

OLD COLONY BEACH CLUB ASSOCIATION  
SEMI-ANNUAL MEETING  
SATURDAY, JUNE 22, 2019  
SHORELINE CHURCH, 287 SHORE RD., OLD LYME

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

The meeting was called to order at 6:34 p.m. by Board Chairperson Doug Whalen. Doug began the meeting with the Pledge of Allegiance and with a moment of silence in memory of Association family members who have passed away since our last meeting. Doug confirmed with the Clerk Rich Kingston that a quorum was present. Doug stressed that the use of a proxy will assist in attendance and makes it easier to obtain a quorum

**Approval of September 8, 2018 Semi-Annual Meeting Minutes:** A motion (Marilyn Asal/Adeline Livingston) was made to approve the September 8, 2018 minutes. There was no discussion. The motion passed.

**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 22, 2019 (Attachment 2). Janet noted that the full Treasurers Report with a detail of transactions would be posted on the Association's website.

**Clerk's Report:** Rich Kingston reminded members that the next General Membership meeting is scheduled for September 7<sup>th</sup>.

**Tax Collector Report:** In Gavin's absence Doug reported that all taxes have been paid with the exception of one homeowner who owes a small portion of their last year's taxes.

**Director of Public Works Report:** Joel Zimmerman reported that the Association is all set for the summer season. Joel stated that the jet-ski and swim lines are in and that the beach has been cleaned and groomed. Joel also reported that mosquito pellets have been placed in the storm drains to address any mosquito problems. This will be done three more times in the first week of each month through September. He also reported that the annual beds at the front of the streets have been put in and the side hill on Brookside Avenue has been mowed.

**Director of Public Safety Report:** Steve Humes reported that the Association has a new security company this year called Investigative Consultants LLC based in East Haven. The Point of Woods Association also uses this service. Steve noted that arrangements have been made so that an extra guard will be working for all four days of the 4<sup>th</sup> of July weekend. Doug stated that the guard service has a highly visible uniform. The security golf cart will begin appearing on Association streets next weekend.

**Entertainment Director Report:** Doug reported that the Entertainment Director Sonia Dudas has resigned from the Board of Governors due to a new job out of state. Sonia will continue to spend vacations in the community. Doug asked for volunteers to fill this role until the position is up for

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election this September. Doug listed the planned summer activities. Doug announced that the annual summer picnic will be held Saturday, July 20<sup>th</sup>. Doug asked all members who are planning to donate a raffle prize for this event to inform him of such but to hold the item(s) until a few days before the picnic. Doug asked for a few members to volunteer to assist in soliciting additional raffle prizes. Doug also announced that there will be a Karaoke Night on the beach on Saturday, July 13<sup>th</sup> from 7 to 10 PM. Doug noted that there will be two sand castle contests, one in July and one in August. Doug also stated that the Third Stone Band will perform again this year on Saturday, August 3<sup>rd</sup>. Doug stated that all of the summer events are listed on the three beach bulletin boards. Doug also informed the body of similar recreational activities being held at Sound View Beach and in the town of Old Lyme this summer.

**Public Comment** – Marilyn Asal asked a question about the new trash-recycle schedule which begins Monday, July 1. John Melonopoulis expressed his disappointment regarding the lack of a response from the Board when he offered a suggestion regarding street cleaning. John is also concerned that the Association does not require golf carts to be insured. Lenny Gregorian wants the Association to make sure that a guard sits at the water line border with Sound View Beach to ensure that unauthorized people do not access our beach. Doug replied that the post orders for security stress that this position must be covered at all times during beach days. Michael Bernstein suggested that Grove Street should be made a one-way going west rather than east as its current permanent direction. Doug stated that the traffic pattern for the Association was decided by the sign pollution committee which recommended that Maple Street be one way west and Grove Street be one way east. Doug reported that the no turn signs have been installed. Doug stated this issue will be discussed at the next Board of Governor meeting. Another member asked for larger street signs. Bill Zaharevich suggested (somewhat tongue in cheek) that a way to reduce traffic violations would be to award the person who turns in the violator one half of the fine.

**FY2020 Budget** - Doug informed the membership that the Board is proposing a 3.25 mil rate for FY2020. Doug advised the membership that due to the requirements of the state supported sewer project a full audit would now need to be done every year adding expense to the professional fees line in the budget. Doug also reviewed a few other changes to the FY2020 budget. A motion (John Melonopoulis/Nancy Lagano) was made to approve the Board of Governor Endorsed FY2020 Budget with a mil rate of 3.25. (Attachment 3). Frank Noe asked a question about the level of funding proposed for professional fees. The questions was moved and the motion passed.

**List of Fines Effective July 1** – Doug introduced the Clerk Rich Kingston and asked him to explain the new list of fines (Attachment 4) which will go into effect on July 1. Rich explained that under Section 8.14 of the Ordinances the Board of Governors was directed to establish a list of fines. Rich asked for comments from the floor. Doug thanked Rich and Gavin Cartiera for their efforts working on this issue. Mike Bernstein commented on the issue of dogs on the beach especially regarding a service dog versus a therapy dog. Rich pointed out that all three beach bulletin boards have the state rules regarding the designation of a service animal. Doug pointed out that therapy animals are not allowed on the beach while a service animal must be allowed by state law. John Melonopoulis asked about golf cart registrations. Doug explained that there is a one-time fee for golf cart, etc. registration. Doug stated that a new ticket form has been printed and will be used by Security beginning July 1. Doug also pointed out that the list of fines also contains a form which will allow members who receive tickets to appeal them.

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**Committee Reports-**

**Water Pollution Control Authority** – Doug introduced Frank Noe who is the chairman of the OCBCA Water Pollution Control Authority. Frank started by listing the members of the WPCA: Bob Asal, Frank Nicotera, Steve Humes, Don Brodeur, Nancy Zimmerman, Joe Cancilliere, and himself, Frank Noe. Frank began by explaining that agreements with bordering towns have been completed although the final location of the pump station has not yet been determined. The joint portion of the project is now in the design phase. That portion's costs are shared by all three associations going from the pump station through a forced main to East Lyme. Frank thanked Janet Montano for her assistance in paying the bills for this portion of the project. There is expectation that the town of Old Lyme (for the Sound View area) will become a fourth partner in this process. Frank reported that the town is conducting two public meetings to explain the town's portion of the project. A town-wide referendum is tentatively scheduled for August 13th to approve this project. Frank urged all those attending this meeting to vote to approve this referendum and ask their friends and neighbors to also do so. Frank explained that if a person is listed on a deed in Old Lyme they are eligible to vote in the referendum. Frank stated that the current projection is for the OCBCA sewer project to be completed by the end of 2021. Frank stated that the WPCA negotiated with the state to allow the state sponsored loan to cover the total cost of new roads rather than just to pay for the lateral cuts in the road necessary to hook up the individual users.

Frank opened the floor to questions. Doug stated that each homeowner will receive a packet of information that will allow each homeowner to indicate where they want the lateral connection to be located. John Melonopoulis asked about the timing of hooking up laterals versus the installation of a new road surface. Frank said that that issue will be addressed and he did state that it currently looks like all homes will be required to hook up to the system. Lenny Gregorian asked whether the state DOT will hold off on repaving Route 156 until our system is ready to be installed. Frank hopes so as that would save significant funds. Pete Carnrick thanked Frank Noe and the WPCA for the amount of work they are doing. Jim Fazzino asked about the possibility for public review of the design plan. Frank stated that he is not sure how to address that question. Jim also asked about the funding for the project. Frank explained that the state is granting twenty-five per cent for allowable expenses and the remaining expenses are eligible for a low cost (2%) loan for twenty years. Jim asked about separating out the roads and storm improvement from the actual cost of the sewers themselves. Frank stated that the current thinking is that all three improvements would be rolled up into one project. Jim is concerned about fair taxation and overall authority related to general improvements rather than sewer related work. Jim asked if the storm drains and widening of the roads is formally included in the sewer project approved by the state. Frank stated that he needed to get more information to answer that question. Frank said that there will be attention paid to the issue that Jim raised. Michael Bernstein asked if the sewer pipes would go down the side streets. Frank stated that that issue would be addressed by the design phase. Frank stated that he may want to have Fuss & O'Neill do a presentation on the design plan once it is completed. Another member asked what the cost of individual hook-up to the sewer system would be. Frank did not want to offer a number as each home's situation may be different. Frank explained that some difficulties with the town did hold up project progress in the past. Doug took the time to thank Frank personally for all the work he is doing.

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**New Business** – Doug has been asked about the possibility of burying all of the overhead utility lines. Frank Noe and Doug have been meeting with a former Eversource representative to discuss the possibility of burying the utility lines. Doug is looking into the availability of grant funds. Doug thinks it might cost as much as two million dollars. Doug noted that Old Lyme Shores is currently exploring this issue also. Doug plans to do a full presentation of the possibility of pursuing burying utility lines to the membership at its September meeting. Doug stated that the membership will have the final say in this matter. Rosemary Lombard asked if there is any consideration about bringing natural gas to the community. Pete Carnrick stated that he would hope that the Board treated every member equally. Pete stated that the issue about 22 Hartung Place has been dragging on and he feels that the homeowner has not been treated fairly. Pete is concerned that part of Hartung Place appears to be owned by the homeowner rather than by OCBCA. Pete proposed a motion for the Association to give authority to the Board to arrange a swap of land between the Association and the homeowner. Doug responded that this motion was out of order since it involves the exchange of property and has not been listed on the agenda for a vote. Doug stated that the Board has been working with the Association attorney. Doug stated that the Board needs proper information before it can act on the request from the owner of 22 Hartung Place. The Association's attorney has advised him that there will be no issues in regard to bringing the sewer line down Hartung Place even if the Board does not approve the request. Doug stated that he wants to have the situation resolved amicably and for the approval of the final determination of property designation to be voted on by the membership at the September General Membership meeting. Doug wants to let the members know that the Board is working on this issue diligently and also making sure to look out for the interests of all Association members. Doug stated that there are a number of issues related to this matter that the membership does not currently know about. Doug stressed that the Association attorney has been intimately involved in assisting the Board in regard to this issue.

**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 7.

**Adjournment:** A motion (Bob Barbarini/Shelly Zinkerman) was made to adjourn. The meeting was adjourned by acclamation at 8:25 PM.

Minutes recorded by:



Richard Kingston, Clerk  
June 25, 2019

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**Results of Voting at the June 22, 2019 Old Colony Beach Club Association  
Semi-Annual General Membership Meeting**

**FY2020 Budget**: A motion (John Melanopoulos/Nancy Lagano) was made to approve the Board of Governor Endorsed FY2020 Budget with a mil rate of 3.25. (Attachment 3). There was no discussion. The motion passed.

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**ATTACHMENT 1**

Chairman's report for June 22, 2019 Membership Meeting

- Worked with WPCA Chairman on Sewer project- attended meetings and phone calls. Easement issue meetings, State funding meetings, East Lyme/New London issues meetings & Town of Old Lyme WPCA program meetings.
- Worked with WPCA Attorney with closing on February 26<sup>th</sup> for the "shared" infrastructure (sewer system from pump station to East Lyme pipe).  
Worked with WPCA Attorney for closing of internal Sewer infrastructure funding agreement closing. Closing documents submitted, project closing to be completed by July 30<sup>th</sup>.
- Worked with State of CT and treasurer to set-up financial program to accept funds from State of CT for sewer project.
- Worked with Recreation Director on summer recreation projects
- Worked with Public Safety Director on Security issues- phone calls and review of security Officer contract, walk through complex and review of post orders with new security company staff
- Worked with Comcast Business to setup cameras on critical infrastructure that shows live remote access feed and 30 day "cloud" recording.
- Worked with Eversource to fix street light outages
- Worked with NRCS on Gorton Ave easement area. Requested assistance in (2) dead tree removal & get approval to plantings that promote butterflies and more color in open field area of Gorton Ave. Working with NRCS to remove the invasive plants that are growing in the easement area. NRCS will provide the first year of removal and the Association will need to budget for future upkeep.
- Attended federation of beaches meetings
- Worked on OCBCA newsletter.
- Working with federation of beaches, Town Select Woman and resident Trooper to go over beach area security & safety concerns during the summer months
- Worked with property owners at 22 Hartung on Roadway issues
- Worked on preparing Association for summer season, put up beach signs, cleaned all stop signs and speed limit signs, cleaned out Security shed, placed temporary security shed on Old Colony Road, brought clothing inventory out of storage
- Working with contractors on Broughel gate. Need to relocate solar panel
- Issued numerous window decals, gate cards, beach passes and issued golf cart/scooter license plates for new registrations.
- Worked with Resident Trooper on Isolated incident during Memorial Day weekend. Security observed (2) males taking pictures of houses in OLS & OCBCA when approached, the (2) males took off. Video of (2) males captured on Sheffield Brook camera, video sent to Resident Trooper for ID purposes in case report of break-in is received.
- Spoke to Town & CWPM sanitation service to go over new sanitation contract. Effective July 1<sup>st</sup> refuse will be every Monday (only Monday) & recycle will be every Tuesday (now every week).
- Worked with resident to provide coverage to open & close main gates (Breen, Gorton & Brookside gates). Gates will be open for refuse & mail every week then closed the remainder of the time to control public access to private community.

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**ATTACHMENT 2**

Treasurer's Summary  
OCBCA Board Meeting  
June 22, 2019

Balance July 1, 2018:	\$235,258.50
	\$162,866.93 *
	(\$44.38) FY 2018 tax overpayment made in 2017*
	<u>\$1.00</u> FY 2018 tax overpayment*
Income:	\$162,823.55
Expenses:	\$98,805.73
Balance June 22, 2019:	\$299,276.32
General Fund Checking	\$2,637.26
General Fund MM Savings	\$173,113.75
Capital Fund MM Savings	<u>\$123,525.31</u>
Balance June 22, 2019	\$299,276.32

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

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**ATTACHMENT 3**

**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
<b>Revenues</b>					
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	
Purtil 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	
<b>Total Revenues</b>	<b>219,506.61</b>	<b>414,241.20</b>	<b>155,000.00</b>	<b>220,539.14</b>	<b>155,020.00</b>
<b>Expenditures General Fund</b>					
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
<b>Subtotal</b>	<b>101,518.51</b>	<b>91,629.66</b>	<b>117,000.00</b>	<b>97,585.83</b>	<b>117,020.00</b>
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	
<b>Capital Improvements/Expenditures</b>					
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	
<b>Subtotal</b>	<b>73,215.00</b>	<b>348,265.48</b>	<b>22,000.00</b>	<b>33,032.21</b>	<b>38,000.00</b>
<b>Total</b>	<b>174,733.51</b>	<b>439,895.14</b>	<b>155,000.00</b>	<b>130,618.04</b>	<b>155,020.00</b>
Mill Rate	3.25	3.25	3.25	3.25	3.25
Profit/Loss	44,773.10	(25,653.94)			

Printed: June 1, 2018



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**ATTACHMENT 4**

**List of Fines for Violation of OCBCA Charter and Ordinances**

*Final Version – March 12, 2019*

Unlicensed operator/driver of a motor vehicle, golf cart, scooter or ATV (Ch. 8.9 of Ordinances)	\$50 per instance
Exceeding the posted speed limit on Association roads (Ch. 8.3 of Ordinances)	\$50 per violation
Parking and Parking Lot Violations (Chs. 8.2, 8.3, 8.5, 8.7, 8.10 & 8.13 of Ordinances)	\$20 per instance
Reckless driving on Association roads (Chs. 8.1 & 8.4 of Ordinances)	\$100 per violation
Driving the wrong way on a one-way street (Ch. 8.11 of Ordinances)	\$20 per violation
Blocking of Street or Right of Way without Board Permission (Ch. 8.6 of Ordinances)	\$50 per instance
Dogs on the beach (Ch. 6.8 of Ordinances)	\$25 per instance
Unleashed dogs on OCBCA Property (Ch. 6.8 of Ordinances) (Licensed Service Dogs Exempt)	\$25 per instance
Not picking up dog defecation on OCBCA Property (Ch. 6.8 of Ordinances)	\$25 per instance
Home maintenance violation (Chs. 2.1 to 2.5 & 2.9 of Ordinances)	\$50 per day
Littering (Ch. 2.1. of Ordinances)	\$20 per instance
Noise ordinance violation (Ch. 6.1 & 6.2 of Ordinances)	\$50 per instance
Improper water discharge (Chs. 2.7 & 2.8 of Ordinances)	\$50 per day
Unpermitted fires on OCBCA Property (Ch. 6.4 of Ordinances)	\$100 per instance
Operating a Motor Vehicle on the Beach (Ch. 8.10 of Ordinances)	\$50 per instance
Beach Violations (Glass, Unauthorized Coolers, etc.) (Ch. 2.2 of Ordinances)	\$20 per instance
Operation of Non-OCBCA Registered Vehicle (Ch. 8.9 of Ordinances)	\$50 per instance
Un-authorized Construction from July 1 <sup>st</sup> through Labor Day (Ch. 6.9 of Ordinances)	\$50 first day \$100 per day for next 4 Days  Daily Fine Doubles every 5 Day Period for continuous construction*

\*\$50 per day on day 1; \$100 per day for days 2 to 5; \$200 per day for days 6 to 10; \$400 per day for days 11 to 15; etc.

Continuous construction is defined as work performed over a period of time for a specific purpose, i.e. home renovation or reconstruction, major landscaping project, etc. The Old Colony Beach Association Board of Governors may establish additional examples as experience dictates.