

OLD COLONY BEACH CLUB ASSOCIATION  
SEMI-ANNUAL MEETING  
SATURDAY, SEPTEMBER 10, 2016  
SHORELINE CHURCH, 287 SHORE RD., OLD LYME

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

The meeting was called to order at 6:30 p.m. by Doug Whalen. Doug called for a moment of silence for all Association members who were lost in the past year and in memory of all those who lost their lives fifteen years ago on September 11, 2001.

**Approval of June 25, 2016 Semi-Annual Meeting Minutes:** A motion (Stan Livingston/Nancy Zimmerman) was made to accept the June 25, 2016 meeting minutes. The motion passed and the minutes were accepted.

**Board of Director's report:**

**Chairman's Report:** Doug began by remarking about how quickly the summer season seemed to pass. Doug thanked all the members of the Association for doing what they could to make this a quiet summer. Doug thanked the Board of Governors and the WPCA staff for all of their efforts. Doug thanked Lester Webb and Rich Kingston for painting the speed bumps, the DuBaldo family for providing all of the movies that were shown this summer on Saturday nights, and Harry Plaut's beach cleaning company for doing such a good job. Doug also thanked Angie Rotella for doing a nice job opening and closing the road entry gates this summer. Doug also made sure to thank Howard Dickstein for doing such a good job selling raffle tickets at the annual dinner in July.

Doug appealed to the membership for additional support for recreational activities next summer. Volunteering to assist in running the annual dinner and/or securing raffle prizes would provide a significant favorable impact to the Association. Doug answered a question from the September 2015 General Membership meeting suggesting that all wires be buried when the sewers are installed. The estimated cost for burying electrical wires alone would be three million dollars. Burying telephone and cable wires would entail an additional cost. Doug was informed that there are not any grants available to reduce this potential cost. Doug reported that he has been very involved with the planning and bidding of the Sheffield Brook Project. Doug informed the membership that there were five bidders for the lower Sheffield Brook work with the bids ranging from \$213,000 to \$749,000. Doug believes that the project may start within a week. Doug is also working with the Federation of Old Lyme Beaches and the Sound View Commission to improve police provided services for the summer of 2017. Doug reported that the Federation of Old Lyme Beaches has agreed to return one half of this year's membership dues to its member organizations, i.e. Old Colony Beach, etc. Doug noted that the Board has had to operate one member short for much of this year and would appreciate if members would agree to be nominated to bring the membership to a full complement of seven.

**Treasurer's Report:** Janet Montano presented a Treasurers Summary for the period ending September 10, 2016 (Attachment 1). Janet notified the membership that the complete year-end report is available on the Old Colony Beach website ([oldcolonybeach.org](http://oldcolonybeach.org)).

**Clerk's Report:** Rich Kingston noted that this is the first meeting being held at the Shoreline Church. If members like the space future meetings can be held here. Rich also asked that if any members are

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interested in receiving their official correspondence by e-mail to complete the “Email Statement and Required Document Authorization Form” and getting it to him.

**Tax Collector:** Steve Humes reported that there the two tax bills from fiscal year 2016 that had not been paid were collected this July. Steve also reported that as of today there are only four outstanding tax bills that need to be paid for fiscal year 2017.

**Director of Public Works Report:** As there is no current Director of Public Works Doug reported. The beach signs have been taken down for the winter. Doug noted that the Board has signed an extension for the coming winter’s snow plowing service.

**Director of Public Safety:** In Jerry Brocki’s absence Doug reported that security was excellent this year. Doug noted that guards who did not conform to OCBCA requirements were progressively disciplined and removed from our service when necessary.

**Entertainment Director:** Gavin stated that he felt we had a very successful summer. Gavin noted that the summer dinner was a success and that the Board had added some new activities, e.g. a tag sale early this summer, a concert, and a trial run of yoga on the beach.

**Public Comment** – A member requested that clarification as to when beach rules are effective is needed and that could be addressed by adding some new signs.

**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 reported that progress is being made. An agreement has been reached with the city of New London for the waste capacity needed. Agreement has also been reached with the town of East Lyme. A conveyance fee will be charged by East Lyme rather than treating the beaches as customers which would add costs to support East Lyme’s entire waste water infrastructure. The conveyance fee may about \$4 and a treatment cost of approximately of \$2.20 for each standard unit of waste. A total capacity of 300,000 gallons is being negotiated with New London of which 120,000 is needed by the three beaches, the remaining 180,000 is considered as a reserve. This reserve can be used to accommodate a future entity that may want to join the current three beaches (Old Colony Beach, Old Lyme Shores, and Miami Beach) in transporting waste water to New London for treatment. The three beaches are negotiating a ninety-eight year land lease with the town of Old Lyme for space for a pump station. The terms of this lease would require the beaches to pay \$10,000 a year for twenty (20) years. At the end of twenty years a one dollar a year payment would be required annually for the remaining seventy-eight (78) years. A Memorandum of Understanding (MOU) is being developed with Old Lyme to give the town the option to join the three beach system and become the fourth partner. Once the all local arrangements have been made the project can then enter the design phase. Frank urged the members to plan to attend and vote in an upcoming town meeting to approve the lease of town space for the pump station on Hartford Avenue. There may also be a town meeting for the easement that is necessary to connect Miami Beach to the other three beaches. The date of this meeting(s) is currently unknown. Doug reported that in the 2012 Executive Summary that was distributed to all Association members the cost of this project per home owner was estimated to be approximately \$1,900 per year for twenty years. An additional cost of \$300 per year per home owner

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was projected for operating and maintaining the system. A second report after Old Lyme Shores joined this project estimated the annual cost to be between \$1,300 and \$1,900. Frank reported that these numbers are still “in the ballpark.” Frank noted that these estimates were made before Miami Beach joined the project which will allow the cost of common infrastructure to be shared three ways rather than two. An Association member asked why 300,000 gallons of capacity was purchased rather than the 120,000 gallons currently needed. Frank explained, that although the agreement has not yet been signed, the cost of the two amounts is the same. The reserve can be sold to new entities as they join the system. The WPCA believes that Sound View Beach and possibly Hawks Nest Beach will join this project sometime in the future. In answer to a member’s question Frank noted that the method of determining individual home owner costs has not yet been determined by the WPCA. Doug reported that the DEEP Consent Order for project completion has a deadline of December 2019.

**Sheffield Brook Project** – Doug reported that the bids for the lower portion of the Sheffield Brook Project have been submitted. The prices ranged from \$213,000 to \$749,000. The project will start very soon and will last six weeks. Doug noted that the total cost of this portion of the project will probably be \$340,000, of which \$300,000 will be paid by the state grant and the remaining \$40,000 will be split evenly between Old Colony Beach and Old Lyme Shores. The membership has previously approved the sum of \$50,000 to be used, if necessary, for this project. The upper portion of the project which is funded with federal funds will be completed before Memorial Day of next year.

**Board of Governors Nominations** – Doug turned the meeting over to Rich Kingston, Clerk of the Association to accept nominations for the three vacant Board of Governor positions. Rich asked for at least three nominations to fill these three vacancies. Frank Nicotera nominated Joel Zimmerman, the nomination was seconded by Pete Carnrick. Seymour Tucker nominated Sonia Dudas, the nomination was seconded by Doug Whalen. Doug Whalen nominated Janet Montano, the nomination was seconded by Michael Cohen. Bernie Mandel nominated Lester Webb, the nomination was seconded by Janet Montano. With no further nominations the nominations were then closed by the Clerk. The Clerk asked the four nominees to speak on their own behalf. As Lester Webb was not present Rich Kingston spoke for Lester. A show of hands was then held to select the three nominees to serve three year terms on the Board of Governors. The results were Joel Zimmerman – 30 votes, Sonia Dudas – 16 votes, Janet Montano – 32 votes, and Lester Webb – 12 votes. The Clerk announced the selection of Joel Zimmerman, Janet Montano, and Sonia Dudas to serve on the OCBCA Board of Governors. At this time Rich turned the meeting back over to Doug Whalen, Board of Governors Chairperson. Doug thanked Jerry Brocki and Don DuBaldo for their service on the Board.

**FY2016 Necessary Budget Changes** – Janet reported that the Board needs authority to move \$2,596.92 to the General Administration, Fire Hydrants, Recreation, and Merchandise line items from the Public Works line item. Under the terms of Article 8, Section 2 of the Charter the Board needs to seek permission of the membership to make transfers in excess of \$2,500. A motion (Donna Maselli/Joel Zimmerman) was made to authorize this transfer. There was no discussion. The motion passed.

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**Old Business:**

Rosemary Lombard requested a change be made to Section 8.14 of the recently passed By-Laws regarding the ability of the Board to establish new categories for finable offenses. Doug explained that there is a process for amending the By-Laws. Doug reported that he and Janet had met with the Association's attorney and the two abutting property owners concerning the Purtil Avenue Stub Sale. If the sale does not go through by November 30, 2016 the Board of Governors will be asking the membership, at next June's Semi-Annual Meeting, how to proceed in this matter. The price for the stub is \$7,000 for each half for a total of \$14,000.

**New Business:**

There was no new business.

**Public Comment:**

A member expressed his concern that the road signs are not being followed by cars, trucks, and even golf carts. A member expressed confusion over whether members should confront those who don't observe the rules or should they leave it to the security guards and Board members. Doug urged members to address their neighbors when they see rule violations. Another member stated that he was advised by Doug to leave such matters to Board members. Doug stated that he will work on this issue with the security guards next summer. Doug stated that the security guards have been checking licenses to make sure that golf cart and moped drivers are authorized to operate these vehicles. Another member asked for a better communication system to allow members to reach the security guards when they need assistance. Doug said that we will make a security phone number available for members next season.

**Next Meeting:** June 24, 2017

**Adjournment:** A motion (Nancy Zimmerman/Dimitry Tolchinsky) was made to adjourn. The meeting was adjourned by acclamation at 7:55 PM.

Minutes recorded by:

Richard Kingston, Clerk  
September 26, 2016

Approved at June 24, 2017 General Membership Meeting

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**Results of Voting at the September 10, 2016 Old Colony Beach Club Association Semi-Annual General Membership Meeting**

**Board of Governors Nominations** – Frank Nicotera nominated Joel Zimmerman, the nomination was seconded by Pete Carnrick. Seymour Tucker nominated Sonia Dudas, the nomination was seconded by Doug Whalen. Doug Whalen nominated Janet Montano, the nomination was seconded by Michael Cohen. Bernie Mandel nominated Lester Webb, the nomination was seconded by Janet Montano.

**Board of Governors Election Results:** - The results were Joel Zimmerman – 30 votes, Sonia Dudas – 16 votes, Janet Montano – 32 votes, and Lester Webb – 12 votes. The Clerk announced the selection of Joel Zimmerman, Janet Montano, and Sonia Dudas to serve on the OCBCA Board of Governors.

**FY2016 Necessary Budget Changes** – Janet reported that the Board needs authority to move \$2,596.92 to the General Administration, Fire Hydrants, Recreation, and Merchandise line items from the Public Works line item. Under the terms of Article 8, Section 2 of the Charter the Board needs to seek permission of the membership to make transfers in excess of \$2,500. A motion (Donna Maselli/Joel Zimmerman) was made to authorize this transfer. There was no discussion. The motion passed.

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**ATTACHMENT 1**

OCBCA Semi Annual Meeting  
Treasurer's Summary  
September 10, 2016

Balance July 1, 2016: \$195,997.09

Income: \$182,372.84

(\$182,398.63 minus \$25.80 collected in FY 2016 plus \$0.01 FY 2017 overpayment)\*

Expenses: \$80,172.88

Balance September 10, 2016: \$298,197.05

General Fund Checking	\$ 75,961.73
General Fund MM Savings	100,565.19
Capital Fund MM Savings	<u>121,670.13</u>
Balance 9/10/16	\$298,197.05

\*QuickBooks does not consider tax over payments made in one FY as income in that year but as income in the following FY. So where I was adding tax overpayments to actual income in my FY2016 summaries, I am now subtracting them in my 2017 summaries as well as adding in FY2017 overpayments.