

**September 8, 2014**

**Old Colony Beach Club Association Board of Governors Meeting  
Congregation Beth El, Gorton Ave., Old Lyme, Ct.**

The meeting was called to order at 6:10 PM by Board Chairperson Doug Whalen

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

**Minutes:** A motion was made (Montano/Melonopoulos) to accept the minutes from the August 11, 2014 Board of Governors meeting. The motion to accept the minutes passed unanimously.

**Treasurers Report (Janet Montano):** Janet Montano presented the Treasurers Report for the period ending August 31, 2014 (Attachment 1). A motion (Kingston/Melonopoulos) was made to approve the Treasurer's Report as submitted. The motion passed unanimously.

**Action Items Update:** The Board reviewed and updated the listing of Action Items for September 2014. Rich passed out a draft notice to residents about bringing in their trash and recycle barrels within 24 hours of trash and recycle collection (Attachment 2). The Board agreed with the wording and Rich will work to get the notices printed and ready for next summer.

**Committee Reports:**

**Chairman's Report (Doug Whalen):** Doug read from a report he prepared for this meeting (Attachment 3). Doug reported to the Board that OCBCA, as part of the Sheffield Brook Improvement Project, must formally assure the federal government that the pipe from Hartung to the ocean will be maintained and the outlet kept clean. A motion (Kingston/Melonopoulos) was made to authorize Doug Whalen as OCBCA Chairperson to sign a Pipe Maintenance Agreement on behalf of OCBCA. This agreement (Attachment 4) was prepared by the OCBCA attorney. The motion passed unanimously.

**Clerk's Report (Rich Kingston):** Rich had nothing to report.

**Tax Collector (Don DuBaldo):** In Don's absence Janet reported that there are currently three tax bills still due. Janet has sent letters to the three members to remind them that they now owe both taxes and finance charges. The letter explains how to compute the finance charges due.

**Recreation (Harry Plaut):** Harry had nothing to report. Doug would like to purchase new OCBCA clothing next year prior to the start of the summer season.

**Public Safety (Jerry Brocki):** Jerry reported by phone that the security golf cart has been returned. Jerry stated that all outstanding Securitas security guard billing issues have been resolved with only the final week of service still due Securitas. The Broughel gate remains locked until Jerry makes a minor change to the power source to separate the gate lock from the camera so the camera can operate all winter. Both the Hartung and Broughel gates should be open by the end of next weekend. Janet will send Jerry a report of this season's security costs by tomorrow.

**Public Works (John Melonopoulos):** John read from a report he prepared for this meeting (Attachment 5).

**Election of Board Officers and Directors -** After making sure all Board members were willing to continue in their present positions on the Board of Governors, Rich asked for a motion to reappoint all members to the positions they currently hold. A motion (Montano/Plaut) was made to reappoint all members to their current positions (Attachment 6). The motion passed unanimously.

**Discussion of September 6 General Membership Meeting –** Doug was very happy with the way the Saturday General Membership meeting transpired.

**WPCA Report –** Harry reported that he had nothing to add to the report given at the Saturday September 6<sup>th</sup> General Membership meeting. Janet checked with the new accountant about changes to the OCBCA Budget indicating transfer of FY2014 funds to the WPCA. The new accountant agreed with Don Brodeur's recommendation about how to handle this transfer. Don Brodeur now serves as the accountant for the OCBCA WPCA.

**Winterizing the Community –** Doug stated that John has good control about what needs to be done for winterizing the community.

**Purtill Avenue Stub Sale and Broughel Avenue Status –** Doug reported that he will notify the OCBCA attorney Rome McGuigan that the membership has approved the sale of the Purtill Avenue stub and ask them to work with the prospective buyers to complete the sale. The Board's general consensus of the Board is that it is time to ask the OCBCA attorney to send a letter to the Swan Avenue home owner who resides on the southern side of the Broughel stub advising him of the property line and of OCBCA's property rights.

**USDA Sheffield Brook Project–** No further discussion was conducted on this issue beyond what was previously reported in the Director's report.

September 8, 2014  
OCBCA Board of Governors Meeting

**Event on the Beach in September (Glazier Request)** – A motion (Kingston/Montano) was made to allow the Glazier family to host a Bar Mitzvah on the beach on Saturday, September 13. The motion passed unanimously.

**Other Old Business** – Harry reminded the Board that it is important that OCBCA be represented at the Old Lyme Stipend Committee meetings and Board members should attend if at all possible. A motion (Kingston/Plaut) was made to alter the formal charge of the OCBCA Charter and By-Laws Review and Revision Commission to include review and revision of OCBCA ordinances. The motion passed unanimously.

**New Business** – None.

**NEXT MEETING** - The next Board of Governor's meeting is scheduled for Saturday October 11<sup>th</sup>\* at 10:00 AM at John Melonopoulos's house, 14 Hartung Place, Old Lyme (\*Previously scheduled October 13<sup>th</sup> meeting is Columbus Day celebrated).

A motion (Kingston/Plaut) was made to adjourn at 6:55 PM. The motion passed.

Respectfully submitted

Richard Kingston

OCBCA Clerk

September 9, 2014

Approved at October 11, 2014 Board of Governors meeting.

**Results of Voting at the September 8, 2014 Old Colony Beach Club Association Board of Governors Meeting. Board of Governor Members present: Doug Whalen, Janet Montano, Harry Plaut, John Melonopoulos and Rich Kingston. (Jerry Brocki was present by phone but cannot vote as physical presence is required.**

**Pipe Maintenance Agreement:** A motion (Kingston/Melonopoulos) was made to authorize Doug Whalen as OCBCA Chairperson to sign a Pipe Maintenance Agreement on behalf of OCBCA. This agreement (Attachment 4) was prepared by the OCBCA attorney. The motion passed unanimously.

**Election of Board Officers and Directors-** A motion (Montano/Plaut) was made to reappoint all members to their current positions (Attachment 6). The motion passed unanimously.

**Event on the Beach in September (Glazier Request)** – A motion (Kingston/Montano) was made to allow the Glazier family to host a Bar Mitzvah on the beach on Saturday, September 13. The motion passed unanimously.

**Charter and By-Laws Review & Revision Commission** – A motion (Kingston/Plaut) was made to alter the formal charge of the OCBCA Charter and By-Laws Review and Revision Commission to include review and revision of OCBCA ordinances. The motion passed unanimously.

**ATTACHMENT 1**

**September 8, 2014 OCBCA Board of Governors 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

**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](http://oldcolonybeach.org)**

### ATTACHMENT 3

Items for Board of Governors:

- ❖ Winter close-up items
  - take in beach signs
  - remove garbage from back of movie screen
  - close up security shack and board up windows with plywood on west side of shed
  - bring portable security booth to security shed and put against shed window.
  - make sure all benches are locked, move 2 benches from volleyball area to Breen beach entrance by flag pole.
  - store blue garbage cans in or behind security shed
- ❖ secure bike rack at Old Colony road beach entrance. needs to have anchors put into cement and bolted down against fence.
- ❖ put all electrical equipment, clothing and movie equipment from security shed to storage unit

Items that are in progress:

- Rachel Grigorian (resident of OCBCA) is working on a landscape program for each front entrance that has new stone pillars. During the winter Rachel will provide the board with a landscape plan and provide a cost estimate. Board will have the ability to review and provide suggestions after draft is submitted.
- CT Housing has a \$400,000.00 grant submitted by OCBCA for work on the Sheffield Brook outlet, \$300,000.00 grant, \$50,000.00 from each beach association (OCBCA & OLS). the grants will be awarded in late October and we will be contacted once the grants are awarded.
- The federal grant for Sheffield Brook is now with a surveyor who will be surveying the land and once completed a final package will be sent to the Association for final signature. Fuss & O'Neill is not automatically given the project but we should promote them for this project and the State of CT grant project. Having 1 engineering firm handling both projects is very beneficial. Once we sign off on the program we will receive a check for \$8,000.00 and the federal government will handle all of the easement filings.
- The Facebook page is up and running and I can continue to monitor the site. If the Board would like someone else monitor the site I can provide you with the sign-in name & password.
- the OCBCA website is monitored by myself and Joe Frutoso. I will let Joe know he will be the main contact now and I can be the back-up if the board wishes.
- Broughel street extension- the extension of Broughel from Old Colony to Swan is at a stand still due to the fact there is the main water line for CT water on top of the surface. CT water should be getting back to OCBCA to let us know if they are going to bury the line so we can complete our project.
- Steve Wallet has agreed to design a 4'x8' bulletin board at Old Colony road to replace the old board that is rotted. Steve will submit a design to the Board over the winter and will build the approved bulletin board over the winter months. Steve has agreed to donate the material and labor cost for this project. It is recommended to use the same design for the other 2 bulleting boards (Breen & Gorton) as those 2 bulletin boards are too small to put in documents over the summer months.

**ATTACHMENT 4**

**PIPE MAINTENANCE AGREEMENT**

WHEREAS, Old Colony Beach Club Association, Inc. and Old Lyme Shores Beach Association, Inc. have applied for certain grants for drainage improvement; and

WHEREAS, as part of the construction associated with said grants, an underground pipe is located south of the construction area on lands of both the Old Colony Beach Club Association and the Old Lyme Shores Beach Association; and

WHEREAS, in order to assure the efficacy of the drainage improvements and comply with the requirements of the grants, the parties need to assure that the pipe will be maintained and that the outlet will be kept clean.

NOW THEREFORE, the parties agree as follows:

1. The parties agree to follow best practices with regard to maintenance, inspection and cleaning of said pipe, including the outlet in order to fulfill the terms of their grant and insure the proper functioning of said pipe system
2. The parties agree to share the cost of and responsibility for said maintenance, inspection and cleaning equally.

This Agreement is made this \_\_\_\_ day of September 2014.

OLD COLONY BEACH  
CLUB ASSOCIATION, INC.

By \_\_\_\_\_

OLD LYME SHORES  
BEACH ASSOCIATION, INC.

By \_\_\_\_\_

**ATTACHMENT 5**

**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.
8. Gorton Entrance: Removed plastic fence and installed 8 arborvitaes. Nickerson Landscape installed and has been watering.

**ATTACHMENT 6**

**Listing of OCBCA Board of Governors Officers and Directors for the period September 2014 to September 2015:**

<b>Chairperson:</b>	<b>Douglas Whalen</b>
<b>Treasurer:</b>	<b>Janet Montano</b>
<b>Clerk:</b>	<b>Richard Kingston</b>
<b>Recreation/Entertainment:</b>	<b>Harry Plaut</b>
<b>Tax Collector</b>	<b>Donald DuBaldo</b>
<b>Public Works</b>	<b>John Melonopoulos</b>
<b>Public Safety</b>	<b>Jerry Brocki</b>