

July 14, 2021

Old Colony Beach Club Association Board of Governors Meeting

The meeting was called to order at 6:30 PM by the Board Chair, Douglas Whalen. Board members attended in person at 41 Old Colony Road, Old Lyme and by means of Zoom videoconference software.

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

Members of the Public: Joe Frutuoso and Harvey Schiller

Approval of 6/9/2021 Board of Governors Meeting Minutes: A motion was made (Humes/Webb) to approve the June 9, 2021 Board of Governors Meeting minutes. There was no discussion. The motion passed.

Treasurers Report (Janet Montano): Before Janet presented the Treasurers Summary she expressed her concern about the cost of replacement road stop signs. Currently the Association is paying \$143, when bought in a quantity of five, for each stop sign that needs to be replaced. Doug suggested that a simplified stop sign design be used to reduce the cost. Doug noted that this revised design could be brought before the membership in September. Doug will look into the cost of revising the look of the stop signs used in the Association. Janet then presented the Treasurers Summary to the Board for the period ending June 30, 2021 (Attachment 1). A motion (Whalen/Humes) was made to adopt the June 30, 2021 Treasurers Summary as presented. There was no discussion. The motion passed unanimously.

Action Items Update: Rich reported that the following Action Items remain open as of this date as follows: Item #75 – Ask the Homeowner on the Corner of Broughel & Gorton to Trim the Bushes is assigned to Doug. Rich reported that the vegetation issue has been addressed by the Public Works Director Lester Wood and that this item is now considered completed. Rich noted that the only other open item was Item #76 – Develop a Procedure to Authenticate Association Website Membership which is assigned to Rich and is Item X of this agenda. Rich reported that there were no open suggestions that were made at any recent Board meetings.

Correspondence: Rich reported that he had received two emails from Katherine Kennedy expressing concern about the condition of the boat storage area on the east side of the beach. Doug reported that the concern expressed in her email has been addressed. Rich also stated that he had a letter from Ken Sprankle regarding the inattentiveness of the guard at the

open street. Steve will look into this situation. Janet brought up the situation regarding the approval of additional beach passes. She explained that she currently waits for enough affirmative email replies from Board members before issuing such passes. She has not been getting these replies regularly in order to make decisions related to additional pass issuance. Steve stated that he does not believe that requests for additional passes should require Board approval. A motion (Cartiera/Zimmerman) was made to allow Janet to issue two additional passes per dwelling unit when requested without Board approval. Any request for more than two beach passes would still require Board members to vote to approve the request. There was discussion on how this change would work. The motion was approved unanimously. Janet stated that only six Association members have not picked up their new orange beach passes. The Board's consensus was that the old blue beach passes will no longer be honored after Saturday, July 17. Doug stated that he has been receiving Emergency Extension of Construction work requests over the past month which he has forwarded to Board members for individual consideration.

Committee Reports-

Chairman's Report (Doug Whalen): Doug stated that he has provided the Association's Webmaster with a list of prices, descriptions, and pictures of the beach merchandise for sale so that they can be posted on our website. Doug informed the Board that the town of Old Lyme's Ordinance 87-2 regarding drinking in public is enforceable on the Association's beach.

Clerk's Report (Rich Kingston): Rich reported that the next General Membership meeting is scheduled for September 11.

Tax Collector (Nancy Zimmerman): Nancy stated that the total taxes due by August 2 was \$189,084.08, \$108,457.27 has been collected to date leaving a balance outstanding of \$80,626.81. Nancy noted that she will follow the Board's procedure to collect any amounts that remain outstanding after August 2.

Recreation (Gavin Cartiera): Gavin reported that the Third Stone band is scheduled to play on the beach this Saturday, July 17th. Gavin noted that the 24th is available as a rain date as bad weather may be in the forecast for this weekend. Gavin thanked Doug for running the weekend movies. The movie this weekend is scheduled for Friday as Saturday night, the usual movie night, will be reserved for the band to perform. Gavin also reported that the Sand Castle Contest will be held this Sunday, July 18th. He also stated that Yoga on the Beach will also be conducted this upcoming Saturday. Finally, Gavin asked about expanding the use of the Association owned parking lot on Gorton Avenue. Currently only security guards are

allowed to use this parking area. Gavin suggested that this lot could be used by Association members for party parking. Doug stated that he offered the parking to the Synagogue for parking during Friday night services. Doug stated that he would look into the feasibility of using the Gorton Avenue lot for other types of parking and report back to the Board. Nancy expressed her concern about how this type of arrangement will be handled.

Public Safety (Steve Humes): Steve reported that there has been a few minor incidents with the security company. The guards failed to open the gates last Sunday evening as they were instructed. Steve has expressed his dissatisfaction to the owner of the company. Rich stressed his concern about the amount of time the security guard spends driving the golf cart around the community. Doug stated that he has received some very positive comments about one of the security guards who is very thorough but polite when checking beach passes.

Public Works (Lester Webb): Lester started his report by thanking Joe Frutuoso for his assistance in addressing the situation regarding overgrown vegetation on Association property. Lester reported that two large logs have been removed from the beach. Lester reported that he is very happy with the performance of the beach cleaning company. Lester wanted to publicly thank Peter Carnrick for his assistance in straightening out the jet-ski lines. Nancy is concerned about the traffic visibility on the corner of Grove Street and Breen Avenue. Doug stated that all road sight lines will be addressed when the roads are repaved after sewer installation.

WPCA Report - Steve Humes reported that the WPCA met Monday night of this week. Steve said that cost of the two bids recently received for the project's external infrastructure was in great excess of project estimates for this work. As a result, this portion of the project is being rebid by the WPCA. The bid package will have three smaller projects rather than one large one. The three parts are specific to the pump station and biocide station; the force main which will proceed east on Route 156 from the pump station; and the gravity fed line to be installed under Hartung Place. Doug reported that he and Frank Noe, the WPCA chairperson, will be attending a meeting this Friday with Fuss & O'Neill. Doug stated that the hope is that the three bids will go out next week. Fuss & O'Neill, the project engineering firm, has asked for a price adjustment to its contract. The WPCA has tabled this request for the time being. The WPCA is concerned with the work that Fuss & O'Neill has done to date regarding the failure of the first bid process. Steve also reported that the current major concern of the WPCA is how the force main will be built under the AMTRAK train tracks. The WPCA is in the process of meeting recently expressed AMTRAK concerns about this portion of the project. Steve reported that Frank Noe has been reappointed as the

chairperson of the WPCA. Steve stated that the WPCA membership would like to create a transition plan to allow current members to end their terms as they need to and to also possibly allow alternates who could serve in place of absent WPCA members at meetings and be a resource should current members wish to end their service with the WPCA. Doug stated that the first step would be to get Board approval for the WPCA use of alternate members. Doug stated that the next steps would be to have the Association's attorney review the current resolution language and to see what changes need to be made to allow the use of alternates. Rich will provide Steve with a copy of the WPCA organizing document. Doug stated that individual WPCA members will be contacting potential bidders to encourage their participation in the bidding process. Doug reported that a date change to existing DEEP paperwork is needed in order to delay the initial loan payments by six months. If this change is not made payments would begin to be due at the end of this month. Doug has asked Fuss & O'Neill to put out the bid for the internal Association sewer infrastructure as soon as possible.

Use of OCBCA Property for Personal Use – Rich passed out a copy of a draft letter that Gavin composed to notify residents of the inappropriate use of OCBCA owned property (Attachment 2). Rich suggested that rather than send warning letters to specific owners about potential inappropriate use of OCBCA property that a Board policy be set about this issue and that a general advisory notice be sent out to Association members to notify them that failure to seek and receive permission to use OCBCA owned property will not be tolerated. Rich is concerned about the possibility that too many such notices would need to be sent if the policy is adopted too strictly. Doug thanked Gavin for the work he has done regarding this letter. The Board agreed that this letter should be used when individual violations of this procedure are incurred. Gavin volunteered to edit the language of his letter to change it into a Board policy.

Web Site User Authentication Procedure – Rich asked Joe Frutuoso, the Association's Webmaster, to explain the progress with this issue to date. Joe explained how he is determining which users do not use the Association's website or read Association email. Joe suggested that a general notice be sent to all Association members to advise them that all materials are now available exclusively at our website which would allow the termination of postal mailings and save the Association costs related to postage and printing.

Old Business – Janet asked about the gap in fencing along the west side of the beach. The Board agreed that this gap needs to be fixed. Lester will pursue this matter.

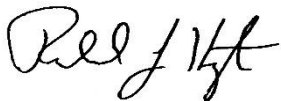
New Business – Nancy asked about the Board’s fireworks policy. Doug explained that those fireworks that are legal in the state of Connecticut can be used on our beach. Doug did state that any firework that is meant to become airborne is illegal in this state.

Public Comment – Joe Frutuoso asked if a notice could be placed on our web to notify members that new beach passes will be the only acceptable ones effective this Sunday, July 18. The Board agreed to this suggestion. Joe is concerned about what the repercussions will be if someone refuses to comply with the OCBCA policy being proposed. Joe stated that although he is often given credit for creating the Board’s meeting minutes he would like the membership to know that Rich, as the Association’s Clerk, actually transcribes these minutes.

NEXT MEETING - The next Board of Governor’s meeting date is scheduled for August 11. The meeting may be held in person at a location TBD and will also be held with Zoom remote meeting software.

A motion (Humes/Montano) was made to adjourn at 8:00 PM. The motion passed.

Respectfully submitted

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

Richard Kingston
Clerk
July 23, 2021

Minutes Approved at August 11, 2021 Board of Governors Meeting

Results of Voting at the July 14, 2021 Old Colony Beach Club Association Board of Governors Meeting. Board of Governor Members present- Janet Montano, Nancy Zimmerman, Lester Webb, Steve Humes, Gavin Cartiera, Rich Kingston and Doug Whalen.

Change to Procedure to Approve Additional Beach Passes: A motion (Cartiera/Zimmerman) was made to allow Janet to issue two additional passes per unit when requested without Board approval. Any request for more than two beach passes would still requires Board members to vote to approve the request. There was discussion on how this change would work. The motion was approved unanimously.

July 14, 2021
OCBCA Board of Governors Meeting

Attachment 1

Treasurer's Summary
OCBCA Board of Directors Meeting
July 14, 2021

Balance July 1, 2020:	\$258,123.04
	\$976,296.66 *
	(\$20.49) FY 2020 tax overpayment made in 2019*
	<u>\$16.98</u> FY 2020 tax overpayment credit*
Income:	\$976,293.15
Expenses:	\$207,766.02
Balance June 30, 2021:	\$1,026,650.17
General Fund Checking	\$21,462.47
General Fund MM Savings	\$188,387.34
Capital Fund MM Savings	\$104,202.13
Capital Loan MM Savings	<u>\$712,598.23</u>
Balance June 30, 2021	\$1,026,650.17

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

July 14, 2021
OCBCA Board of Governors Meeting

Attachment 2

OCBCA
P.O. Box 10
Old Lyme, CT 06371

June __, 2021

Name
Address
Address

Re: Installment of plants/trees on Old Colony Beach

Dear _____,

This communication is intended to notify you that the plants/trees you have placed/installed on Old Colony Beach are on Old Colony Beach Club Association ("OCBCA") property without permission.

Additionally, Section 7.2 of the OCBCA ordinances states:

No person(s) shall erect a fence higher than four (4) feet on front property, six (6) feet in backyards and four (4) feet inside yards for the first 24 feet and six (6) feet high thereafter. Hedges and bushes cannot exceed four (4) feet in height on front property line. Fences, bushes, or permanent structures cannot be placed within 2 feet of the Association property line, may not interfere with sight lines at any OCBCA intersection or be placed in a position which may cause a safety issue.

Based on the above cited OCBCA ordinance, no fences, bushes, or permanent structures can be placed within 2 feet of the Association's property line.

The OCBCA Board of Governors (the "Board") realizes you have incurred costs to install the trees/plants. As a courtesy, the OCBCA Board will permit the subject trees/plants to remain for the remainder of the 2021 summer season. ***You are hereby advised however that the board will not permit any additional plantings or structures to be installed this season nor will the placement of any plantings or structures within 2 feet of OCBCA property line be permitted after the 2021 summer season without the express written approval of the Board.***

The Board thanks you for your attention to this matter.

Sincerely,

OCBCA Board of Governors