

OLD COLONY BEACH CLUB ASSOCIATION  
SEMI-ANNUAL MEETING  
SATURDAY, JUNE 25, 2016  
SHORELINE COMMUNITY CENTER, 39 HARTFORD AVE., OLD LYME

**Old Colony Beach Club Association Semi-Annual Meeting**

The meeting was called to order at 6:32 p.m. by Doug Whalen.

**USDA/Dept of Housing Sheffield Brook Project Presentation from Fuss & O'Neill**

Doug introduced Dean Audet of Fuss & O'Neill to present a quick overview of the Sheffield Brook Project. Dean stated that nothing has changed since his presentation at the September 2015 General Membership meeting. He does expect a number of approvals in the near future which will allow the project to proceed to the construction phase. Dean then described the reasons for the project and the steps that will be taken to complete it. Dean noted that there are two parts of the project: changes to the stream north of Hartung Avenue funded by USDA and changes to the outflow from Hartung Avenue to Long Island Sound funded with Department of Housing funds. Dean also stated that changes to the flow of the brook and increased outflow capacity to Long Island Sound will be made as part of this project. Dean provided some visual examples of similar projects, one in Rhode Island and one at Rock Neck State Park. Dean then explained that weir boards would be used to control tidal surges during serious ocean storms. The boards would be inserted prior to the storm and removed immediately after. Dean stated that the current schedule calls for project bidding in July or August of this year, construction would start mid-September with completion anticipated for later this fall. Dean then answered questions about his presentation from the membership. Doug stated that the Association will have a contract to manage the use of the weir boards. Doug noted that he attended weekly phone meetings over the winter and that Dean and Fuss & O'Neill are doing a great job with this project.

**Approval of September 12, 2015 Semi-Annual Meeting Minutes:** A motion (Seymour Tucker/ Nancy Logano) was made to accept the September 12, 2015 meeting minutes. The motion passed and the minutes were accepted.

**Board of Director's report:**

**Chairman's Report:** Doug began by thanking the many people who volunteered to do little projects during the spring to improve our community. The remainder of the Chairman's report is summarized in Attachment 1.

**Treasurer's Report:** Janet Montano presented a Treasurers Report for the period ending June 25, 2016 (Attachment 2).

**Clerk's Report:** Rich Kingston asked that members present review their meeting package and, if they are interested in receiving their official OCBCA correspondence by e-mail rather than by U.S. Mail, that they complete the "Email Statement and Required Documents Authorization Form" and return it to him. Future official mailings will then be sent by e-mail. Rich also stated that this method would allow multiple owners of a single property parcel to receive official notices and documents rather than the current method of one per parcel using the town of Old Lyme's Grand List official address.

**Tax Collector:** Steve Humes reported that there are still two tax bills from fiscal year 2016 that have not been paid.

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**Director of Public Works Report:** In the absence of a Director of Public Works Doug has been performing these duties. Doug reported that new signs have been ordered for ones that have been broken or are missing. The entry gates are being repaired as necessary. Beach cleaning began daily this week. Doug let members know that Thursday trash pick-up would start this Thursday, June 30.

**Director of Public Safety:** In Jerry Brocki's absence Doug reported that Securitas, the security firm that OCBCA used last year, has once again been contracted to perform these duties. Doug encouraged members to get and use OCBCA car windows stickers rather than have to go through the gate check-in process. Doug reported that there will be guards daily for the first full week of July.

**Entertainment Director:** Gavin asked members to pick up the summer recreation schedule if they have not already done so on their way in. The annual dinner at the beach will be held Saturday, July 16 at a cost of \$10 per person with free admission for children five (5) and under.

**Public Comment** – There was no public comment at this time.

**Committee Reports - Water Pollution Control Authority** – Doug introduced Frank Noe, chairman of the OCBCA WPCA, to give the report for the Authority. Frank began by naming the WPCA members: Don Brodeur, Nancy Zimmerman, Steve Humes, Frank Nicotera, Joe Cancelliere, Bob Asal, and himself, Frank Noe. Frank stated that the sewer project is back on track after being set back by efforts of the town to conduct their own study which delayed the process for the three beaches, Old Colony, Old Lyme Shores, and Miami Beach. Hawks Nest Beach has been resisting the efforts of the town's WPCA regarding the need to find a community solution to its waste water problems. Frank stated that of the three possibilities for the location of the necessary pump station the parking lot on Hartford Avenue is considered the better of the three options. The three beaches are working with the town of Old Lyme to secure a ninety-eight (98) year lease for this property. The WPCA is working with a number of stakeholders, i.e. East Lyme, Waterford and New London. Frank stated that when Sound View joins this process it will reduce the costs for the three beaches. Frank urged Association members to attend the Old Lyme WPCA on the second Tuesdays of each month to encourage the town's WPCA to include Hawks Nest in this sewer project. Frank informed the Association that the consent order with DEEP has been extended to December 2019 which cannot be extended beyond that date. The three beaches will have to have operating sewers no later than that date. In answer to a question Frank stated that the beaches will not build a bathroom at the pump station as part of the lease as was previously supposed. The town of Old Lyme will have a town meeting this summer to approve the leasing of the parking lot spaced to the three beaches. Doug stated that it is critical that Association members attend this meeting and vote to approve. Frank stated that the numbers are coming in near original estimates. Frank believes, at this time, that the average cost per EDU (Equivalent Dwelling Unit) should be about \$1,600 annually for twenty (20) years. One member present asked how the cost per unit was going to be determined. Frank stated that a method has not yet been determined. Doug stated that there would be a public meeting with the members once the method has been determined. Another member asked about the on-going usage charges. Frank said that these charges would be based on water usage. A member asked if it was feasible to bury the other beach utilities when the sewer lines are being installed. Doug stated that he would attempt to get "rough numbers" about the cost of doing this and he would bring these numbers to the September General Membership meeting.

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**FY2017 Budget** – Doug informed the members that the mil rate of 3.25 remains the same as last fiscal year. Although the town of Old Lyme has reduced its support the annual raffle and other savings has allowed the Board to keep the budget at current level. A motion (Nancy Zimmerman/ Bill Diefenbacher) was made to accept the FY2017 budget as presented (Attachment 3). There was no discussion. The motion passed unanimously.

**Old Business:**

**Charter, By-Laws and Ordinance Revisions** – In answer to the question raised at the September 12, 2015 Membership Meeting Doug asked the lawyer for clarification regarding recording of executive session proceedings and votes. Doug was advised that there are a limited number of reasons that the Board can go into executive session and when it does the time must be recorded and no votes can be taken during this session. The meeting minutes will also record the time that executive session is ended but no record of what was discussed during executive session is recorded or appear in any minutes. Rich stated that although the recently revised Ordinances and By-Laws are effective the newly revised Charter is not. Any conflicts that arise between the existing Charter and revised Ordinances and By-Laws must be resolved in favor of the Charter.

**Purtill Avenue Stub Sale** - Doug and Janet are trying set up a meeting with the owners of both sides of the Purtill Avenue stub and their lawyers to discuss the sale of this property. If the adjacent owners do not wish to purchase the property the Board will return to the membership at the September 10<sup>th</sup> General Membership meeting with other options for its sale.

**New Business:**

Doug stated that as a result of Harry Plaut's resignation from the Board of Governors there still remains a vacancy on the Board. Doug asked that any member who is on the deed and is interested to contact any Board member about serving on the Board. Rich stated that the church on Route 156 has offered its space for the next Membership meeting in September. Those in attendance were supportive.

**Public Comment:**

A member asked that the golf cart parking at the Breen Avenue entrance be back-bladed to improve the parking. Doug will ask Harry Plaut to do this. Another member pointed out that a pipe that is sticking out onto Old Colony Road near the entrance from Route 156 is a hazard. Doug said that he would have it removed. A member would like to have the speed bumps repainted. There is some concerns about kayaks, canoes, and surf boards in the swim area. The Board will research this issue with state regulations.

**Adjournment:** A motion (Ruth Spitz/Elliot White) was made to adjourn. The meeting was adjourned by acclamation at 8:05 PM.

Minutes recorded by:  
Richard Kingston, Clerk  
July 2, 2016

Approved by General Membership at its September 10, 2016 Semi-Annual Meeting

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**Results of Voting at the June 25, 2016 Old Colony Beach Club Association Semi-Annual General Membership Meeting**

**FY2017 Budget**

A motion (Nancy Zimmerman/Bill Diefenbacher) was made to accept the FY2017 budget as presented (Attachment 3). There was no discussion. The motion passed unanimously.

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**ATTACHMENT 1**

**OCBCA Chairman's report 6/25/16**

I would like to thank the many people that worked over the past winter & spring doing little projects for OCBCA. We do not have a management company like Point of Woods and there are times when projects start to grow in the community. It is the spirit of volunteering that is present in our community that allows us to present a stable budget to the membership without having to go up on the mill rate even though the Town of Old Lyme has cut our stipend in half. In particular I would like to thank the Dubaldo family for cleaning, painting and installing solar lights on the pillars to the Breen & Gorton Ave entrances. Guy Pelletier who has allowed OCBCA to use his trailer for moving the guard shack every fall & spring and taking association trash to the dump when needed.

The following items were addressed by the Chairman since the September meeting:

- Work with the State Republican party legal and the bylaws committee to get the Charter revisions moving forward. Will be working with the Contacts to move our revisions forward in the next legislative session as this session was a short session and we could not get it on the table.
- Worked with Janet Montano & the Association Attorney to move the Purtill Ave stub sale forward. A meeting is scheduled for July and a report will be ready for the September membership meeting.
- Letter sent to First Selectwoman & Resident trooper regarding jet ski issues and unruly beach goers on the beach
- Attended biweekly meeting with NRCS, Gannett Fleming engineering & Fuss & O'Neill regarding the Sheffield Brook
- Conducted telephone calls with Frank Noe receiving updates on the Sewer project & assisting the OCBCA WPCA with signing documents to keep the project in motion.
- Opened the security shed for the summer, updated the residents list for security, and ordered more window stickers & guest passes.
- Worked with Colonial printers on printing a bylaw & ordinance booklet to be issued to the membership. New booklets with the Charter, ordinances & Bylaws will be completed once the Charter is approved by the legislators.
- Fielded many phone calls and email correspondence by real estate agents regarding OCBCA properties for sale and potential sales.

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**ATTACHMENT 2**

OCBCA Semi Annual Meeting  
Treasurer's Summary  
June 25, 2016

Balance July 1, 2015: \$151,198.21

Income: \$219,080.96 plus \$25.78 overpayment of 2015 taxes

Expenses: \$147,699.71

Balance June 25, 2016: \$222,605.24

General Fund Checking	\$	4,907.97
General Fund MM Savings		129,523.73
Capital Fund MM Savings		<u>88,173.54</u>
Balance 6/25/16		\$222,605.24

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**ATTACHMENT 3**

	Actual FY 2014	Actual FY 2015	Budget FY 2016 APPROVED	Actual 5/31/2016	Budget FY 2017
<b><u>Revenues</u></b>					
Property Taxes + finance charges	140,040.07	139,370.80	<b>141,500.00</b>	141,160.49	<b>141,500.00</b>
Town of Old Lyme	13,500.00	13,500.00	<b>9,100.00</b>	9,100.00	<b>9,000.00</b>
Vendor Fees	500.00	500.00	<b>500.00</b>		<b>500.00</b>
Reimbursement for Liens & Lien Releases					
Registrations	900.00	450.00	<b>100.00</b>	250.00	<b>100.00</b>
Reimbursement for Bank Charge		51.95			
Gate Swipe Cards	360.00	280.00		285.00	
Fines	45.00	400.00		40.00	
Sign damage payment		88.00			
Interest Income General Fund	87.56	161.11	<b>50.00</b>	170.83	<b>50.00</b>
Interest Income Capital Account	55.91	73.18	<b>50.00</b>	90.13	<b>50.00</b>
Easement Funds				8,250.00	
State of Connecticut grant money				27,551.51	
Recreation	1,811.00	2,670.00	<b>1,500.00</b>	2,600.00	<b>2,000.00</b>
Raffle	1,472.00	2,417.50	<b>1,500.00</b>	2,744.00	<b>2,000.00</b>
Merchandise	1,336.25	625.00	<b>800.00</b>	1,460.50	<b>400.00</b>
<b>Total Revenues</b>	<b>160,107.79</b>	<b>160,587.54</b>	<b>155,100.00</b>	<b>193,702.46</b>	<b>155,600.00</b>

**Expenditures General Fund**

Public Safety	24,387.23	23,853.87	<b>29,000.00</b>	19,629.46	<b>27,000.00</b>
Public Works	34,643.73	40,851.17	<b>39,000.00</b>	26,786.17	<b>38,000.00</b>
Insurance	4,870.00	5,154.00	<b>8,100.00</b>	5,241.00	<b>6,500.00</b>
General Administration	4,190.05	3,802.27	<b>5,100.00</b>	5,882.54	<b>6,000.00</b>
Electricity	4,507.35	5,027.98	<b>5,100.00</b>	4,639.06	<b>5,300.00</b>
Fire Protection (Hydrants)	8,187.89	8,777.76	<b>9,000.00</b>	8,335.41	<b>10,000.00</b>
Recreation	7,466.72	6,132.84	<b>7,000.00</b>	7,876.16	<b>9,000.00</b>
Raffle	684.74	700.77	<b>600.00</b>	100.00	<b>600.00</b>
Merchandise		1,333.00	<b>1,200.00</b>	1,219.50	<b>1,700.00</b>
Professional Fees	15,675.00	7,830.00	<b>14,500.00</b>	9,466.11	<b>10,000.00</b>
Donations					
Reconciliation Discrepancy	0.40				
Property Taxes	1,278.06	1,329.42	<b>1,500.00</b>	929.56	<b>1,500.00</b>
<b>Subtotal</b>	<b>105,891.17</b>	<b>104,793.08</b>	<b>120,100.00</b>	<b>90,104.97</b>	<b>115,600.00</b>
<b>Contingency Fund Capital Account</b>	<b>17,000.00</b>	<b>20,000.00</b>	<b>13,000.00</b>		<b>18,000.00</b>
<b>General Fund Expenditures after \$ transfer</b>	<b>122,891.17</b>	<b>124,793.08</b>	<b>133,100.00</b>		<b>133,600.00</b>

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**Capital Improvements/Expenditures**

WPCA	3,095.34	41,904.66	<b>22,000.00</b>		<b>22,000.00</b>
Sheffield Brook Permits				1,685.00	
Sheffield Brook		3,400.00		49,530.00	
<b><u>Subtotal</u></b>	<b>3,095.34</b>	<b>45,304.66</b>	<b>22,000.00</b>	<b>51,215.00</b>	<b>22,000.00</b>

<b>Total</b>	<b>108,986.51</b>	<b>150,097.74</b>	<b>155,100.00</b>	<b>141,319.97</b>	<b>155,600.00</b>
Mill Rate	2.5	2.5	3.25	3.25	3.25
Profit/Loss	51,121.28	10,489.80			