

June 4, 2019

**Old Colony Beach Club Association Board of Governors Meeting
Doug Whalen's Cottage, 41 Old Colony Rd., Old Lyme, Ct**

The meeting was called to order at 6:35 PM by Board Chairman Doug Whalen.

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

No members of the public were present.

22 Hartung Place Easement Request: Doug asked Rich to review the current status of the easement request for 22 Hartung Place. Rich stated that the Feigenbaum's still wanted to pursue the easement and that stakes have been placed that indicate the boundary of the land on Brookside Avenue that is being requested. Rich stated that the Feigenbaum's need this easement in order to control flooding of their backyard when Sheffield Brook overflows. Doug used the A-2 survey drawing provided by the Feigenbaums to illustrate the existing property lines and the changes requested by the homeowner. Doug suggested that rather than granting an easement the Board consider a property transfer for both strips of land. The Association would then take possession of the portion of Hartung Place that is currently owned by the Feigenbaums. Doug stated that Frank Noe stated that taking possession of the road is critical for the installation of the sewers. Doug asked the Board if it would be agreeable to endorse a "one for one" swap of property to be presented to the membership for its approval. Janet stated that any exchange of property should wait until the sewer installation is closer to implementation. Two Board members would like the Feigenbaums to pay for the additional survey work required to place pins at the corner of the Feigenbaum's property on Hartung Place. Doug and Janet agreed that exchanging OCBCA owned property on Brookside Avenue would make little difference to the existing appearance as it has always been treated as lawn by the previous homeowner of 22 Hartung Place. Board members are concerned that the A-2 Survey seems to present a different picture of the situation than does the letter dated January 22, 2019 from the Feigenbaum's architect J.W. Flower. Doug suggested that permission be sought from the general membership to allow the Board to go into negotiations with the owners of 22 Hartung Place to do a one to one swap as outlined in the A-2 Survey provided by the Feigenbaums. Steve stated that he would like to see an A-2 Survey that shows where the lines are, both present and proposed, with markings in the field which coincide to the survey. Joel is concerned that the reason for the easement has changed from its initial purpose and, additionally, now there is no longer a hardship after the Old Lyme Zoning Appeals Board approved the new construction for 22 Hartung Place. Joel noted that another landowner owns a portion of Hartung Place also. Rich stated that he was in favor of addressing this specific request and not allowing the potential larger considerations in future years to delay what is a small issue at this time. Steve stated that the property issues need to be considered in a larger context than Rich suggests. Doug wants to bring this situation to the attention of the Association's attorney for his opinion about the pros and cons of a land swap. Doug stated that the consensus of the Board seems to be that not enough information is available to bring this issue to the June 22nd General Membership meeting for its consideration. Doug remarked that the Board needs an actual A-2 Survey with the present property and the proposed property lines clearly marked and to have those lines professionally staked out in the ground. Janet noted that the A-2 Survey is not signed and Doug noted that the legend does not have an

explanation for the dashed line(s). Gavin suggested that it is important to determine whether the Board is receptive to the land swap idea as a concept before directing the landowner to contract for additional survey work. Gavin stated that if the Board is against the concept it is not appropriate to ask the homeowner to go through additional efforts and expense. A motion was made (Whalen/Humes) to ask the Feigenbaums to re-identify the A-2 Survey to clearly show the property before and after the proposed swap. A marking pin also needs to be placed by their surveyor where the Feigenbaum's property currently extends onto Hartung Avenue and another one needs to be placed on the corner of Brookside and Hartung illustrating the new, proposed property line after completion of the land exchange (swap). Steve stated the current plot plan being discussed does not appear to be an A-2 Survey but rather a property survey dependent on a resurvey. The plot plan should also disclose the square footage in each portion of land involved in the swap. Doug stated that if the Association decided to proceed with the land swap an 8-24 referral must be made to the town as the property involved is a road. There was no other discussion. The motion passed unanimously.

Executive Session: Doug stated that the Executive Session is no longer necessary.

Approval of the 5/16/2019 Board of Governors Meeting Minutes: A motion was made (Humes/Zimmerman) to accept the minutes from the May 16, 2019 Board of Governors Meeting. Janet noted that the Treasurer's report included with the minutes has February 28, 2019 in the body of the report, it should be April 30, 2019. With this one change the motion to accept the minutes passed with one abstention.

Treasurers Report (Janet Montano): Janet then presented the Treasurers Summary for the period ending May 31, 2019 (Attachment 1). A motion (Kingston/Humes) was made to accept the May 31, 2019 Treasurer Summary. There was no discussion. The motion passed.

Action Items Update: Rich stated that there was one open Action Items as of this date. Rich said that he had not completed Item #63 to send letter of thanks to Don DuBaldo but would do so before the next Board meeting.

Committee Reports-

Chairman's Report (Doug Whalen): Doug reviewed his Chairman's report (Attachment 2) with the Board. Doug is working with a new disc jockey for the karaoke event on July 13th as the first DJ was not able to work as initially thought. Janet stated that a down payment of \$225 has already been made. The new CWPM sanitation program coordinator lives in our Association. Under the new contract trash will be picked up every Monday and recycle every Tuesday. Doug will share the e-mail address so all Board members can access the video from the new Comcast cameras. Doug informed the Board that Angie will be opening and closing the gates on weekdays on a regular basis for the rest of the summer season. Rich asked that Doug post the list of clothing for sale on the three beach bulletin boards. Doug stated that Montano and Sons will install a post at the Broughel gate to hold the solar panel.

Clerk's Report (Rich Kingston): Rich reminded the Board that the Semi-Annual General Membership Meeting is scheduled for Saturday, June 22nd at 6:30 PM at the Shoreline Church. Rich asked the Board members to arrive a little earlier to assist in the meeting setup.

Tax Collector (Gavin Cartiera): Gavin's reported that one Association member has still not paid their FY19 taxes. One other member owes a small portion of last year's tax.

Recreation (Sonia Dudas): Sonia reported that all of the annual events are fully planned. Sonia informed the Board that she will be moving from the area in mid-July and will do as much as she can before July 15th. Doug asked Sonia to consider resigning so her position on the Board can be filled as soon as possible. The Board will solicit interest in taking this position.

Public Safety (Steve Humes): Steve reported that he is satisfied so far with the performance of the new security company. There was a discussion of underage drinking on the beach on the Memorial Day weekend. Rich asked about enforcement against drinking on the beach for people of any age. Steve stated that the underage drinking seems to be leading to behavior problems. Doug stated that all Board members have the responsibility of intervening when OCBCA rules are being violated. Doug asked Steve to stress the Board's concern to the security guards about preventing drinking on the beach.

Public Works (Joel Zimmerman): Joel reported that the swim lines were "eventually" installed. Joel reported that he has to "stay on" Plaut Environmental Services constantly to ensure that they complete their assigned tasks. Pavement repair is scheduled for Tuesday, June 11th. Joel stated that he has obtained pricing to remove the two dead trees in the upper section of Sheffield Brook. Doug will get permission from NRCS to perform this work. Joel stated that he will be over budget but still within the \$2,500 limit established by the Charter. Joel will start the mosquito pellet program this upcoming weekend. Joel reported that the flower beds at three of the beach entrances have been completed. Joel stated that sweeping sand from the beach roads is a constant source of complaint from property owners.

WPCA Report: Steve asked Doug to present this report as Doug attended the last meeting. Doug reported that the WPCA will obtain a professional appraiser to recommend the best method for determining Equivalent Dwelling Units (EDU) in our Association. Steve noted that a Request for Proposal (RFP) will be posted on the State of Connecticut website in order to obtain this appraiser.

Beach Camera Hyperlink Project Update – Doug reported that the project has been completed with all cameras operational. Doug asked Rich to remove this item from future agendas.

Approval of Emergency Preparedness Plan for 2019 –A motion (Whalen/Humes) was made to formally approve the existing Emergency Preparedness Plan for 2019. There was no discussion. The motion passed unanimously.

Board of Governors Meeting Schedule for FY 2020 – Rich presented a proposed list of monthly Board of Governor meeting dates from July 2019 to June 2020 (Attachment 3). A motion (Humes/Zimmerman) was made to accept the FY2020 meeting schedule as presented. There was no discussion. The motion passed.

Preparation for June 22 General Membership Meeting – The Board reviewed the items that need to be included with the mailing packet sent to members prior to the meeting. Rich will send out a draft agenda for this meeting to the Board for their review prior to finalizing it.

June 4, 2019
OCBCA Board of Governors Meeting

Other Old Business – There was no Other Old Business.

New Business – Sonia reported that a lot of golf carts have been getting stuck in the Breen Avenue golf cart parking area. Joel reported that this problem has been resolved and did not recur this past weekend. Sonia would like extra police presence over the July 4th weekend. Doug stated that although a police presence probably could not be arranged the Board can arrange for an additional security guard over that weekend. The Board agreed that the extra guard should be kept on for all four July 4th weekend days. Doug will ask the State Troopers if it is possible for them to drive through our community over that weekend. Doug stated that the town of Old Lyme has arranged for the Girl Scouts to put labels on the garbage and recycling cans to ensure that users know which is which. Doug stated that he will send out a notice to Association members a week before the July 4th weekend advising them that the Association will assign extra security staff and OCBCA will be asking for increased police patrols for the 4th weekend. This notice will also state that only fireworks legally allowed in Connecticut can be used on the beach.

Public Comment – There was no public comment.

NEXT MEETING - The next Board of Governor's meeting is scheduled for Tuesday, July 9, 2019 at 6:30 PM. Doug stated that the Synagogue will be available for Board meetings for the remainder of the summer.

A motion (Montano/Cartiera) was made to adjourn at 8:04 PM. The motion passed.

Respectfully submitted



Richard Kingston

Clerk

June 11, 2019

Results of Voting at the June 4, 2019 Old Colony Beach Club Association Board of Governors Meeting. Board of Governor Members present- Janet Montano, Joel Zimmerman, Gavin Cartiera, Sonia Dudas (by phone), Steve Humes, Rich Kingston and Doug Whalen.

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June 4, 2019
OCBCA Board of Governors Meeting

Attachment 1

Treasurer's Summary
OCBCA Board Meeting
June 4, 2019

Balance July 1, 2018	\$235,258.50	
	\$161,924.39	*
	(44.38)	FY2018 tax overpayment made in 2017*
	<u>\$.90</u>	FY 2018 tax overpayment*
Income	\$161,880.91	
Expenses	\$ 92,202.92	
Balance May 31, 2019	\$304,936.49	
General Fund Checking	\$ 8,297.43	
General Fund MM Savings	\$173,113.75	
Capital Fund MM Savings	<u>\$123,525.31</u>	
Balance 5/31/19	\$304,936.49	

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

Attachment 2

Chairman's notes for June 4th meeting

- Spoke to the DJ who will be doing the Karaoke on the beach 7/13, he will be setting up around 6:30 and will be ready for 7:00 – 10:00. Poster are on the bulletin boards. Janet- we will need \$200.00 cash at end of night to avoid a 15% charge for check or credit card fee.
- Spoke to Mike Calandra from CWPM and gave him OCBCA contact information. Discussed the new sanitation service starting July 1st and was informed the dates of service will not change for OCBCA.
- Worked with security on a few incidents over the Memorial Day weekend, downloading some video coverage and sending the video coverage to the Resident Trooper at Old Lyme PD to keep PD advised of suspicious activity in OCBCA.
- Worked with Angie on gate opening & closing when security is not present. Angie received a detailed schedule from June 2nd – September 2nd.
- Had meeting with Ira & Debbie Feigenbaum regarding the Hartung & Brookside street issues, will provide discussion at June 4th meeting.
- Attended the WPCA meeting May 31st.
- Working with other beach associations & Town WPCA to setup meeting with Frank Marotta to discuss sewer pipeline project around the Pavilion parking lot.
- Distributed numerous window decals, beach passes & pedestrian gate cards to residents.
- Worked with printing company to order more visitor parking passes & new carbonless violation notices.
- Cleaned out security shed and relocated OCBCA merchandise from storage unit to shed. Any Board member can get merchandise, inventory & price list will be provided outside each box.
- Working with Montano brothers to install 6x6 post at Broughel to install solar panel for security gate.

Attachment 3

OLD COLONY BEACH CLUB ASSOCIATION
BOARD OF GOVERNORS MEETING SCHEDULE

July 2019 to June 2020

The OCBCA Board of Governors, at its June 4, 2019 Regular Meeting, set its annual meeting schedule as follows:

Meetings on Tuesdays at 6:30 PM:

July 9, 2019
August 13, 2019
September 10, 2019
October 15, 2019 (3rd Tuesday)
November 12, 2019
December 2019 – No Meeting
January 14, 2020
February 11, 2020
March 10, 2020
April 14, 2020
May 12, 2020
June 9, 2020

Meeting Sites Dependent on Date and Time of Meeting

Summer Meetings Usually Held at Location in Old Colony Beach Club Association
Winter Meetings at Various Locations in Proximity to Board Members' Winter Homes