

OLD COLONY BEACH CLUB ASSOCIATION
SEMI-ANNUAL MEETING
SATURDAY, JUNE 27, 2015
SHORELINE COMMUNITY CENTER, 39 HARTFORD AVE., OLD LYME

The meeting was called to order at 6:36 p.m. Doug Whalen, Chairman, verified with the Clerk Rich Kingston that a quorum was present.

Approval of September 6, 2014 Semi-Annual Meeting Minutes: A motion (Marilyn Asal/Nancy Lagano) was made to accept the September 6, 2014 meeting minutes. The motion passed and the minutes were accepted.

Board of Director's report:

Chairman's Report: Doug welcomed the new members to the Association. Doug appealed to the membership to become active in the operations of the OCBCA. Doug also asked that when members notice infractions to the Association's rules that they mention them to those people who are not following the rules

Treasurer's Report: Janet Montano presented a Treasurers Report for the period ending June 27, 2015 (Attachment 1). A motion (Jerry Glazier/Frank Nicotera) was made to accept the Treasurers Report as submitted. Doug noted that it is a good thing that the Association is developing a healthy bank balance as this will assist in securing a better percentage rate when bonding is sought for the sewer project in the near future. The motion passed unanimously.

Clerk's Report: Rich Kingston notified the membership that the second Semi-Annual General Membership Meeting is scheduled for Saturday, September 12th at the Shoreline Community Center. Rich also explained that the Association will be using a yellow notice that will be attached to trash and recycle cans which are not taken off the street after 24 hours after they have been emptied (Attachment 2). Rich encouraged all members to take steps to make sure that their trash and recycle cans are moved off the street timely.

Tax Collector: Don DuBaldo reported that all of the 2015 taxes have been collected. Don also reported that he is in the process of collecting three (3) late fees which are still due to the Association.

Director of Public Works Report: Doug introduced Gavin Cartiera who has joined the Board of Governors and will be serving as the Director of Public Works. Doug reported that street crack sealing will be performed before the July 4th holiday. Doug noted that H.S. Plaut Environmental Services has already begun performing daily beach cleaning. Doug informed the membership that solar powered lights have been installed on the Old Colony Beach entrance monuments. They will also be installed on the Breen and Gorton Avenue monuments in the near future.

Director of Public Safety: Doug, in Jerry's absence, reported that OCBCA is the only beach using Securitas for beach security. Security will be fully staffed from Sunday evening all the way through the 4th of July weekend. That means three guards during the day (beach, main entrance and roving) and a roving guard during the evening hours. Subsequent weeks will have an evening guard every night (weather permitting) and three day guards on the weekends. Beginning July 1 Security will have use of a golf cart. Doug also reported that an infrared security camera records the license plate of every car

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that goes in and out of the main entrance. Activity at the beach itself and the rocks bordering Old Lyme Shores is also recorded by a security camera. Doug also notified the membership that illegal fireworks are not allowed on the beach.

Entertainment Director: Harry Plaut reviewed the list of scheduled activities for this summer (Attachment 3). The beach trash and recycle pick-up schedule is also on this list.

Public Comment – An Association member expressed concern about the number of cars travelling the wrong way on Grove Street and Maple Avenue. Doug reminded the body that the Beautification Committee under Frank Noe’s chairmanship had studied the traffic pattern and determined that these two streets should be made one way permanently. Doug believes that the signage we do have is sufficient to address this need. A member thanked the Board for the new signs at the beach entrance ways.

Committee Reports - Water Pollution Control Authority – Doug introduced Frank Noe, chair person for the OCBCA WPCA. Frank announced the names of the current members of the WPCA. Frank started his presentation by noting that Old Lyme Shores and Old Colony Beach were proceeding with the sewer project until the town of Old Lyme expressed some interest in 2013 in possibly participating in a community waste water management system for all of the beaches. The town completed their own study in December 2013 and a community system was found to be impractical. The state Department of Energy and Environmental Protection (DEEP), after reviewing the initial study results, ordered the town to expand the study to include transporting waste to the New London treatment plant. At a recent town meeting a request for the additional funds necessary to complete this study was not approved. The town’s Board of Finance has now hired an attorney to investigate why amounts beyond the initial town approved allotment for this study were expended. DEEP has since issued an administrative order directing the town of Old Lyme to finish their study. This action will not delay the joint efforts of Old Colony Beach, Old Lyme Shores, and Miami Beach from negotiating with East Lyme and New London to provide waste water transmission and processing services. The pump station for the three beaches is currently planned for Miami Beach. The three beaches are preparing an Inter-Municipal Agreement (IMA) to allow them to negotiate as one entity. Frank believes that completion of this project will be accomplished by 2018. Frank entertained questions from the body. Frank said that allowances have been made for the possible inclusion of Sound View Beach and Hawks Nest should the town decide to participate in the project. If the town should join the project after it has been completed cost recovery activities on behalf of the three beaches will take place at that time. Frank does not know at this time how any recovered funds would be disbursed to the initial users of the system. There was some concern about the looks of the pump station. Doug explained that the pumping station will be smaller than the OCBCA security shed at the end of Old Colony Road. Frank stated that the final decision regarding how much each individual user will pay for the system will be put forward to the membership for a vote prior to implementation. An Association member suggested that the WPCA prepare a list of approved vendors to allow homeowners to use when soliciting bids to hook up their individual homes to the system. The body gave Frank and the rest of the WPCA a round of applause for their efforts.

Charter and By-Laws Review and Revision Commission – Doug stated that Don DuBaldo represented the Board of Governors on the Charter and By-Laws Review and Revision Commission. Due to confusion surrounding the process about how OCBCA should legally proceed, a full report

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cannot be presented at this meeting. Don reported that the commission worked hard over the winter months. Don expects to be able to amend the By-Laws and Ordinances even if the Charter cannot be revised. Legal advice is being sought on how amending the Charter would be possible. Any changes that are proposed will be mailed out to the membership prior to the September Semi-Annual Meeting so they can voted on at that meeting. One of the members cautioned the Board not to proceed to change the Charter if they risked, by going through the Legislature, the existence of the Charter itself.

FY2016 Budget – Janet reviewed the FY2016 Budget (Attachment 4). Due to the reduction in the town's assessments the need now exists to raise the mil rate to 3.25 in order to maintain the same level of income as last fiscal year. A motion (Marie Whalen/Jerry Glazier) was made to accept the budget as proposed and set the mil rate at 3.25. The motion passed unopposed. The tax bills will be sent out before July 15 and payment is due by August 15.

Old Business:

Sheffield Brook Pipe & Outflow Improvements – Doug presented two maps (Attachment 5) and explained how Sheffield Brook will be reconfigured. Doug reported that the federal government has purchased an easement for \$8,500 from OCBCA. This easement protects this area from development without federal permission. The USDA has awarded a grant in excess of \$800,000 to make flood control improvements to Sheffield Brook. This project will reintroduce wetlands to the overgrown area represented in these two maps. Fuss & O'Neil is designing this project. The Department of Housing has awarded a \$300,000 grant to redesign the brook discharge from Hartung Place to the ocean. Doug hopes to present this design at the September General Membership Meeting. Total funds made available to OCBCA exceed \$1.1 million. The permit process may take up to a year before work can begin. Doug hopes that the project will be started by October 2016. Doug asked residents to cease dumping grass and brush in this area as a violation will be subject to a federal fine.

New Business:

Trash and Recycling Services: Doug stressed that the town's trash collector will not pick up yard or construction waste. They will not pick up cans that violate this rule.

Unified Mailboxes: Don DuBaldo asked the membership if they would be interested in consolidated mailboxes for the first block of streets entering the beach. This would allow the gates to be closed during mail delivery. When Don put the question to an informal show of hands few members expressed interest in pursuing this matter further.

Adjournment: A motion (Jerry Glazier/Stan Livingston) was made to adjourn. The meeting was adjourned by acclamation at 8:15 PM.

Minutes recorded by:

Richard Kingston, Clerk

June 29, 2015

Minutes Approved by General Membership at September 12, 2015 Semi-Annual General Membership Meeting

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Results of Voting at the June 27, 2015 Old Colony Beach Club Association Semi-Annual General Membership Meeting

FY2016 Budget

A motion (Marie Whalen/Jerry Glazier) was made to accept the budget as proposed and set the mil rate at 3.25.

The motion passed unopposed.

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ATTACHMENT 1

June 27, 2015 OCBCA Semi-Annual Meeting
Treasurer's Summary

Income: \$159,905.44

Expenses: \$142,243.06

Resulting in the Net Income: \$17,662.38

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

Results in the Balance on Hand as of Saturday, June 27, 2015: \$158,197.81

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ATTACHMENT 2

NOTICE
Friendly Reminder

The Old Colony Beach Club Association Board of Governors strives to keep our community as presentable as possible for both owners and guests. In this effort we ask that you make arrangements to remove your trash and recycle barrels from the street within 24 hours of pickup.

If you cannot attend to this task please ask a neighbor or friend to assist you in removing the barrels from the street. As you know trash pickup is scheduled for Mondays all year round and also on Thursdays during the summer months. Recycle barrels are emptied year round on Tuesday of every other week.

**For a schedule of recycle pickup days please visit the OCBCA website at:
oldcolonybeach.org**

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ATTACHMENT 3

2015 Events Schedule

- June 20th - 8:00pm Movie On the Beach
- June 26th - 8:00pm Movie on the Beach
- June 27th - 6:30pm Membership Meeting
- June 28th - 10:00am Breakfast on the Beach
- July 3rd - 8:00pm Movie on the Beach
- July 11th - 8:00pm Movie on the Beach
- July 12th - Sandcastle Contest (judging @ 2pm)
- **July 18th - 6:00pm OCBCA dinner on the beach**
- July 24th - 7:00pm Music w/wine & Cheese party
- July 25th - 8:00pm Movie on the Beach
- July 31st - 7:00pm Concert on the Beach BYOB
- August 1st - 8:00pm Movie on the Beach
- August 8th - 8:00pm Movie on the Beach
- August 9th - Sandcastle Contest (judging @ 2:00pm)
- August 15th - 8:00pm Movie on the Beach
- August 22nd - 8:00pm Movie on the Beach
- August 29th - 8:00pm Movie on the Beach
- September 12th - 6:30 pm Membership meeting
- Sanitation pickup - every Monday
- Sanitation pickup - every Thursday (starting on 6/25)
- Recycle Pickup - every other week (6/2, 6/16, 6/30...)

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ATTACHMENT 4

| | Actual FY 2013 | Actual FY 2014 | Budget FY 2015 APPROVED | Actual FY 2015 5/31/2015 | Proposed FY 2016 |
|---|-------------------|-------------------|--|--------------------------------|-----------------------------|
| <u>Revenues</u> | | | | | |
| Property Taxes + interest | 139,727.49 | 140,040.07 | 137,500.00 | 139,370.80 | 141,500.00 |
| Town of Old Lyme | 13,500.00 | 13,500.00 | 13,500.00 | 13,500.00 | 9,100.00 |
| Vendor Fees | 500.00 | 500.00 | 500.00 | | 500.00 |
| Reimbursement for Liens & Lien Releases | 20.00 | | | | |
| Registrations | 1,000.00 | 900.00 | 100.00 | 200.00 | 100.00 |
| Reimbursement for Bank Charge | | | | 30.00 | |
| Gate Swipe Cards | 255.00 | 360.00 | | 60.00 | |
| Fines | 120.12 | 45.00 | | 100.00 | |
| Sign damage payment | | | | 88.00 | |
| Interest Income General Fund | 48.05 | 87.56 | 50.00 | 149.73 | 50.00 |
| Interest Income Capital Account | 46.59 | 55.91 | 50.00 | 66.39 | 50.00 |
| Recreation | 1,560.00 | 1,811.00 | 1,500.00 | 2,670.00 | 1,500.00 |
| Raffle | 2,441.00 | 1,472.00 | 1,500.00 | 2,417.50 | 1,500.00 |
| Merchandise | 1,764.00 | 1,336.25 | 800.00 | 233.00 | 800.00 |
| Total Revenues | 160,982.25 | 160,107.79 | 155,500.00 | 158,885.42 | 155,100.00 |

Expenditures General Fund

| | | | | | |
|--|-------------------|-------------------|-------------------|-------------------|-------------------|
| Public Safety | 21,655.80 | 24,387.23 | 25,000.00 | 18,708.94 | 29,000.00 |
| Public Works | 35,243.68 | 34,643.73 | 38,000.00 | 32,025.11 | 39,000.00 |
| Insurance | 4,750.00 | 4,870.00 | 7,000.00 | 5,154.00 | 8,100.00 |
| General Administration | 3,981.39 | 4,190.05 | 5,600.00 | 3,253.82 | 5,100.00 |
| Electricity | 4,390.75 | 4,507.35 | 5,200.00 | 4,626.60 | 5,100.00 |
| Fire Protection (Hydrants) | 8,835.15 | 8,187.89 | 9,200.00 | 8,029.85 | 9,000.00 |
| Recreation | 6,060.23 | 7,466.72 | 6,000.00 | 6,131.26 | 7,000.00 |
| Raffle | 472.22 | 684.74 | 600.00 | 292.58 | 600.00 |
| Merchandise | 3,001.75 | | 1,100.00 | | 1,200.00 |
| Professional Fees | 11,886.50 | 15,675.00 | 15,000.00 | 5,707.50 | 14,500.00 |
| Donations | | | | | |
| Reconciliation Discrepancy | | 0.40 | | | |
| Property Taxes | 637.71 | 1,278.06 | 1,800.00 | 1,329.42 | 1,500.00 |
| Subtotal | 100,915.18 | 105,891.17 | 114,500.00 | 85,259.08 | 120,100.00 |
| Contingency Fund Capital Account | | 17,000.00 | 20,000.00 | | 13,000.00 |
| General Funds Transfer to Capital Account | 47,500.00 | | | | |
| General Fund Expenditures after \$ transfer | | | | 148,415.18 | 122,891.17 |

Capital Improvements/Expenditures

| | | | | | |
|----------------------|-----------|----------|------------------|-----------|------------------|
| WPCA | | 3,095.34 | 21,000.00 | 41,904.66 | 22,000.00 |
| Bond (Roads & Brook) | 32,250.00 | | | | |
| Fencing | | | | | |
| Waste Water Study | 3,222.00 | | | | |

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|------------------------|------------------|-----------------|------------------|-----------|------------------|
| Signage Project | 17,000.00 | | | | |
| Survey | | | | | |
| Sheffield Brook | | | | 3,400.00 | |
| Beach Restoration | 13,180.00 | | | | |
| <u>Subtotal</u> | 65,652.00 | 3,095.34 | 21,000.00 | 45,304.66 | 22,000.00 |

| | | | | | |
|--------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| Total | 166,567.18 | 108,986.51 | 155,500.00 | 130,563.74 | 155,100.00 |
|--------------|-------------------|-------------------|-------------------|-------------------|-------------------|

| | | | | | |
|---|------------|-----------|-----|-----|------|
| Mill Rate | 2.5 | 2.5 | 2.5 | 2.5 | 3.25 |
| Profit/Loss | (5,584.93) | 51,121.28 | | | |
| Profit/Loss after account funds transferred | | 34,121.28 | | | |

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ATTACHMENT 5

