

OLD COLONY BEACH CLUB ASSOCIATION
SEMI-ANNUAL MEETING
SATURDAY, JUNE 23, 2018
SHORELINE COMMUNITY CENTER, 39 HARTFORD AVE., OLD LYME

Old Colony Beach Club Association Semi-Annual Meeting

The meeting was called to order at 6:36 p.m. by Board Chairperson Doug Whalen. Doug confirmed with the Clerk Rich Kingston that a quorum was present. Doug began the meeting with a moment of silence in memory of Association family members who have passed away.

Approval of September 9, 2017 Semi-Annual Meeting Minutes: A motion to approve the September 9, 2017 minutes was not entertained and therefore the minutes from the September 9, 2017 General Membership were not approved.

Board of Director's report:

Chairman's Report: Doug presented his Chairman's Report (Attachment 1) to the membership.

Treasurer's Report: Janet Montano presented a Treasurers Summary for the period ending June 23, 2018 (Attachment 2). Janet noted that the full Treasurers Report with a detail of transactions would be posted on the Association's website. Due to an oversight a motion was not made to accept the Treasurer's Summary.

Clerk's Report: Rich Kingston reminded members that the sign up to receive official documents by E-mail is not the same process for signing up for OCBCA website membership. Rich noted that he has added a new line to the Document Receipt Preference form to allow members to indicate their interest in signing up for website membership in addition to receiving official documents from him by e-mail.

Tax Collector: Sonia Dudas reported that all FY2018 taxes have been collected and that the new tax bills will be due on August 1.

Director of Public Works Report: Joel Zimmerman reported that the summer season has started out well with no issues. Contracts for beach cleaning, landscaping, and swim lines contracts are in place. Joel also reported that mosquito pellets have been placed in the storm drains to address any mosquito problems.

Director of Public Safety: Steve Humes reported that there is a new security company this year. Steve noted that a contract with Eversource has been completed which allows the use of telephone/power poles to host OCBCA owned equipment such as solar panels and video cameras. Steve also reported that security will once again have a golf cart available to them from July 1 to Labor Day.

Entertainment Director: Gavin Cartiera reminded the members that a summer recreation schedule was included with the meeting package sent to them prior to this meeting. Gavin reported that movies at the beach will once again be shown weekly. He also noted that the first major recreation event of the summer will take place on Saturday, July 14th with the Third Stone band performing at the beach. The annual summer picnic will be held on Saturday, July 21st. Two Sand Castle contacts will be held and Karaoke Night will be held on Saturday, August 11th. Gavin encouraged members to offer ideas for

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other types of activities that Recreation could sponsor. Doug encouraged the membership to solicit raffle prizes for the summer picnic.

Public Comment – Lenny Grigorian asked that the security golf cart not put the light on top of the cart. Doug said that the light would be placed behind the driver. A member asked about the limited amount of golf cart parking. Doug explained that in addition to Breen Avenue entrance parking there is a large number of spaces along the Brookside fence that borders Old Lyme Shores. One of the members asked about a deteriorating telephone pole. Doug stated that Eversource has inventoried all the poles and has a schedule for those that need to be replaced. Pete Carnrick would like to see multiple ribbons awarded to sand castle contest participants rather than the current method of one ribbon per sculpture. Pete was also concerned about vehicles proceeding down Grove Street the wrong way. Doug reported that he has placed a DO NOT ENTER sign at the corner of Brookside and Grove which should address this concern. Another member was concerned about the security guard holding up member traffic which should be able to get around a car which is stopped to get a temporary pass. Doug stated that Steve Humes, the Public Safety Director, will be working with the guards to ensure that traffic will flow smoothly and not create a bottleneck at the guard shack.

FY2018 Budget item adjustments – Doug stated that line item adjustments must be made to the FY2018 operating budget in order to comply with Charter requirements (see item #1 of Attachment 3). A motion was made (Steve Humes/Rick Hyne) to approve the changes as listed in item #1 of Attachment 3. There was no discussion. The motion passed.

FY2019 Budget - Doug informed the membership that the Board is proposing a 3.25 mil rate for FY2019. A motion (Joel Zimmerman/Nancy Lagano) was made to approve the Board of Governor Endorsed FY2019 Budget (Attachment 4). There was no discussion. The motion passed with one vote cast in opposition.

Sheffield Brook Project Report – Doug reported that the upper portion of Sheffield Brook Project will be monitored by NRCS every year for the next three years to ensure that OCBCA is complying with the provisions of the project funding. The cost of this project was \$550,000 and solely funded by the federal government. The lower portion of the Sheffield Brook Project was funded by a combination of the State of Connecticut Department of Energy and Environmental Protection (\$318, 975.13), the Old Lyme Shores Beach Association (\$53,152.57), and the Old Colony Beach Club Association (\$53,152.57) for a total cost of \$425,280.27. OCBCA is aware that there may be times when one or both of the conduits might have to be cleaned out due to storm activity. Old Lyme Shores has agreed to share this cost with Old Colony Beach. OCBCA has put funds aside for this contingency.

Sheffield Brook Pipe & Outflow Improvements Adjustment – Doug explained that due to a few unexpected costs the total OCBCA commitment to the lower portion of the Sheffield Brook Project needed to be increased by about \$3,000. These funds are available from the existing budget. A motion (Steve Humes/Rich Kingston) was made to approve the addition of \$3,162.57 to the approved amount of \$50,000.00* to replace the undersized pipe located just north of Hartung Place continuing to the outflow into Long Island Sound including repairs to the outflow area to prevent future blockage. The

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new authorized amount for this purpose to be \$53,162.57. There was no discussion. The motion passed.

**(Motion passed at the June 28, 2014 General Membership Meeting)*

Doug stated that he is attempting to get NCRC to use federal funds to maintain the upper portion of Sheffield Brook Project for the next three years.

Committee Reports-

Water Pollution Control Authority – Doug introduced Frank Noe who is the chairman of the OCBCA Water Pollution Control Authority. Frank updated the membership about the progress of the sewer installation project. Frank informed the membership that the three beaches involved in this project have signed a contract with the New London Treatment Plant to handle the wastewater produced. Frank also noted that the agreement with East Lyme to transport the wastewater is almost complete. Frank reported that he attended a meeting with representatives of the town of Old Lyme to finalize a contract for the lease of the land needed for a pump station. This contract will need approval of the town's citizenry at a town meeting which should be scheduled soon. Frank stressed the importance of getting our members and the members of the other two beaches to this town meeting to vote in favor of approving this lease arrangement. A member of the audience reminded all that if you own property in the town you can vote at this town meeting regardless of whether you are registered to vote in Old Lyme or not. Doug stated that the Federation of Old Lyme Beaches has funds to use toward a "get out the vote" campaign. One of the members inquired about how pipes would handle seasonal vs. non-seasonal flow. Frank stated that there would be two pipes installed under Route 156, one smaller than the other to handle non-seasonal flow. A member asked about how much paving would be necessary on Route 156 to replace after sewer installation. Frank supplied the answer that the Association is obligated to repair half the road. Although a member suggested that repairing OCBCA roads in patched sections might be more cost effective the consensus of those planning the project is that complete road replacement will be required. The same member asked for an update on the projected per homeowner cost of this project as he thought he read a newspaper article that put the cost of the project as more than previously expected. Doug and Frank assured this person that the projected per capita costs look like they will be less than originally anticipated in 2012. In answer to a question from the floor Frank stated that although the agreement with New London is for a total capacity of 300,000 gallons per day with a current starting amount of 120,000 gallons per day, additional amounts up to 300,000 can be purchased in 25,000 gallon per day increments to handle new customers added to the system in the future. Doug thanked Frank for the amount of time and effort he has put into his duties as chair of the WPCA.

New Business – There was no new business.

Public Comment – There was no public comment.

Next Meeting – The next OCBCA General Membership meeting will be held at the Shoreline Church at 6:30 PM on Saturday, September 8.

Adjournment: A motion (Ruth Spitz/Nancy Zimmerman) was made to adjourn. The meeting was adjourned by acclamation at 7:41 PM.

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Minutes recorded by:

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

Richard Kingston, Clerk
July 2, 2018

Minutes Approved by General Membership at September 8, 2018 Semi-Annual Meeting

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Results of Voting at the June 23, 2018 Old Colony Beach Club Association Semi-Annual General Membership Meeting

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Sheffield Brook Pipe & Outflow Improvements Adjustment –A motion (Steve Humes/Rich Kingston) was made to approve the addition of \$3,162.57 to the approved amount of \$50,000.00* to replace the undersized pipe located just north of Hartung Place continuing to the outflow into Long Island Sound including repairs to the outflow area to prevent future blockage. The new authorized amount for this purpose to be \$53,162.57. There was no discussion. The motion passed.

**(Motion passed at the June 28, 2014 General Membership Meeting)*

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ATTACHMENT 1

Chairman's Report for June 23 Membership meeting

- Worked with Steve Humes, signed contract with Eversource to co-locate on Eversource poles to put up security cameras.
- Attended a few WPCA meetings to listen in on progress of sewers. Signed documents for New London capacity agreement, and DEEP agreements related to the sewer program.
- Washed all the stop signs, speed limit signs and some street signs with mold/mildew cleaner
- Checked with other beach associations stipends and found out that treasurers receive anywhere from \$800.00 - \$2,600.00 for their services. Suggested to Board members to increase treasurer stipend to \$500.00 due to the quantity and quality of work our treasurer does in a year.
- Worked with Joe Frutuoso (OCBCA webmaster) on issues related to Website. Resolved problems with email blasts going out to residents. Our domain name is good until 2022 and we will be required to pay a yearly fee for the website and email service.
- Worked with Steve Humes on Public Safety security issues including; updated Resident list by name & address for guards, reviewed new post orders for security, removed plywood on windows and cleaned out guard shack on beach, relocated small guard shack to Brookside entrance with help from Guy Pelletier.
- Completed Insurance application for OCBCA, provided updated documents and filed for renewal with CHUBB insurance.
- Worked with Joel Zimmerman on some Public Works issues including relocation bench from beach to new Gorton Ave open field, purchased and planted new flower boxes by park bench on Gorton Ave, fertilized Gorton Ave field plantings, placed new signs on beach entrances, worked on Weir Box stone base and removed sand from west pipe, applied vegetation killer to weeds in Hartung/boat launch stone area
- Worked on stop signs that were bent or broken at the base. Four (4) stop signs were fixed and one (1) 4x4 sign had to be replaced.
- Worked with Gavin Cartiera on Association recreation schedule and July 21st picnic.
- Ordered items for new beach passes, license plates, window stickers and other items for the 2018 beach season.
- Worked with Jerry Brocki fixing the pedestrian gates on Hartung & Broughel, needed new battery & power supply for Broughel gate and adjusted swings for both gates. Working on providing a new program for electronic gate access to include a program stored in the cloud instead of on a vendor's computer and looking to upgrade camera access for gates.
- The upper Sheffield Brook project was completed by NRCS and will be monitored every year for the next 3-years. OCBCA was not required to put any money into the total cost of this project which came in at \$560,000.00, this was completely funded by the Federal Government. The lower project was funded in part by the State of CT Department of Housing and the 2-beach associations. The State of CT provided \$318,975.38 and each beach association provided \$53,162.57 for a total expense of \$425,300.52. During the process it was explained that our area has a specific issue with sand collection and we are gaining sand at a rate of 7"-

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Chairman's Report for June 23 Membership meeting (continued)

14" per year. It was also explained that during strong coastal storms we may get sand shoaling in the channel that we will have to clean out on occasion. We have budgeted this cost in the public works budget. Both beaches have agreed in cost sharing for these infrequent clean outs. Since December 2017 when the project finished to June 1, 2018 we had one serious coastal storm in January that required a cleanout. We have projected 3-4 clean outs per year for this ongoing maintenance expense.

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ATTACHMENT 2

OCBCA Semi Annual Meeting
Treasurer's Summary
June 23, 2018

Balance July 1, 2017:	\$170,317.36
Income:	\$240,353.57 plus
	<u>\$44.37</u> FY2018 tax overpayment*
	\$240,397.94
Expenses:	\$156,173.15
Balance June 23, 2018:	\$254,542.15
General Fund Checking	\$ 1,138.90
General Fund MM Savings	\$150,877.16
Capital Fund MM Savings	<u>\$102,526.09</u>
Balance 6/23/18	\$254,542.15

*QuickBooks does not consider tax over payments made in one FY as income in that year but as income in the following FY.

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ATTACHMENT 3

June 23, 2018 Semi-Annual Membership Meeting Proposed Motions

➤ **2018 Budget item adjustments**

Voting Item

Motion to remove \$1,600.00 from the 2018 Public Works and \$1,700.00 from the Public Safety budgets line and add \$3,300.00 to the 2018 Professional Fees budget line to cover excess budget expenses

Motion for budget adjustment: Steve Humes 2nd by Rick Hyne

➤ **2019 Budget Approval**

Voting Item

Motion to approve Board of Governor Endorsed FY2019 Budget

Motion to approve FY2019 Budget: Joel Zimmerman 2nd by Nancy Lagano

➤ **Sheffield Pipe & Outflow Improvements Adjustment**

Voting Item

Motion to approve the addition of \$3,162.57 to the approved amount of \$50,000.00* to replace the undersized pipe located just north of Hartung Place continuing to the outflow into Long Island Sound including repairs to the outflow area to prevent future blockage. The new authorized amount for this purpose to be \$53,162.57.

Motion to approve funding adjustments: Steve Humes 2nd by Rich Kingston

(motion passed at the June 28, 2014 General Membership Meeting)

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**Old Colony Beach Club Association 2019 Fiscal Year Proposed Budget
and Actual Expenditures to 5/31/18**

ATTACHMENT 4	Actual FY 2016	Actual FY 2017	Budget FY 2018 APPROVED	Actual 5/31/2018	Budget FY 2019 PROPOSED
Revenues					
Property Taxes + finance charges	141,160.49	144,007.62	141,500.00	143,985.58	141,500.00
Town of Old Lyme	9,100.00	9,000.00	8,450.00	8,900.00	8,470.00
Vendor Fees		500.00	500.00	500.00	500.00
Reimbursement for Liens & Lien Releases					
Registrations	350.00	450.00	200.00	550.00	200.00
Reimbursement for Bank Charge					
Gate Swipe Cards	445.00	470.00	200.00	150.00	200.00
Fines	40.00			40.00	
Sign damage payment					
Boat storage cost reimbursement	30.00	30.00			
Federation 1/2 dues returned		289.50		289.50	
CT Water funds overpayment returned		4,751.95			
Overcharged fees returned		1,166.00			
Interest Income General Fund	186.74	150.70	75.00	186.82	75.00
Interest Income Capital Account	99.87	123.43	75.00	151.73	75.00
Easement Funds	8,250.00				
State of Connecticut grant money	52,930.01	247,070.00			
Old Lyme Shores 1/2 cost Sheffield Brook Project				47,355.51	
Purtill stub sale				12,000.00	
Recreation	2,600.00	2,460.00	2,000.00	2,510.00	2,000.00
Raffle	2,744.00	2,531.00	2,000.00	3,580.00	2,000.00
Merchandise	1,570.50	1,241.00		340.00	
Total Revenues	219,506.61	414,241.20	155,000.00	220,539.14	155,020.00
Expenditures General Fund					
Public Safety	24,145.03	21,876.91	26,000.00	17,787.55	30,000.00
Public Works	31,367.65	27,194.90	40,000.00	30,088.95	37,000.00
Insurance	5,241.00	5,309.00	6,400.00	5,439.00	6,300.00
General Administration	6,499.06	3,663.13	6,000.00	5,541.41	6,000.00
Electricity	5,022.24	4,586.25	5,800.00	4,878.91	5,700.00
Fire Protection (Hydrants)	9,139.94	9,787.10	10,200.00	9,197.31	10,500.00
Recreation	8,038.42	11,073.44	9,000.00	9,572.05	10,000.00
Raffle	100.00	512.32	500.00	778.73	500.00
Merchandise	1,219.50	1,658.40	1,600.00		1,500.00
Professional Fees	9,816.11	4,812.50	10,000.00	13,281.00	8,320.00
Donations		200.00		100.00	200.00
Property Taxes	929.56	955.71	1,500.00	920.92	1,000.00
Subtotal	101,518.51	91,629.66	117,000.00	97,585.83	117,020.00
Contingency Fund Capital Account	13,000.00	18,000.00	16,000.00	16,000.00	16,000.00
General Fund Expenditures after \$ transfer	114,518.51	109,629.66	133,000.00	113,585.83	
Capital Improvements/Expenditures					
WPCA	22,000.00	22,000.00	22,000.00		22,000.00
Fencing				1,399.68	
Sheffield Brook Permits	1,685.00	1,250.00			
Sheffield Brook	49,530.00	325,015.48		31,632.53	
Subtotal	73,215.00	348,265.48	22,000.00	33,032.21	38,000.00
Total	174,733.51	439,895.14	155,000.00	130,618.04	155,020.00
Mill Rate	3.25	3.25	3.25	3.25	3.25
Profit/Loss	44,773.10	(25,653.94)			

Printed: June 1, 2018