

OLD COLONY BEACH CLUB ASSOCIATION  
SEMI-ANNUAL MEETING  
SATURDAY, SEPTEMBER 6, 2014  
SHORELINE COMMUNITY CENTER, 39 HARTFORD AVE., OLD LYME

The meeting was called to order at 6:30 p.m. Doug Whalen, Chairman, verified with the Clerk Rich Kingston that a quorum was present. Doug then asked for a moment of silence for Association members and any of their family members who may have passed away this summer.

**Public Hearing – OCBCA Charter and By-Laws Review and Revision Commission**

Doug announced that the meeting would begin with an official Public Hearing for the Charter and By-Laws Review and Revision Commission (hereto after referred to as the Commission). Doug began by announcing the current membership of the Commission: Andrea Lombard, Jerry Glazier, Don DuBaldo (Board of Governors liaison), Marie Whalen, Brian Cutler, and Peter Zielinski. A vacancy for a seventh member is available if anyone else is interested in serving on the Commission. The OCBCA Board of Governors has charged the Commission with reviewing the OCBCA Charter and By-Laws and proposing appropriate changes to the Charter and By-Laws. The Commission is also charged with resolving any conflicts between the two governing documents. Doug presented a Power Point presentation explaining the steps required to amend the Charter and By-Laws in conformance with the Connecticut General Statutes (CGS) “home rule” provisions. Doug pointed out that the Commission cannot meet until this first public hearing is conducted. Subsequent public hearings will be held in conformance with the appropriate timelines established by Connecticut statute. Doug went on to explain how the approval process for any suggested changes will take place to include approval by the Board of Governors and final approval by the General Membership. Doug asked that if members wished to make any suggested changes to either of the two documents that these suggestions should be sent to the Commission by email at: [ocbca@comcast.net](mailto:ocbca@comcast.net) or by U.S. Mail to Old Colony Beach Club Association Charter & By-Laws Review and Revision Commission, P.O. Box 10, Old Lyme, Ct 06371. Don DuBaldo explained how he envisions the process of reviewing and revising the Charter and By-Laws will proceed. Don stated that any suggestions to the Commission must be made in writing. Doug solicited questions from the membership. A member asked about the need for legislative involvement in this process. Doug replied that by following the “home rule” actions the Association would not need final approval by the state legislature. Doug stated that the OCBCA attorney would review any suggested changes to the Charter and By-Laws before any approvals are sought from the Board or the General Membership. **The Public Hearing closed at 6:50 PM.**

**Board of Governors Nominations:** Doug Whalen turned the floor over to the Association Clerk, Rich Kingston, to conduct the nomination and election process. Rich Kingston informed the membership that Doug Whalen’s and John Melonopoulos’s positions on the Board of Governors have expired. John indicated that he was willing to serve another three year term on the Board of Governors. Although Doug initially indicated his desire not to stand for re-election he was convinced by the membership present to once again stand for office. Rich then solicited nominations from the floor to fill the vacant two Board positions. A motion (Jerry Glazier/Frank Noe) was made to nominate Doug Whalen. A motion (Don DuBaldo/Lenny Grigorian) was made to nominate John Melonopoulos. A motion (Dimitry Tolchinsky/Joe Frutuoso) was made to close the nominations. The motion passed. As there were no other nominees to the Board, Rich Kingston, as Clerk, cast one vote for each nominee. As a result Doug Whalen and John Melonopoulos were elected to three year terms on the OCBCA Board of Governors. Rich Kingston returned the floor to Board Chairman, Doug Whalen. Doug thanked

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John Melonopoulos for the work he has done to date and for his willingness to continue to serve on the Board.

**Approval of June 28, 2014 Semi-Annual Meeting Minutes:** A motion (Marilyn Asal/Joe Frutuoso) was made to accept the June 28, 2014 meeting minutes. The motion passed and the minutes were accepted.

**Board of Director's report:**

**Chairman's Report:** Doug reviewed a report that he had prepared for the meeting (Attachment 1).

**Treasurer's Report:** Janet Montano presented a Treasurers Report for the period ending August 31, 2014 (Attachment 2).

**Clerk's Report:** Rich Kingston thanked the membership present for convincing Doug to run for re-election to the Board of Governors.

**Tax Collector:** Don DuBaldo reported that there are only three outstanding tax bills for fiscal year 2015 totaling \$1,841. In addition to outstanding taxes there are \$205.38 in late fees, \$320 in outstanding fines, and \$82.50 due for damage to a street sign, all of which Don is in the process of collecting.

**Director of Public Works Report:** John Melonopoulos reviewed a report that he had prepared for the meeting (Attachment 3).

**Director of Public Safety:** Jerry Brocki reported that the security guard worked later at night than in previous summers. Jerry reported that everyone seemed pretty pleased with the way the security guards performed their jobs. Jerry informed the membership that new solar powered cameras were placed at the main gate guard shack, the Broughel gate, and at the boat launch.

**Entertainment Director:** Harry Plaut thanked the membership for attending the scheduled events and he said he will see them next year.

**Public Comment** – An Association member expressed concern about the street signs at Maple and Gorton Avenues not working as intended to prevent wrong way traffic. Another member would like to exclude Brookside Avenue from serving as the main entrance during the summer months. Doug stated that if the condition of Brookside Avenue is not improved by the WPCA's road construction project this issue will have to be looked at four years from now when Brookside Avenue is scheduled to serve as the main entrance to the Association. A member also expressed a concern about lack of street lighting. Doug replied that for every member that wanted more lighting there is another who does not want to change the current street lighting pattern. Frank Noe thanked the Board for removing the white PVC fence by the Gorton Avenue entrance.

**Committee Reports - Water Pollution Control Authority** – Doug introduced Frank Noe, chair person for the OCBCA WPCA. Frank presented a map of the current plans for waste water removal in Old Lyme which includes Old Lyme Shores, Old Colony Beach, Soundview Beach, Miami Beach,

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Hawks Nest including Garvin's properties, and White Sands. The town of Old Lyme is now involved in this process and will be responsible for Soundview, Hawks Nest, White Sands, a main pumping station for all of the beaches, and the force main under Route 156 leading to East Lyme and eventually to the New London treatment plant. Immediate plans for the first phase of this project end at Miami Beach. Old Colony Beach will be responsible for its internal infrastructure. Frank expects completion of this phase of the project in 2017 or 2018. The town of Old Lyme will negotiate with East Lyme and New London. Frank reported that a contract has been signed with Fuss & O'Neill to design the sewer project. Frank stressed to the members that the town of Old Lyme will be holding a town meeting to approve this project. Frank urged those present to go to the meeting and to bring their neighbors to this town meeting so that they can vote in favor of this project. Any property owner in Old Lyme can vote at this meeting. One member is concerned about whether this vote can be tabled to be held at a later date rather than at the tentatively scheduled October 28<sup>th</sup> meeting. Frank answered questions from the floor. Frank believes that OCBCA should only be responsible from the pump station to East Lyme and its use of that line. Frank stated that the OCBCA WPCA, in conjunction with Old Lyme Shores and Miami Beach, has engaged an attorney at law, Bruce Chadwick, to represent these beaches in negotiations with the town of Old Lyme to protect our mutual interests.

**Old Business:**

**Purtill Avenue road stub sale to abutting property owners** – Doug explained that the road stub east of the fence on Purtill Avenue intersecting Old Colony Road no longer serves a purpose as a road since the legal action that granted the Purtill Avenue stub west of the fence to the property owner on Swan Avenue. Doug explained that the Board offered to sell the stub on a fifty-fifty basis to the adjacent property owners pending general membership approval. A motion (Jerry Glazier/Janet Montano) was made to allow the Board of Governors to offer Purtill Avenue road stub (30' x 83') to abutting property owners on Old Colony Road for a total selling price of \$14,000 (\$7,000 per abutting property owner) plus legal and filing expenses. Don DuBaldo asked that the phrase "as is" be added to the motion. Both the motion maker and the second agreed to this change. The motion will now read as follows: to allow the Board of Governors to offer Purtill Avenue road stub **as is** (30' x 83') to abutting property owners on Old Colony Road for a total selling price of \$14,000 (\$7,000 per abutting property owner) plus legal and filing expenses. The motion passed unopposed.

**New Business:**

**Sheffield Brook Improvement Project** – Doug would be delighted if the Department of Housing grant request for the non-USDA funded portion of this project gets approved (see Attachment 1, item 2). The projected cost of this project is \$400,000 of which \$100,000 will be funded by Old Colony Beach and Old Lyme Shores and the remainder would be funded by the Department of Housing if the OCBCA request for a grant is approved.

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

Minutes recorded by:  
Richard Kingston, Clerk  
September 8, 2014

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Results of Voting at the September 6, 2014 Old Colony Beach Club Association

**Semi-Annual General Membership Meeting**

**Board of Governors Nominations**

A motion (Jerry Glazier/Frank Noe) was made to nominate Doug Whalen. A motion (Don DuBaldo/Lenny Grigorian) was made to nominate John Melonopoulos. A motion (Dimitry Tolchinsky/Joe Frutuoso) was made to close the nominations. The motion passed.

**As there were no other nominees to the Board, Rich Kingston, as Clerk, cast one vote for each nominee. As a result Doug Whalen and John Melonopoulos were elected to three year terms on the OCBCA Board of Governors.**

**Purtill Avenue road stub sale to abutting property owners**

A motion (Jerry Glazier/Janet Montano) was made to allow the Board of Governors to offer Purtill Avenue road stub as is(30' x 83') to abutting property owners on Old Colony Road for a total selling price of \$14,000 (\$7,000 per abutting property owner) plus legal and filing expenses.

**The motion passed unopposed.**

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**ATTACHMENT 1**

**Chairman's Report**

Some of the highlights of 2013/2014:

- we received a federal grant in the amount of \$820k to cleanup Sheffield brook from Broughel to the pipe entrance at Hartung. The grant is in the survey stage.
- we submitted a \$400k grant (\$300k grant/ \$100k 2 beaches) to resize the pipe and redesign the culvert from Hartung to the outflow at Long Island Sound. the results of the grant application will be known in late October.
- thanks to one of our own residents (Indomenico family) we had all of the front entrance pillars to three streets refaced in stone. This is a big improvement to the community and a well deserved thank you goes out to both families and CT mason contractors.
- as a follow-up to that, another resident, Rachel Grigorian, has agreed to provide a landscape design to all three entrances over the winter months. Rachel is a certified landscape designer and will provide the board of governors with a design and cost estimate. The work may be completed at the beginning of the 2015 season.
- for the first time since 1945 we are looking to review the OCBCA charter. A charter revision commission has been formed and will be able to review the whole charter
- for the first time in a very long time we changed accountants. The new accountant is Rick Merrick. I would like to thank Don Brodeur for all of the years his company handled all of the accounting for Old Colony Beach.

Some of the ongoing discussions with the Town

- the Town is looking into the stipend that each beach association receives. Old Colony Beach receives \$16,500.00 a year which is supposed to be for security and other incidentals. This will be an uphill battle and if we do not receive the stipend we will have to look to increasing the mill rate to offset the loss of income.
- Bonnie Reemsnyder let the federation know that garbage will always be provided as long as there is access tot he community. All of the rumors that the Town is stopping the garbage are not true.

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**ATTACHMENT 2**

**September 6, 2014 OCBCA Semi-Annual Meeting  
Treasurer's Summary**

As of Sunday, August 31, 2014:

Income: \$147,222.09

Expenses: \$56,247.07

Resulting in the Net Income: \$90,975.02

Minus bounced check of \$655.50

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

Results in the Balance on Hand as of Sunday, August 31, 2014: \$230,854.95

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**ATTACHMENT 3**

**PUBLIC WORKS TOPICS: 09.06.14**

1. Brookside (@ Broughel) lot: cleaned lot and grass is growing. Posts being installed and will have chain with “No Dumping” signs to help prevent trash/grass and junk dropped by vendors/ and or neighbors.
2. Gorton/lot – neighbors continue to drop grass and other debris, posts with signage to be installed with guard chain.
3. Signage: Stop sign at Hartung/Gorton broken by Old Lyme Sanitation was replaced. The vendor has agreed to reimburse OCBCA the cost of repairs.
4. Broughel/Swan Ave: Bamboo cleaned in preparation for land improvements. One tree needs removal and the following bids have been received:
  - a. Wilcox Tree Removal- w/ stump grinding \$650.00
  - b. Nickerson Landscape- no stump grinding \$600.00
  - c. Bartlett Tree Service- w/stump grinding \$350.00
5. Snow Removal: The existing vendor (T. Montano & Sons) has agreed to a contract extension without an increase in pricing for season 2014-2015
6. Beautification Committee: Chairman Frank Noe requests that OCBCA consider installing cement on each street sign post to prevent their moving. At the initial installation the price included installing with stone dust.
7. Gates: A resident has suggested we install solar blinking lights across top to show that the gates are closed since it’s still difficult to see even with the reflective tape.

Respectfully,  
*JOHN MELONOPOULOS*  
Director, Public Works