

OLD COLONY BEACH CLUB ASSOCIATION  
SEMI-ANNUAL MEETING  
SATURDAY, SEPTEMBER 9, 2017  
SHORELINE COMMUNITY CENTER, 39 HARTFORD AVE., OLD LYME

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

The meeting was called to order at 6:40 p.m. by Board Chairperson Doug Whalen. Doug began the meeting with a moment of silence in memory of Association family members who have passed away and those who have suffered as a result of the recent hurricanes in Texas and Florida. Doug noted that a quorum of members was present under the terms of the revised Charter. A quorum is now defined as a minimum of owners of thirty (30) parcels with each parcel granted one vote. Doug then explained the manner in which proxy votes can be granted which can then count toward meeting attendance.

**Approval of June 24, 2017 Semi-Annual Meeting Minutes:** A motion (Joe Frutuoso/Sandy Whitaker) was made to accept the June 24, 2017 meeting minutes. Rich Kingston, Association Clerk, asked those present if anyone recognized the name of the individual listed as Dean with no last name on page five of the minutes. No one did so the minutes remained unchanged. The motion passed and the minutes were accepted.

**Board of Director's report:**

**Chairman's Report:** Doug informed the membership that they would be receiving a letter from the Federation of Old Lyme Beaches in the next few weeks. This letter is meant to encourage participation in town voting for elective offices so that beach related concerns will get more attention from elected town officials. Doug noted that a person was arrested on the beach this summer for public urination. Doug also stated that the Board is considering new beach passes next summer.

**Treasurer's Report:** Janet Montano presented a Treasurers Summary for the period ending September 9, 2017 (Attachment 1). Janet noted that more detail for this Summary is available on the Association's website.

**Clerk's Report:** Rich Kingston asked people to pay attention to the ability to submit proxy votes for general membership meetings.

**Tax Collector:** In Sonia Dudas' absence Janet reported that \$141,477.35 has been collected for Fiscal Year 2018 taxes. Five (5) taxpayers have yet to pay their taxes which represents \$2,860.67 in uncollected revenue.

**Director of Public Works Report:** Joel Zimmerman reported that Public Works has had a very good season. Both of the summer contractors (beach cleaning and landscape maintenance) have performed well.

**Director of Public Safety:** In Steve Humes' absence, Doug reported that both he and Steve were not pleased with the performance of this summer's security guard service. Doug asked for input from residents if they have ideas regarding what services they believe the security guards should perform.

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**Entertainment Director:** Gavin reported that the entertainment schedule for the summer season has concluded. Gavin asked the membership to send him suggestions for events or activities they would like to see next summer.

**Public Comment** – One of the members asked for clarification regarding registering to vote in town of Old Lyme elections. Doug responded that although all property owners can vote in town meetings and referendums they cannot vote in town elections unless they are registered in Old Lyme. Rich Kingston reminded the membership that if they wanted to receive official communications from the Association by e-mail that they needed to grant specific permission to do so. Rich noted that the necessary form was included in the meeting announcement package mailed out prior to this meeting.

**Board of Governors Nominations** – Doug asked for a motion to move the agenda item, Board of Directors nominations, before Committee Reports. A motion (Ruth Spitz/Frank Nicotera) was made to do so. There was no discussion and the motion passed. Doug turned the meeting over to Rich Kingston, the Clerk of the Association. Rich noted that there were no nominations to the two vacancies on the Board of Governors submitted prior to this meeting. Rich informed the membership that Doug Whalen and Gavin Cartiera were willing to stand for re-election to the Board. Rich then solicited additional nominations from the floor. As there were none, Rich entered one vote for each candidate. Doug and Gavin were therefore re-elected to new three (3) year terms on the Board of Governors. Doug noted that he has been serving on the Board for the last thirteen (13) years. He then thanked the Board of Governors and the membership for their support during this time. Gavin had nothing to comment.

**Committee Reports:**

**Sheffield Brook Project:** Joel Zimmerman reported that the upper portion of the Sheffield Brook Project is ninety-five (95) per cent complete with some vegetation planting yet to be done. Doug asked homeowners to control vegetation from their property that might be impinging on the brook. Doug reported that he, Joel, Rich, representatives from Old Lyme Shores, the Fuss & O'Neill project manager and an expert from the Woods Hole Group met to discuss the issues surrounding the excessive sand shoaling at the end of the two pipes emptying into Long Island Sound. The results of the meeting indicate that the two rock groins need to be repaired. The Board is currently awaiting a suggested plan from the Woods Hole Group on how best to proceed.

**Water Pollution Control Authority:** Doug introduced Frank Noe, chairman of the OCBCA WPCA. Frank began by explaining that the WPCA is a commission and is controlled by state statutes and regulations. Frank listed the other members of the WPCA: Don Brodeur, Nancy Zimmerman, Steve Humes, Frank Nicotera, Joe Cancelliere, and Bob Asal. Frank noted that the various member's different backgrounds make them very appropriate to serve on the WPCA. Frank explained that progress is being made in regards to this project. The agreement with the town of East Lyme is currently undergoing the town's legal review process. The agreement with New London has been finalized and only awaits final approval which Frank expects will be granted within the next four to five weeks. Frank reported that the agreement to lease land from the town of Old Lyme to locate the necessary pump station in the Hartford Avenue parking lot is being completed. A town meeting will be conducted in order to gain final permission for this lease. Frank stated that approximately thirty (30) per cent of the total project is specific to the pump station and the force main that will go to East Lyme.

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Frank does not expect this meeting will be held until next spring. Frank encouraged everyone to plan to attend and vote in favor at this meeting when it is held. Frank also reported that a town referendum will have to be held in order to include Soundview Beach in this project. Here also, Frank asked members to vote in favor of this referendum when it is held, possibly next spring.

**Old Business:** There was no old business.

**New Business:** There was no new business.

**Public Comment:** Donna Maselli asked that the official correspondence e-mail system be used to notify members about important upcoming town meetings. Pete Carnrick is concerned about the accumulation of stones near the low tide line along the beach. Ruth Spitz asked if benches can be placed in the upper portion of the Sheffield Brook Project. Joel answered that we are not allowed to place items such as benches in this area under the terms of the easement with the federal government. Lenny Gregorian asked Frank Noe if a final decision has been made in regards to the definition of an EDU (Equivalent Dwelling Unit). Frank responded that a decision has not yet been made but when it is a public meeting will be held to inform the membership and to seek additional comments before the decision is officially finalized. Frank informed the membership that it is the WPCA's legal responsibility to make the final decision regarding EDUs. Frank reminded the membership that they may submit their comments to the WPCA by sending an e-mail to [WPCA@oldcolonybeach.org](mailto:WPCA@oldcolonybeach.org). Frank stated that the various types of dwellings add to the complexity of arriving at an EDU definition for OCBCA and that, as a result, not everyone will be pleased. Michael Cohen noted that he had received a letter from someone at our Association taking issue with the current preferred definition of an EDU as explained at the June Semi-Annual General Membership meeting. Frank does not have a response to this letter at this time as this letter was anonymous and not addressed to the Board of Governors or the WPCA itself. Donna Maselli wanted to know if the WPCA calculated the individual homeowner costs when deciding on a preferred definition of an EDU. Frank explained the different ways in which EDUs have been determined by other communities. Frank stated that the OCBCA WPCA tried to determine the fairest way to define an EDU and it did look at potential individual costs associated with the various definitions. Donna suggested that every household pay the same as every other rather than the current graduated system put forth at the June General Membership meeting by the WPCA. Frank said that the WPCA will consider her suggestion. Marie Whalen asked if the individual costs of the different funding options could be calculated so they can be shared with the members. Frank stated that the Authority is open to that idea.

Lenny Gregorian believes that the WPCA's definition of an EDU is in conflict with the town of Old Lyme's definition of that term. Lenny would like to see a better method to determine "relative benefit" regarding the apportioning of costs to the individuals members. Tony Santangelo would like to see the fixed costs of the project shared equally and the variable costs apportioned on the basis of usage. Frank stated that the users of the system will be billed on the basis of water usage for the on-going costs of operating the system. Jim Fazzino would like to see the town of Old Lyme's tax assessment be used as the basis for determining the percentage of costs allocated to each homeowner. Pam Barbarini asked who would bill for the sewer treatment of the system. Frank stated that the OCBCA WPCA would bill for this cost, not the Connecticut Water Company (CWC) although the water usage figures which will be used to determine on-going costs would be supplied by CWC. Rich Kingston reminded the membership that the individual share of the cost of the system would be apportioned over twenty (20)

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years. Steve Frechette asked how many regular water treatment bills a resident would receive. Frank stated that the bills will be specific to each water meter. A resident with two water meters would receive two bills, etc. Rick Katz would like to see the initial one-time costs be allocated equally throughout the community. Marie Ianucci is concerned that if the water treatment costs are determined by water usage how can allowances be made for those who shower outside or water lawns which will not use the sewers. Frank answered that, unfortunately, there is no way to separate those costs. Doug Whalen commented that all initial fixed costs should be shared equally among all homeowners. There were no additional comments.

**Adjournment:** A motion (Marie Whalen/Frank Nicotera) was made to adjourn. The meeting was adjourned by acclamation at 8:09 PM.

Minutes recorded by:

Richard Kingston, Clerk  
October 1, 2017

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**Results of Voting at the September 9, 2017 Old Colony Beach Club Association Semi-Annual General Membership Meeting**

**Board of Governors Nominations** –Rich Kingston, Clerk, noted that there were no nominations to the two vacancies on the Board of Governors submitted prior to this meeting. Rich informed the membership that Doug Whalen and Gavin Cartiera were willing to stand for re-election to the Board. Rich then solicited additional nominations from the floor. As there were none, Rich entered one vote for each candidate. **Doug Whalen and Gavin Cartiera were therefore re-elected to new three (3) year terms on the Board of Governors.**

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**ATTACHMENT 1**

Treasurer's Summary

OCBCA Semi-Annual General Membership Meeting

September 9, 2017

Balance July 1, 2017:	\$170,317.36
Income:	\$212,515.76
Expenses:	\$ 45,101.63
Balance September 9, 2017:	\$337,731.49

General Fund Checking	\$ 109,175.24
General Fund MM Savings	\$ 100,716.00
Capital Fund MM Savings	\$ 127,840.00
Balance 9/9/17	\$ 337,731.49