

June 10, 2020

**Old Colony Beach Club Association Board of Governors Meeting
Remote Meeting Hosted with Zoom**

The meeting was called to order at 6:32 PM by the Board Chair, Douglas Whalen. Board members attended by means of Zoom videoconference software.

ATTENDANCE: Members present- Janet Montano, Nancy Zimmerman, Lester Webb, Steve Humes, Rich Kingston and Doug Whalen.

Member absent: Gavin Cartiera

Members of the Public: Dimitry Tolchinsky, Anita Kaplowitz, Melissa Vernali, Sebastian Vernali, Rosemary Lombard, Harvey Schiller, and Joe Frutuoso, OCBCA Webmaster.

Approval of 5/13/2020 Board of Governors Meeting and Approval of 6/6/2020 Special Board of Governors Meeting Minutes: A motion was made (Humes/Montano) to approve the May 13, 2020 Board of Governors Meeting minutes. Nancy Zimmerman requested that the reference to deck within the Action Items Update on page one of the minutes be changed to patio. With no other changes the motion to adopt the minutes with this one change passed unanimously. A motion was made (Zimmerman/Montano) to accept the minutes from the June 6, 2020 Special Board of Governors Meeting. There was no discussion. The motion passed unanimously.

Doug entertained a motion (Humes/Kingston) to add an agenda item for Public Comment in the meeting. Doug explained that this change would allow members of the public to comment at this time in the meeting about any subsequent agenda items. There was no discussion. The motion passed.

Public Comment: Doug asked for comments. Rosemary Lombard expressed her concern about the canoe/kayak rack at the end of Old Colony Road. She believes that this rack impedes passage from the rack to the swim area. She also believes that the proximity of the volleyball net close to the rack presents a safety issue. She asked if the people from Swan Avenue would be allowed to use this rack. Sebastian Vernali asked about the use of the east side of the beach for rowboat storage. Sebastian reviewed the previous history of the use of this area for rowboat storage. He would like to see a change to a recent decision to allow rowboat storage in this area. Rosemary stated the people from Swan Avenue who are allowed to use the beach monopolize the Old Colony Road side of the beach. Rosemary

Lombard suggested that a fence be installed to keep these beach goers from going into other areas of the beach.

Treasurers Report (Janet Montano): Janet presented the Treasurers Summary for the period ending June 10, 2020 (Attachment 1). A motion (Humes/Webb) was made to accept the Treasurers Summary. There was no discussion. The motion passed unanimously. Janet reported that there will be a deficit this year due to the cost of the storm water study.

Action Items Update: Rich reported that there were two outstanding Action Items. The first pending item was regarding checking with the town of Old Lyme about property line issues concerning a residence on Hartung Place. Doug reported that there has been no further information about this issue as of this time. The second outstanding item concerned Doug developing a policy for rowboat registration and storage. Doug stated that the rowboat storage area on the east side of the beach near the Sheffield Brook outlet is extremely limited. Doug asked Rich to explain his suggestion for addressing this limited space. Rich reported that a few members had contacted him asking to store their rowboats on the east side of the beach which is proximate to their moorings. Rich suggested that a "grandfather" approach be used to address this problem to allow those who stored their boats in previous years to be given a space in this area. Doug stated that he believes that room can be made to store as many as four boats in this area. The Board agreed that limiting this area to four boats is reasonable. Doug stated that rowboat storage on the west side of the beach has plenty of room for additional boats. Rich complimented Doug on the procedure he has developed to coordinate the use of rowboat storage that will make this solution work. Lester said that he also received similar comments and he thought making room for three or four boats on the east side was a good idea. Doug stated that he will get this policy to the Board for final approval at next month's meeting and he will subsequently give it to the Association's webmaster to make available on the OCBCA website. Doug asked Rich to assist him in getting volunteers to make space for boat storage in this area. The rearrangement of this space will take place this Saturday, June 13th at 10:00 AM.

Committee Reports-

Chairman's Report (Doug Whalen): Doug reviewed his Chairman's report for this meeting (Attachment 2). After Doug made his report Rich stated, in response to a comment made by a member of the public, that per the Superior Court's decision some Swan Avenue residents are entitled to use all of Old Colony's beach while others are limited to the area at the end of Old Colony Road.

Clerk's Report (Rich Kingston): Rich stated that he had nothing to report.

Tax Collector (Nancy Zimmerman): Nancy reported that all taxes for FY 2020 have been collected.

Recreation (Gavin Cartiera): In Gavin's absence Doug asked that the Board agree to allow a movie on the beach Saturday night which can be conducted safely with social distancing. Doug will post notice of this event. Doug would like to conduct these movies weekly. Nancy asked how social distancing will be controlled. Doug said that whoever is showing the movie would ensure that social distancing is observed. Doug also stated that new regulations from the state would be coming out next week which will adjust the current meeting standards.

Public Safety (Steve Humes): Steve reported that the security company has been doing a good job so far this season and he is pleased with the supervision provided to the guards by the security company. Nancy asked that security not be cancelled if rain is predicted. She stated that many times that after it rains the guards are still needed. The Board agreed not to cancel security guard service and Doug suggested the possibility that for those days when rain is predicted one security post of the three not be staffed. The Board agreed that the main entrance post should be staffed every scheduled day regardless of the weather conditions.

Public Works (Lester Webb): Lester expressed his concerns about the reckless driving of golf carts. Doug told the Board that each member has the ability to issue tickets for Ordinance violations. Lester stated that the issue about driveway stones on the road at a particular residence on Hartung Place has been resolved. Janet commented that the hedges on one corner of Breen and Maple are overgrown and obstruct a driver's vision. Lester will speak with the owners and ask them to trim the hedges.

Corona Virus Updates: Doug informed the Board that the state is coming out with new regulations. When these regulations are issued he will review them with the Association's attorney about the best way to implement them.

WPCA Report - Steve reported that the WPCA Board has reached consensus about how to allocate the cost to each of the members for the cost of the sewer infrastructure. Steve stated that the plan is to discuss the Equivalent Dwelling Unit (EDU) methodology at the September General Membership meeting. Steve said that good progress is being made on the other facets of the sewer installation project. Steve reported that the town has agreed to the Memorandum of Agreement although it has not yet been signed.

Webster Bank Loan/Bonding Proposal for Storm Drainage System –
Doug noted that this issue was addressed during his Chairman's Report earlier in this meeting.

Meeting Schedule for Fiscal Year 2021 – Rich stated that a meeting schedule for the coming fiscal year needed to be established. Rich noted that the previous year's regular Board meetings have been scheduled for the second Wednesday of the month. All Board members were satisfied continuing this practice. Rich stated that he would develop a draft schedule for Board review to ensure that the schedule works for all Board members. He will send this out before the next meeting.

Other Old Business – There was no Other Old Business.

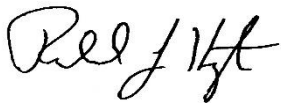
New Business – There was no New Business.

Public Comment – Joe Frutuoso asked if the Board had an update about the issue of postal carriers refusing to turn around. Doug had no new information to present regarding this issue but he would pursue an answer from with the local postmaster. Sebastian Vernali asked if stickers would be issued to register rowboats. Doug will answered yes and that he will get him stickers. Joe Frutuoso asked if a sign can be placed on a sign on Gorton to indicate where the exit street is. Joe noted that since Grove Street is a one way it creates difficulties for those attempting to exit when the gate is closed.

NEXT MEETING - The next Board of Governor's meeting date and location is to be determined.

A motion (Kingston/Humes) was made to adjourn at 7:30 PM. The motion passed.

Respectfully submitted



Richard Kingston
Clerk
June 16, 2020

Approved at July 8, 2020 Board of Governors Meeting

Results of Voting at the June 10, 2020 Old Colony Beach Club Association Board of Governors Meeting. Board of Governor Members present- Janet Montano, Nancy Zimmerman, Lester Webb, Steve Humes, Rich Kingston and Doug Whalen.

There were no formal votes taken at this meeting.

June 10, 2020
OCBCA Board of Governors Meeting

Attachment 1

Balance July 1, 2019:	\$270,083.37
	\$160,941.22 *
	(\$1.00)
	<u>\$20.49</u> FY 2019 tax overpayment credit*
Income:	\$160,960.71
Expenses:	\$157,069.33
Balance May 31, 2020:	\$273,974.75
General Fund Checking	\$37,093.42
General Fund MM Savings	\$168,317.38
Capital Fund MM Savings	<u>\$68,563.95</u>
Balance May 31, 2020	\$273,974.75

*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 report for 6/10/20 BOG Meeting

- Worked with Webster Bank to close on storm water funding program. Requested a September 2020 closing date for note.
- Picked-up parking lot & paddleboard/Kayak signs from Sign-Pro in Southington. Installed signs in proper location.
- Ordered more pedestrian gate cards and OCBCA window stickers. Picked them up at Sign-Pro
- Worked with Frank Catania who installed 3 paddleboard/Kayak racks on the beach. Frank and his staff donated the time to build and install these racks. Thank you, Frank for a great job.
- Monitored the weir box & pipe cleanout with McVac Environmental. All pipes and box are clean of sand.
- Worked with Tom Montano to regrade the golf cart area at the end of Hartung. Tom Montano also regraded the boat launch area and re-secured the tie downs for the swim & jetski lines.
- Distributed face masks with the help of other board members on Sunday, also sold OCBCA clothing at the same time
- Handed out paddleboard/Kayak applications and issued stickers for storage.
- Sold pedestrian gate passes and handed out window stickers to residents
- Handed out 8 golf cart & moped license plates.
- Received a complaint about a golf cart accident on Gorton Ave. A resident's car was hit by a golf cart being operated with kids on board, the driver had a license and the father of the driver did speak to the resident and exchanged insurance information. The golf cart was a temporary cart (renter for 2-months) owner was advised the golf cart must be removed from the complex.
- Working with Attorney regarding the easement at 22 Hartung between 22 Hartung & OCBCA. Hope to get easement filed soon.
- Worked with a neighbor on Old Colony road putting in the fiberglass pallets in the Breen golf cart parking area. These pallets were donated by a neighbor on Old Colony road and will help with the problem of golf carts getting stuck in soft sand
- Called in the beach light to Eversource that is out on the Breen Ave entrance to the beach. Waiting on a repair.
- Walked the beach numerous times to check passes when security was not on duty. A person who parked her car in the Gorton Ave Ext to the beach had a beach pass for a house on Gorton Ave but resides

north of 156 on Gorton Ave north. Beach pass was confiscated, and person was advised she must use another beach as she is not a resident of OCBCA. A person with 3 children was on the beach without a beach pass, when asked she stated it was on the kitchen table. Person was asked to get the pass to stay on the beach. 1-hr later arrived back on the beach and no beach pass. Two of her boys were walking from house to house on Old Colony road asking to use their bathroom. Person was then advised because she does not have a beach pass she must leave the beach. Owner of the property she used as an address was notified and did admit the person could park in driveway but did not have access to pass or inside of house. Advised owner in future owner needs to provide beach pass for any visitors allowed to use residence.