

October 7, 2020

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

The meeting was called to order at 6:35 PM by the Board Chair, Douglas Whalen. Board members attended by means of Zoom videoconference software.

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

Members of the Public: Harvey Schiller and Joe Frutuoso

Approval of 9/9/2020 Board of Governors Meeting Minutes: A motion was made (Humes/Montano) to approve the September 9, 2020 Board of Governors Meeting minutes. There was no discussion. The motion passed unanimously.

Treasurers Report (Janet Montano): Janet presented the Treasurers Report for the period ending September 30, 2020 (Attachment 1). Doug informed the Board and he and Janet had attending the closing for the \$800,000 for the storm drain project. These funds will be placed in a money market account. A motion (Kingston/Zimmerman) was made to accept the Treasurers Report. There was no discussion. The motion passed unanimously.

Action Items Update: Rich reported that there was only one outstanding Action Item. The pending Item#70 was regarding the need for Gavin and Rich to review the current list of fines to determine if additional infractions need to be added. Rich stated that he and Gavin had discussed this issue yesterday and Rich had sent a report to the Board summarizing that discussion. Rich did state that the email had just been sent just before the meeting and that the necessary Board discussion should probably be tabled until the November meeting in order to give the members a chance to review this report. The Board agreed to add this discussion to the agenda for the November meeting.

Committee Reports-

Chairman's Report (Doug Whalen): Doug reported that Janet was handling financial issues and Lester was addressing Sheffield Brook cleaning.

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

Tax Collector (Nancy Zimmerman): Nancy reported that she had sent out four letters on September 18th to Association members to remind them that they still owed fines due to rules violation citations. She stated that she did receive one payment of \$50.27 as a result. The other three fines remain outstanding. Nancy is preparing to send a second reminder letter after October 21st to these members. Nancy noted that the interest rate on these citations as of October 1 went from the Covid-19 related 3% to the normal 18%. There was some discussion about the action the Board can take should these amounts not be paid. It was agreed that Steve would contact the Association's attorney to develop a collections procedure to address this problem. Doug stated that we can then share this procedure with the membership at its June meeting. Nancy also stated that there is still one delinquent July tax due.

Recreation (Gavin Cartiera): Gavin had nothing to report.

Public Safety (Steve Humes): Steve reported that he will be sending out an RFP (Request for Proposal) for security services for the coming summer season.

Public Works (Lester Webb): Lester reported that he will be working with Montano & Sons and McVac this coming Friday to clean out the Sheffield Brook outlet. Lester noted that he has been getting quotes for this winter's snow plowing services.

Election of Board Officers and Directors: Doug turned the meeting over to Rich Kingston, Clerk, to conduct the election of Board Officers and Directors for the coming year. Rich asked if any of the current seven Board members would rather fill a different position on the Board rather than the one they currently fill. All members were satisfied with continuing in their current positions. As a result Rich, as Clerk, cast one vote for each member to continue in their current position: Doug Whalen as Chairperson, Janet Montano as Treasurer, Rich Kingston as Clerk, Steve Humes as Public Safety Director, Lester Webb as Public Works Director, Nancy Zimmerman as Tax Collector, and Gavin Cartiera as Entertainment Director. Rich then turned the meeting back over to Doug. Doug informed Gavin that Lauren Zielinski would be willing to assist him next summer if there is a recreation program. Doug thanked all the Board members for their hard work.

WPCA Report - Steve reported that the WPCA had a special meeting on Monday, October 5th, to discuss and review pending requests for change orders for engineering services for both the shared infrastructure and the Old Colony Beach specific infrastructure projects. Steve stated that the requests from Fuss & O'Neill for changes are significant. Steve noted that the costs overall were in line with the costs presented at the September 12th

General Membership meeting's WPCA presentation. The WPCA is asking why the estimates are so different from the ones presented in their original estimates and fee proposals. Fuss & O'Neill will be asked to present a counter-proposal in light of the WPCA's concerns. Steve understands that the other two beaches in this project have also been presented similar request for change orders to OCBCA's. The WPCA does expect some changes but they are trying to make these changes as reasonable as possible. Steve expects a follow-up discussion with Fuss & O'Neill at the November 2nd WPCA meeting. The WPCA is also working on identifying which Association members currently use well water. Currently it appears that eighteen (18) properties have wells within twenty-five (25) feet of the planned sewer lines. Steve stated DEEP and public health regulations require that sewer lines within 25 feet of wells must be sleeved. Steve remarked that a homeowner who does not want to abandon their well and connect to Connecticut Water will face additional connection costs. DEEP wants this situation resolved before the project can go out to bid. The WPCA is discussing the ramifications if homeowners choose not to abandon their wells. Steve stated that in addition to the public health issues wells present, a rate setting issue is also involved as sewer use is based on metered water usage which wells do not utilize. Steve stated that Joe Cancelliere, a member of the WPCA, has valuable experience which will assist the WPCA in evaluating the requests for changes made by Fuss & O'Neill. Doug stated that the funds for the storm drainage project and other non-Clean Water Fund related costs have been secured from Webster Bank. Fuss & O'Neill has been contracted for this separate discreet project. The storm drainage design option chosen, which has been approved by the Board, is for \$600,000. Rich wanted to commend the WPCA for the presentation they made to the membership at the September 12th General Membership meeting. Janet wanted the Board to know that the town has sent the funds to officially join the joint sewer project.

22 Hartung Place Update – Doug reported that the owner of 22 Hartung Place's attorney wants to set a date for when the temporary easement necessary for sewer line construction will expire. Due to construction unknowns the Association cannot provide this date at this time. Doug suggested that our attorney use 2023 for now and assure the other lawyer that the temporary easement will be lifted once construction at the section by 22 Hartung Place is completed. That is not acceptable according to that attorney. Steve would like to see that date extended to 2024 or 2025. Doug also stated that the landowner's attorney also wanted plantings done along Brookside Road which the Association does not plan to do.

Beach Winterization – Doug said we are in good shape relative to preparing for winter. Les noted that there are still a number kayaks and

boats on the beach. Doug stated that he sent out a notice on the Association website that they need to be removed by November 1. Lester stated that the swim buoys have yet to be removed from the water. Rich asked if HS Plaut Environmental will store those kayaks and boats that are not removed by November 1. Doug stated that the Board would have to discuss this at its next meeting.

Other Old Business – Rich asked Doug for an update on the boundary dispute with 19 Hartung Place. Doug informed the Board that the homeowner's attorney stated that the homeowner will comply with the demand issued by the Association to correct the boundary violation and to pay the related expenses required to address this situation.

New Business – Rich stated that he wanted to pick up on Joe Frutuoso's suggestion at the October Board meeting that the Board respond to suggestions made during the Public Comment portion of the meeting. Rich stated that although immediate Board response may not be possible at the time a subsequent response would be appropriate. Rich suggested some type of log to keep track of suggestions from the public and the Board's response. Doug suggested that as an agenda item that Action Items Update be changed to Action Items Update and Review of Public Comments (from last meeting). Doug also recommended that if any of the public comments require additional action they could be considered during the New Business portion of the meeting.

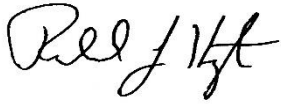
Public Comment – Joe Frutuoso presented statistics pertinent to the video recording available on the Association website of the September 12 General Membership Meeting. Joe reported that there were fifty-five (55) views of this video and it was watched for a total of ten hours. Rich thanked Joe for recording this meeting as it assisted him in doing the minutes for that meeting.

NEXT MEETING - The next Board of Governor's meeting date is November 18th. The meeting will be held with Zoom remote meeting software.

A motion (Humes/Cartiera) was made to adjourn at 7:25 PM. The motion passed.

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Respectfully submitted

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

Richard Kingston
Clerk
October 8, 2020

Approved at the January 13, 2021 Board of Governors Meeting

Results of Voting at the September 9, 2020 Old Colony Beach Club Association Board of Governors Meeting. Board of Governor Members present- Janet Montano, Gavin Cartiera, Nancy Zimmerman, Lester Webb, Steve Humes, Rich Kingston and Doug Whalen.

Election of Board Officers and Directors: Doug turned the meeting over to Rich Kingston, Clerk, to conduct election of Board Officers and Directors for the coming year. Rich asked if any of the current seven Board members would rather fill a different position on the Board than they currently fill. All members were satisfied with continuing in their current positions. As a result Rich, as Clerk, cast one vote for each member to continue in their current position: Doug Whalen as Chairperson, Janet Montano as Treasurer, Rich Kingston as Clerk, Steve Humes as Public Safety Director, Lester Webb as Public Works Director, Nancy Zimmerman as Tax Collector, and Gavin Cartiera as Entertainment Director. Rich then turned the meeting back over to Doug. Doug informed Gavin that Lauren Zielinski would be willing to assist him next summer if there is a recreation program.

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Attachment 1

Balance July 1, 2020:	\$258,123.04
	\$966,059.67 *
	(\$20.49) FY 2020 tax overpayment made in 2019*
	<u>\$16.98</u> FY 2020 tax overpayment credit*
Income:	\$966,056.16
Expenses:	\$42,178.61
Balance September 30, 2020:	\$1,182,000.59
General Fund Checking	\$81,815.00
General Fund MM Savings	\$188,346.83
Capital Fund MM Savings	<u>\$911,838.76</u>
Balance September 30, 2020	\$1,182,000.59

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