1, 2016: \$195,997.09

Income: \$413,621.15

(\$412,906.15 minus \$25.80 collected in FY 2016 plus \$0.01 FY 2017 overpayment)*

Expenses: \$410,633.67

Balance June 24, 2017: \$198,958.78

General Fund Checking \$ 44,424.31

General Fund MM Savings \$100,677.93

Capital Fund MM Savings \$ 53,856.54

Balance 6/24/17 \$198,958.78

*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.

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ATTACHMENT 3



Recreation Schedule

June 24	6:30pm Semi-annual Membership Meeting
June 25	10am Coffee + social on the beach
July 1	8pm Movie on the beach
July 2	2pm Sandcastle contest & Ice Cream Social
July 8	8pm Movie on the beach
July 9	9am Kayak outing (meet by boat launch area)
July 15	Music on the beach " <i>Third Stone Band</i> "
July 22	5:30 Association Picnic on the Beach
July 29	8pm Movie on the beach
August 5	8pm Movie on the beach
August 6	2pm Sandcastle contest & Ice Cream Social
August 12	8pm Marcello Spagna music
August 19	9am Kayak outing (meet by boat launch area)
August 19	8pm Movie on the beach
August 26	8pm Movie on the beach
September 9	6:30pm Semi-annual membership meeting

Association Information

Mail: P.O. Box 10, Old Lyme, CT 06371
Website: www.oldcolonybeach.org

Police/Fire/Ambulance	911
Old Lyme Police (routine)	434-7080
Old Lyme Town Hall	434-1605
Old Lyme Dog Warden	434-3047
Old Lyme Landfill	434-2337

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ATTACHMENT 4



Voting Items for June 24, 2017 General Membership Meeting

- **FY 2018 OCBCA Budget-** under Section 9 of the Charter a motion to approve the budget for FY 2018 with a mil rate set at 3.25.

- **Purtill Ave. stub sale to abutting property owners-** Motion to allow the Board of Governors to offer “as is” the Purtill Ave. road stub (approx. 30’ x 83’) to the abutting property owners for a total selling price of \$12,000.00 (\$6,000.00 each). The motion grants authorization to the Chairman of the OCBCA Board of Governors to sign all document to complete this transaction. This motion rescinds and replaces the approved motion at the September 6, 2014 General Membership Meeting to sell such property for \$14,000.00 (\$7,000.00 each).

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ATTACHMENT 5

**Old Colony Beach Club Association Fiscal Year Proposed 2018 Budget plus Actual
Expenditures to 6/24/17**

	Actual FY 2015	Actual 6/30/2016	Budget FY 2017 APPROVED	Actual 6/24/2017	Budget FY 2018 PROPOSED
Revenues					
Property Taxes + finance charges	139,370.80	141,180.49	141,500.00	144,007.62	141,500.00
Town of Old Lyme	13,500.00	9,100.00	9,000.00	9,000.00	8,400.00
Vendor Fees	500.00		500.00	500.00	500.00
Reimbursement for Liens & Lien Releases					
Registrations	450.00	350.00	100.00	450.00	200.00
Reimbursement for Bank Charge	51.95				
Gate Swipe Cards	280.00	445.00		370.00	200.00
Fines	400.00	40.00			
Sign damage payment	88.00				
Boat storage cost reimbursement		30.00		30.00	
Federation 1/2 dues returned				289.50	
CT Water funds overpayment returned				4,751.95	
Overcharged fees returned				1,166.00	
Interest Income General Fund	161.11	186.74	50.00	138.29	75.00
Interest Income Capital Account	73.18	99.87	50.00	116.79	75.00
Easement Funds		8,250.00			
State of Connecticut grant money		52,930.01		247,070.00	
Recreation	2,670.00	2,600.00	2,000.00	2,460.00	2,000.00
Raffle	2,417.50	2,744.00	2,000.00	2,531.00	2,000.00
Merchandise	625.00	1,570.50	400.00	740.00	
Total Revenues	160,697.84	219,606.61	165,600.00	413,621.16	165,600.00
Expenditures General Fund					
Public Safety	23,853.87	24,145.03	27,000.00	17,845.67	26,000.00
Public Works	40,851.17	31,367.65	38,000.00	26,585.30	40,000.00
Insurance	5,154.00	5,241.00	6,800.00	5,309.00	6,400.00
General Administration	3,802.27	6,499.06	6,000.00	3,062.68	6,000.00
Electricity	5,027.98	5,022.24	5,300.00	4,586.25	6,800.00
Fire Protection (Hydrants)	8,777.76	9,139.94	10,000.00	9,787.10	10,200.00
Recreation	6,132.64	8,038.42	9,000.00	10,383.26	9,000.00
Raffle	700.77	100.00	600.00	472.32	600.00
Merchandise	1,333.00	1,219.50	1,700.00	1,658.40	1,800.00
Professional Fees	7,630.00	9,816.11	10,000.00	3,622.50	10,000.00
Donations				100.00	
Property Taxes	1,329.42	929.56	1,600.00	955.71	1,600.00
Subtotal	104,793.08	101,518.51	115,600.00	84,368.19	117,000.00
Contingency Fund Capital Account	20,000.00	13,000.00	18,000.00	18,000.00	18,000.00
General Fund Expenditures after \$ transfer	124,793.08	114,518.51	133,600.00	102,368.19	
Capital Improvements/Expenditures					
WPCA	41,904.66	22,000.00	22,000.00		22,000.00
Sheffield Brook Permits		1,685.00		1,250.00	
Sheffield Brook	3,400.00	49,530.00		325,015.48	
Subtotal	45,304.66	73,215.00	22,000.00	326,265.48	38,000.00
Total	180,097.74	174,733.51	165,600.00	410,633.67	165,600.00
Mill Rate	2.5	3.25	3.25	3.25	3.25
Profit/Loss	10,489.80	44,773.10			

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