

**July 11, 2018**

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

The meeting was called to order at 6:34 PM by Board Chairman Doug Whalen.

**ATTENDANCE:** Members present- Steve Humes (by phone), Janet Montano, Joel Zimmerman, Gavin Cartiera, Sonia Dudas, Doug Whalen, and Rich Kingston.

One members of the public was present.

**Approval of the 5/8/2018 Regular Board of Governors Meeting and 5/29/18 Special Board of Governor Meeting Minutes:** A motion was made (Zimmerman/Montano) to accept the minutes from the regular May 8, 2018 Board of Governors meeting. There was no discussion. The motion passed. A motion was made (Montano/Zimmerman) to accept the minutes from the special May 29, 2018 Board of Governors meeting. There was no discussion. The motion passed.

**Treasurers Report (Janet Montano):** Janet presented the Treasurer Summary through June 30, 2018 (Attachment 1). A motion (Kingston/Dudas) was made to accept the Treasurer Summary as presented. There was no discussion. The motion to accept the Treasurer Summary passed unanimously. At this time Janet gave the Association Secretary, Rich Kingston, a copy of the Compiled Financial Statements as of June 30, 2018 as submitted by Merrick & Associates, OCBCA's accounting firm for permanent record

**Action Items Update:** Rich again reported that he had not yet started working on Action Item #37 (Develop a Records Retention Policy). Doug noted that Item #53 regarding warning letters to be sent to delinquent FY2018 taxpayers was completed and is now considered closed. Doug also stated that Item #56 about developing a new list of fines remain open as Gavin and Rich are still working on this item. He also stated that he has not finished addressing Item #57 regarding asking landowner to remove a berm.

**Committee Reports-**

**Chairman's Report (Doug Whalen):** Doug stated that he has been to a lot of meetings lately. He reported that the Sound View Commission is upset with the town as it has not received a copy of the proposed Hartford Avenue pump station lease between the town and the three beach associations. He also reported that he and the Board's liaison, Steve Humes, attended a WPCA meeting. Doug stated that the town of Old Lyme's July 23<sup>rd</sup> Public Hearing agenda does not include a vote on this proposed lease as he had previously been told it would. The Old Lyme First Selectwoman Bonnie Reemsnyder removed this items as she believes that the agreement is not yet finalized and ready for a vote. Doug will take steps to advise our membership that the

July 11, 2018  
OCBCA Board of Governors Meeting

vote will not take place as expected on July 23<sup>rd</sup>. Bonnie did inform Doug that she expects this vote to be held sometime in the middle of August.

**Clerk's Report (Rich Kingston):** Rich stated that he had sent out the 2018/2019 Board Meeting Agenda to the Board for final review. The Board members are fine with this schedule as presented (Attachment 2).

**Tax Collector (Sonia Dudas):** Sonia's reported that \$40,520.69 in FY2019 taxes has been collected to date. A total of sixty-five (65) (30.6%) of the two-hundred twelve (212) deeds have had their taxes paid.

**Recreation (Gavin Cartiera):** Gavin reported that the Sand Castle Contest was held last Saturday and it went very well. He also stated that the Third Stone Band would be performing on the beach this Saturday, July 14<sup>th</sup>. Gavin reminded the Board that the Association's Annual Dinner will be taking place on Saturday, July 21<sup>st</sup>. Doug asked the Board members to assemble at the beach on 2:00 PM that day to assist in set-up activities. Doug would like to have final ticket sale numbers from Board members by next Tuesday, July 17<sup>th</sup>.

**Public Safety (Steve Humes):** Steve reported that he continues to work with the security guard firm to improve service. Doug reported that Don DuBaldo expressed his concerns about the obvious consumption of alcohol on beach on July 4<sup>th</sup>. Don asked that the security guards be more observant regarding alcohol on the beach. Doug requested that Steve follow up on this matter. Doug reported that two street lights are out and that Eversource has been advised to repair. Sonia expressed concern about the inappropriate use of golf carts. Rich advised her to call the guards when she notices this type of situation in the future. The security guards phone number is **860-808-7162**. Association members will be encouraged to utilize this number to report problems. Janet mentioned that she allowed a new homeowner to re-register a currently registered golf cart that was purchased from the previous owner without the \$50 registration fee. A discussion followed regarding whether this registration fee should be required or not. A motion (Whalen/Cartiera) was made to waive the vehicle registration fee for new homeowners if the only change to the registration is the name of the owner of the vehicle and there is no need to change the existing OCBCA issued plate. Some discussion followed. The motion passed with five in favor and two opposed. Janet is concerned with impaired vision at some stop signs caused by overgrown hedges. Rich stated that he did send a letter in the past to a homeowner to advise them of a concern regarding bushes on private property.

**Public Works (Joel Zimmerman):** Joel reported that all contractors are performing their jobs well. Joel stated that some grounds maintenance is taking place in the upper section of Sheffield Brook with the approval of the NRCS. Joel reported that there was a need to repair a broken swim line. Joel reported that he had received a complaint about the sand falling on vehicles as a result of the weekly street sweeping required by the beach cleaning contract. Joel has asked Harry to wet down the sand on the street prior to sweeping hoping to alleviate the airborne sand. Joel expressed his frustration that he is not always advised about problems that are his responsibility to address. Doug thanked Joel for his hard work as Public Works Director.

**WPCA Report** – Steve, the Board liaison, had nothing to report. Doug did state that he has the contract from East Lyme to sign which will allow for the conveyance of waste water to the New London Treatment Plant. Once Frank Noe’s concerns are addressed Doug will be able to sign this document. Doug informed the Board that there are two other possible locations for the pump station should the town fail to gain approval of the lease for the Hartford Avenue property. Doug stated that once the East Lyme contract is signed the three beaches can approach the DEEP for the promised funding. The pump station situation does not impact the ability to access these funds.

**List of Fines for Infractions (New Charter)** – Rich reported that the Board agreed at its May 8<sup>th</sup> meeting to review the draft list of fines that Rich provided to the members at that time. Doug asked Rich to send this list out again and to put it on next month’s Board agenda for discussion.

**Request for One Day Waiver to “Hammer Law”**– Doug stated that he had received two requests to conduct construction during the restricted period of July 1 to Labor Day. As an aside Doug said that he had created a form for Association members to use to request a waiver to allow construction during the restricted summer period. A motion (Cartiera/Montano) was made to accept the Emergency Extension of Construction Work Request as presented with the one change suggested by Rich. There was no discussion. The motion passed. Doug read a request from Joel Zimmerman for one day emergency water pipe repair at 10 Breen Avenue to be performed the week of July 16 to 20. A motion (Kingston/Dudas) was made to approve the request from Joel Zimmerman. There was no discussion. The motion passed. Doug read a request from Rich Kingston for one day driveway repair by adding additional gravel to the driveway surface. The Board determined that the requested work was not construction but landscaping in nature. Rich withdrew the request.

**Sheffield Brook Project Progress Report** – Doug stated that he is still waiting for a maintenance agreement from NRCS. Doug informed the Board that the person who donated the bird houses for this area last year is prepared to do the same this year.

**Other Old Business** – None.

**New Business** – Janet received a call about a piece of property across Route 156 from Old Colony Road. The caller had been misinformed by the town of Old Lyme that this property was part of the Old Colony Beach Club Association.

**Public Comment** – No comment from the public.

**NEXT MEETING** - The next Board of Governor’s meeting is scheduled for Tuesday, August 14<sup>th</sup> at 6:30 PM at the Synagogue Beth El.

July 11, 2018  
OCBCA Board of Governors Meeting

A motion (Zimmerman/Dudas) was made to adjourn at 7:33 PM. The motion passed.

Respectfully submitted

A handwritten signature in black ink, appearing to read "Richard Kingston".

Richard Kingston

Clerk

July 16, 2018

Minutes Approved at August 14, 2018 Board of Governors Meeting

**Results of Voting at the July 11, 2018 Old Colony Beach Club Association Board of Governors Meeting. Board of Governor Members present- Steve Humes (by phone), Janet Montano, Joel Zimmerman, Gavin Cartiera, Sonia Dudas, Doug Whalen, and Rich Kingston.**

**Golf Cart/Scooter Registration Transfer** - A motion (Whalen/Cartiera) was made to waive the vehicle registration fee for new homeowners if the only change to the registration is the name of the owner of the vehicle and there is no need to change the existing OCBCA issued plate. Some discussion followed. The motion passed with five in favor and two opposed.

**Emergency Extension of Construction Work Request Form** - A motion (Cartiera/Montano) was made to accept the Emergency Extension of Construction Work Request form as presented with the one change suggested by Rich (Attachment 3). There was no discussion. The motion passed.

**Emergency Extension of Construction Work Request Form from Joel Zimmerman, 10 Breen Avenue.**

Doug read a request from Joel Zimmerman for one day emergency water pipe repair at 10 Breen Avenue to be performed the week of July 16 to 20. A motion (Kingston/Dudas) was made to approve the request from Joel Zimmerman. There was no discussion. The motion passed.

July 11, 2018  
OCBCA Board of Governors Meeting

ATTACHMENT 1

Treasurer's Summary

OCBCA Board of Governors  
Meeting  
July 11, 2018

Balance July 1, 2017:	\$170,317.36	
Income:	\$246,041.69	
	\$44.37	FY 2018 tax overpayment*
Expenses:	\$181,144.92	
Balance June 30, 2018:	\$235,258.50	
General Fund Checking	\$ 7,003.13	
General Fund MM Savings	\$142,895.56	
Capital Fund MM Savings	<u>\$ 85,359.81</u>	
Balance 4/30/18	\$235,258.50	

\*QuickBooks does not consider tax overpayments made in one FY as income in that year but as income in following FY.

Attachment 2

OLD COLONY BEACH CLUB ASSOCIATION  
BOARD OF GOVERNORS MEETING SCHEDULE

July 2018 to June 2019

The OCBCA Board of Governors, at its May 8, 2018 Regular Meeting, set its annual meeting schedule as follows:

**Meetings on Tuesdays at 6:30 PM:**

July 10, 2018  
August 14, 2018  
September 12, 2018 (Wednesday)  
October 9, 2018  
November 13, 2018  
December 2018 – No Meeting  
January 8, 2019  
February 12, 2019  
March 12, 2019  
April 9, 2019  
May 14, 2019  
June 4, 2019

Meeting Sites Dependent on Date and Time of Meeting

Summer Meetings Usually Held at a Congregation Beth El, Gorton Ave., Old Lyme  
Winter Meetings at Various Locations in Proximity to Board Members' Winter Homes

ATTACHMENT 3

Emergency Extension of Construction Work Request Form

**Old Colony Beach Club Association**

**Emergency Extension of Construction Work Request:**

*Ordinance 6.9 - Except for emergencies recognized by the Board of Governors, no person(s) shall perform any construction work from July 1 through Labor Day.*

**Name:** \_\_\_\_\_

**Property Address** \_\_\_\_\_

**Contact Phone Number** \_\_\_\_\_

**Dates & hours of work to be performed:** \_\_\_\_\_

**Emergency work being requested:**

(Please include the type of work, material to be used, tools and equipment to be used)

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**Contractor's Name & Phone number:** \_\_\_\_\_

**Reason why this repair must be completed during the summer season and not before or after the "no Hammer Rule" blackout dates:**

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**\*\*No work should be started until the property owner receives a written approval from the Board of Governors.  
The Property Owner will be notified promptly of all approvals & denials.\*\***

**(Please provide this form to an OCBCA Board member immediately for a Board review)**

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**Approved \_\_\_\_\_ Disapproved \_\_\_\_\_**

**Signed for the Board of Governors:** \_\_\_\_\_ **Date:** \_\_\_\_\_