

**May 31, 2015**

**Old Colony Beach Club Association Board of Governors Meeting  
Rich Kingston's House, 12 Old Colony Rd., Old Lyme, Ct.**

The meeting was called to order at 10:00 AM by Board Chair Doug Whalen. Doug stated that a quorum was present.

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

**Minutes:** A motion was made (Brocki/DuBaldo) to accept the minutes from the April 11, 2015 Board of Governors meeting. The motion to accept the passed with two abstentions.

**Treasurers Report (Janet Montano):** Rich passed out the Treasurer Summary through April 30 prepared by Janet Montano. Doug stated that we would accept the report without the need to formally accept it.

**Action Items Update:** The Board reviewed and updated the listing of Action Items for April 2015. Updates were made to the list to reflect activity through May 2015. Jerry said that he is prepared to discuss Action Item #33- Remote Data Storage at its June 13<sup>th</sup> meeting.

**Committee Reports:**

**Chairman's Report (Doug Whalen):** Doug reported that he has signed a revised Easement Agreement with USDA which includes a slightly revised project area and a small increase to the amount that will be paid for the easement. Doug also reported that the town's contractor is no longer testing water samples in private beaches. Doug will secure an official letter indicating the abandonment of the test sites so they can be removed as necessary. A new sign has been ordered for the Breen Avenue beach entrance which will include a "no pets on the beach" instruction. The two signs at Old Colony and Gorton Avenue will be altered to remove "no excessive noise" and replaced with "no pets on the beach" to reflect the latest change on the Breen Avenue sign. Doug also stated that he had testified in a deposition related to the pending fireworks lawsuit. Rachel Gregorian has created new landscape design for the front entrances. If she is unable to perform the work herself the landscaping contractor will do the work according to her design. The list that Security uses to grant street access when the gates are closed has been revised to include names of people who have access rights but do not appear on a property deed. Doug asked that Board members let him know if Association members approach them asking to have family names added to the entry list. Doug also reported that the cut in the road at the end of Old Colony Road will be repaired within the next week or so.

**Clerk's Report (Rich Kingston):** Rich reported that the Shoreline Community Center has been reserved for both the June 27 and September 12 Semi-Annual General Membership Meetings.

**Tax Collector (Don DuBaldo):** Don reported that all FY2015 taxes have been paid. He has only three outstanding interest payments due and one fine to be collected.

**Recreation (Harry Plaut):** Harry presented his proposed summer activity schedule. The Board discussed this schedule in great detail. The revised summer 2015 Recreation Events Schedule appears as Attachment 2 to these minutes. The Board agreed to use pre-recorded music at the OCBCA Dinner on the Beach on July 18 rather than hire a band or a DJ. The Board also agreed that tickets for this event should be priced the same as last year. Harry would like to have a block tag sale for one street each summer. The Board agreed that this might be a good idea but it should be discussed during the winter meetings for the summer of 2016. Doug suggested that the Board purchase OCBCA logo beach bags for sale to the membership. Doug also reported that a new bulletin board is being made for Old Colony Road and that he would also like to see a similar bulletin board made for Breen Avenue.

**Public Safety (Jerry Brocki):** Doug has signed the Securitas summer security guard contract. Jerry is having gate access cards made and Doug has ordered more car window stickers. The Board agreed that in order to allow residents with window stickers to safely pass lined up cars at the beach street entrance on Old Colony Road the guard will be issued a yellow vest and a safety cone will be placed in the middle of the road. Doug asked Jerry to have the street crack sealing company come before July 1. Jerry will arrange to lease an electric golf cart for use by Security for the last week of June through Labor Day.

**Public Works (interim, Doug Whalen):** Doug reported that all the entry gates are working properly. Doug expressed concerns to Harry, the owner of H.S. Environmental Services, about the amount of stones on the lower portion of the beach above the high tide line. Harry will push the stones into the water to see if this will resolve the problem.

**Nomination of New Board Member:** A motion (DuBaldo/Brocki) was made to offer Gavin Cartiera the vacant Board position. Gavin has indicated his interest to Doug and he is willing to serve as the Director of Public Works. Gavin would serve for the remainder of John Melonopoulos's unexpired term which ends September 2017. There was no discussion. The motion passed unanimously.

**2016 Budget** – A motion (DuBaldo/Brocki) was made to approve the 2016 budget with a mil rate of 3.25 and to present this budget to the membership. The motion passed unanimously.

**WPCA Report** – This topic will be tabled until next meeting.

**Charter, By-Laws & Ordinance Review & Revision Committee:** This topic will be tabled until next meeting.

**Purtill Avenue Stub Sale & Broughel Avenue Status** – This topic will be tabled until next meeting.

**USDA/Dept of Housing Sheffield Brook Project**– This item was discussed in the Chairman’s Report portion of the meeting.

**Entrance Landscaping Project** - This item was discussed in the Chairman’s Report portion of the meeting.

**Amount Due Collection Issue – 63 Breen Avenue** – Doug stated that there is a dispute about a \$300 fine assessed to the property owners at 63 Breen Avenue for fifteen (15) days of construction last summer. The homeowner has offered to pay a \$100 fine for five (5) days rather than the \$300 assessed by the Board under the terms of the Charter. A motion (DuBaldo/Plaut) was made to direct the OCBCA’s attorney to proceed with the legal measures necessary to collect the \$300 fine. Discussion ensued about the costs and need to use legal services. The motion was amended to set a limit for attorney fees. The motion passed 4 ayes to 1 nay (Whalen). Don will work with our attorney to pursue this issue.

**Preparation for June 27<sup>th</sup> General Membership Meeting** – The Board reviewed the draft agenda and made changes as appear in Attachment 3 to these minutes. A motion (Kingston/DuBaldo) was made to accept the June 27 Semi-Annual General Membership Meeting agenda as it appears in Attachment 3. There was no discussion. The motion passed unanimously.

**Other Old Business** – None.

**New Business** – Harry as town Harbor Master will make sure that Old Colony Beach receives notices issued by his department.

**NEXT MEETING** - The next Board of Governor’s meeting is scheduled for Saturday, June 13th at 9:00 AM. The meeting site will either be at Don DuBaldo’s cottage or, in case of bad weather, Rich Kingston’s home.

A motion (Plaut/Brocki) was made to adjourn at 11:08 AM. The motion passed.

Respectfully submitted

Richard Kingston

OCBCA Clerk

June 1, 2015

Approved at June 13, 2015 Board of Governors Meeting

**Results of Voting at the May 31, 2015 Old Colony Beach Club Association Board of Governors Meeting. Board of Governor Members present: Don DuBaldo, Harry Plaut, Jerry Brocki, Rich Kingston and Doug Whalen. Member absent: Janet Montano**

**Nomination of new Board Member:** A motion (DuBaldo/Brocki) was made to offer Gavin Cartiera the vacant Board position. Gavin has indicated his interest to Doug and he is willing to serve as the Director of Public Works. Gavin would serve for the remainder of John Melonopoulos's unexpired term which ends September 2017. There was no discussion. The motion passed unanimously.

**2016 Budget** – A motion (DuBaldo/Brocki) was made to approve the 2016 budget with a mil rate of 3.25 and to present this budget to the membership. The motion passed unanimously.

**Amount Due Collection Issue – 63 Breen Avenue** A motion (DuBaldo/Plaut) was made to direct the OCBCA's attorney to proceed with the legal measures necessary to collect the \$300 fine. Discussion ensued about the costs and need to use legal services. The motion was amended to set a price for attorney fees. The motion passed 4 ayes to 1 nay (Whalen).

**Preparation for June 27<sup>th</sup> General Membership Meeting** – A motion (Kingston/DuBaldo) was made to accept the June 27 Semi-Annual General Membership Meeting agenda as it appears in Attachment 3. There was no discussion. The motion passed unanimously.

May 31, 2015  
OCBCA Board of Governors Meeting

**ATTACHMENT 1**

MAY 31, 2015 OCBCA Board Meeting  
Treasurer's Summary

From July 1, 2014 to April 30, 2015:

Income: \$158,849.17

Expenses: \$125,576.10

Resulting in the Net Income: \$33,273.07 plus 2 cents overpayment of 2014 taxes minus a bounced check of \$31.55 or \$33,273.09

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

Results in the Balance on Hand as of April 30, 2015: \$173,776.97

**ATTACHMENT 2**

**2015 Recreation Events Schedule**

- June 20<sup>th</sup> - 8:00pm Movie On the Beach
- June 26<sup>th</sup> - 8:00pm Movie on the Beach
- June 27<sup>th</sup> - 6:30pm Membership Meeting
- June 28<sup>th</sup> - 10:00am Breakfast on the Beach
- July 3<sup>rd</sup> - 8:00pm Movie on the Beach
- July 11<sup>th</sup> - 8:00pm Movie on the Beach
- July 12<sup>th</sup> - Sandcastle Contest (judging @ 2pm)
- **July 18<sup>th</sup> - 6:00pm OCBCA dinner on the beach**
- July 24<sup>th</sup> - 7:00pm Music w/wine & Cheese party
- July 25<sup>th</sup> - 8:00pm Movie on the Beach
- July 31<sup>st</sup> - 7:00pm Concert on the Beach
- August 1<sup>st</sup> - 8:00pm Movie on the Beach
- August 8<sup>th</sup> - 8:00pm Movie on the Beach
- August 9<sup>th</sup> - Sandcastle Contest (judging @ 2:00pm)
- August 15<sup>th</sup> - 8:00pm Movie on the Beach
- August 22<sup>nd</sup> - 8:00pm Movie on the Beach
- August 29<sup>th</sup> - 8:00pm Movie on the Beach
- September 12<sup>th</sup> - 6:30 pm Membership meeting

**ATTACHMENT 3**

**OLD COLONY BEACH CLUB ASSOCIATION  
SEMI-ANNUAL MEETING AGENDA**

**SATURDAY, June 27, 2015, 6:30 PM**

**Location: Shoreline Community Center, 39 Hartford Ave., Old Lyme, Ct**

- Approval of September 6, 2014 Semi-Annual Meeting Minutes
- Board of Directors report:
  - Chairman: Doug Whalen
  - Treasurer: Janet Montano
  - Clerk: Rich Kingston
  - Tax Collector: Don DuBaldo
  - Public Works: Doug Whalen (acting)
  - Security: Jerry Brocki
  - Recreation: Harry Plaut
- Public Comment- Association member comments on Board of Directors report
- Committee Reports
  - Water Pollution Control Authority
  - Charter and By-Laws Review and Revision Commission
- FY2016 Budget **\*\*VOTING ITEM\*\***
- Old Business
  - Update - Sheffield Brook Pipe & Outflow Improvements
- New Business
- Public Comment

Adjournment: