

**October 11, 2014**

**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 10:20 AM by Board Clerk Rich Kingston.

**ATTENDANCE:** Members present- Janet Montano, Don DuBaldo, Jerry Brocki and Rich Kingston. (Doug Whalen was present by Skype but cannot vote as physical presence is required). Members absent- Harry Plaut and John Melonopoulos.

**Minutes:** A motion was made (Montano/Brocki) to accept the minutes from the September 8, 2014 Board of Governors meeting. The motion to accept the minutes passed unanimously. Don DuBaldo abstained as he was not present at the September 8<sup>th</sup> meeting.

**Treasurers Report (Janet Montano):** Janet Montano presented the Treasurers Report for the period ending September 30, 2014 (Attachment 1). A motion was made to accept the Treasurers Report. The motion passed unanimously. Janet asked the Board to discuss the \$1,100 which was withheld from the final payment to H.S. Plaut Environmental Services due to that company's failure to perform street sweeping weekly as required by the 2014 beach cleaning contract. Janet is concerned that the amount withheld may be too much. A discussion concerning a more appropriate amount to withhold from the final payment for H.S. Plaut Environmental ensued. The Board agreed that although the street sweeping was not performed as often as scheduled a smaller amount to withhold should be negotiated with H.S. Plaut Environmental. The Board agreed upon a reasonable amount to withhold. The Board would also like future contract language to have clear instructions on how to settle disputes surrounding services not performed. (Harry Plaut, Board member and owner of H.S. Plaut Environmental Services, arrived after this meeting was adjourned and agreed to accept a \$500 hold back). Janet informed the Board that the new accountant could not find end of year adjusting entries for the last three fiscal years. As a result of this discussion the Board members agreed that it is time to utilize computer "cloud" storage (remote electronic storage) for both financial and administrative records of the Association. Janet will request that the Association's accounting firm provide assistance in putting QuickBooks records in the "cloud." Doug will work with Joe Frutuoso, the OCBCA webmaster, to provide "cloud" storage for the Association's administrative documents.

**Action Items Update:** The Board reviewed and updated the listing of Action Items for September 2014. Rich will generate an updated Action Items list for October.

**Committee Reports:**

**Chairman's Report (Doug Whalen):** Doug informed the Board that he had received a noise complaint from the town of Old Lyme about beach cleaning being performed too early in the morning. The Board agreed that next year's beach cleaning contract should include the

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requirement that such cleaning could not start before 7:00 AM in order to comply with the town's noise ordinance. Doug had nothing further to report.

**Clerk's Report (Rich Kingston):** Rich had nothing to report. Rich thanked Jerry, John, and Janet for sending their Board reports in advance so they can be put in the meeting minutes as attachments.

**Tax Collector (Don DuBaldo):** Don reported that there are two Association members who have not paid their FY2015 taxes. Don is confident that he will be able to collect these delinquent taxes before liens need to be placed.

**Recreation (Harry Plaut):** As Harry was not present a report was not made.

**Public Safety (Jerry Brocki):** Jerry read from the report he distributed to Board members prior to this meeting (Attachment 2).

**Public Works (John Melonopoulos):** As John was unable to attend this meeting Rich read from a report John prepared for this meeting (Attachment 3). The Board agreed that the tree on the Swan Avenue side of Broughel Avenue should be removed as soon as possible. A motion (Montano/DuBaldo) was made to use Bartlett Tree Service for \$350 to remove the tree and grind the stump. The motion passed unanimously. John suggested installing cement around the street signs. This discussion will be tabled until after the roads have been repaired upon completion of the sewer installation project.

**WPCA Report** – Rich reported that a recent article in the New London Day indicated the town of Old Lyme's was reconsidering its role in installing a beach-wide sewer system. The town of Old Lyme is waiting further instruction from the state Department of Energy and Environmental Protection before actively pursuing the installation of sewers in all of the beach communities between White Sands and Old Lyme Shores. As a result the original Old Lyme Shores/Old Colony Beach sewer installation project may be recommenced.

**Breen Avenue Construction Issue** – An Association member on Breen Avenue has indicated in an e-mail sent to Doug that she is contesting a \$300 fine assessed against her property for violation of Chapter 6, paragraph 6.9 of the OCBCA Ordinances prohibiting construction between July 1 and Labor Day. Don DuBaldo will ask the homeowner to submit a formal request to the Board to waive or limit the fine assessed. The Board will then consider how to handle this request at a subsequent meeting.

**Purtill Avenue Stub Sale & Broughel Avenue Status** – The Board agreed to table this agenda item.

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**USDA Sheffield Brook Project**– Doug reported that Fuss & O’Neil Engineering may not be the engineering firm that will be selected to do the project. Doug hopes the project work will commence in September 2015. Doug also expects the \$8,000 for the easement granted to the USDA will be given to OCBCA in May 2015. The awards process for a grant for the portion of the project not covered by USDA funding will be completed in October of this year.

**Other Old Business** – Doug would like to add a continuing agenda item for the Charter, By-Laws & Ordinance Commission.

**New Business** – None.

**NEXT MEETING** - The next Board of Governor’s meeting is scheduled for Monday, November 10<sup>th</sup> at 6:00 PM at Jerry Brocki’s Office, 10 Pine Street, Plainville

A motion (DuBaldo/Montano) was made to adjourn at 11:20 AM. The motion passed.

Respectfully submitted  
Richard Kingston  
OCBCA Clerk  
October 28, 2014

Approved at February 7, 2015 Board of Governors meeting.

**Results of Voting at the October 11, 2014 Old Colony Beach Club Association Board of Governors Meeting. Board of Governor Members present: Doug Whalen, Janet Montano, Jerry Brocki, and Rich Kingston. (Doug Whalen was present by Skype but cannot vote as physical presence is required). Members absent: Harry Plaut and John Melonopoulos.**

**Remove Tree on Swan Avenue side of Broughel Avenue:** A motion (Montano/DuBaldo) was made to use Bartlett Tree Service for \$350 to remove the tree and grind the stump on the Swan Avenue side of Broughel Avenue. The motion passed unanimously.

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**ATTACHMENT 1**

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Treasurer's Summary

As of September 30, 2014:

Income: \$150,583.37

Expenses: \$96,587.83

Resulting in the Net Income: \$53,995.54

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

Results in the Balance on Hand as of September 30, 2014: \$194,530.97

**ATTACHMENT 2**

**Title: Board Meeting 10/11/14**

**Old Colony Beach Club Association  
Department of Public Safety**

**The following information below will clarify the status of points below:**

**Security Billing**

All security guard invoices were approved for final payment. No open issues remain.

I have a bag of badge clips for the beach tags. I will leave them in the guard shack on the desk.

**The following winter preparations are under way.**

**Access Control**

Hartung Gate – Tied open for now and maglock power will be disabled 10/11/2014

Broughel Gate – Power was disabled

**Video System**

Hartung Guard Shack - Will remain operational through winter

Boat Launch – Video System will remain operational through winter

Entry Guard Booth – System will be shut down and removed for winter storage on Sat  
10/11/2014

**ATTACHMENT 3**

**PUBLIC WORKS TOPICS: 10.11.14**

1. Brookside ext. (@ Broughel) lot: Posts w/chain to be installed with signage.
2. Gorton/lot – neighbors continue to drop grass and other debris, posts with signage to be installed with guard chain (no dumping)
3. Broughel/Swan Ave: Bamboo cleaned in preparation for land improvements. One tree was suggested by Jerry Brocki to be removed 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

4<sup>th</sup> bid as requested by Doug Whalen

- d. Lagace & Asso – no stump grinding \$300.00

*NOTE: ARE WE WAITING FOR THE ATTY TO SEND A LETTER? Please give me instructions to proceed.*

4. 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. I would like the Board to discuss and resolve.
5. H.S. Plaut Co – They failed to complete a weekly duty of cleaning Hartung and 50' of Old Colony; Breen; Gorton on the following dates as recorded them are: 05/08, 05/12, 05/19, 05/26, 06/02, 06/16, 06/23, 06/30, 07/07 07/14, 09/05.....the other weeks it was completed. What action if/any will the board due? We withheld \$1000 from last invoice.

Respectfully,

*JOHN MELONOPOULOS*

Director, Public Works