

June 8, 2022

Old Colony Beach Club Association Board of Governors Meeting

The meeting was called to order at 6:34 PM by the Board Chair, Douglas Whalen at 41 Old Colony Road. Board members attended in person or by means of Zoom videoconference software.

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

Members absent - John Newson

Members of the Public: Dave Noe, Jim Fazzino, Joe Meucci, Samantha Sisti

Doug declared that a quorum was present.

Approval of 5/11/21 Board of Governors Meeting and 6/4/2022

Special Board of Governors Meeting Minutes: A motion was made (Montano/Webb) to approve the May 11, 2022 minutes. There was no discussion. The motion to approve the minutes passed. A motion was made (Kingston/Webb) to approve the June 4, 2022 Special Meeting minutes. Janet asked that the section of the minutes about a review of the GABGAB Lending Library be revised to read "with no final decision" rather than the "location was approved" as there was no formal consensus at the time of this meeting. This change will be made. The motion to approve the minutes passed with one abstention (Rich Kingston did not attend this meeting).

Action Items Update: Rich reviewed the open action items from last month's report. All current items will remain as open at this time.

Correspondence: Doug stated that he had received emails from ten members asking that the palm trees on the beach remain. Doug also received an email from a member asking how to apply for a position on the WPCA. Lester stated that he had received a concern from a member about the road gates being closed on weekdays. Doug stated that he would issue a gate procedure and distribute it to the Board for their review. Doug also stated that he had received a freedom of information (FOI) request from a group of members concerned with the way the WPCA is operating. Doug stated that he and Frank Noe, the WPCA Chair, met and the group was presented with the changes that the WPCA will be making to ensure information is available to all members. As a result the FOI request will be withdrawn.

A motion (Whalen/Montano) to move Agenda Item XIII Setback Request from 33 Old Colony Road above Agenda Item VIII WPCA Report as the owner of 33 Old Colony Road was present for this discussion. There was no discussion. The motion passed.

Treasurer's Report (Janet Montano) – Janet presented the Treasurers Summary ending May 31, 2022 (Attachment 1). There was no discussion.

Committee reports-

Chairman's Report (Doug Whalen): Doug reported on his activities over the past month (Attachment 2).

Clerk's Report (Rich Kingston): Rich reported that arrangements are complete for the June 18th meeting of the general membership at the Shoreline Church. A motion (Kingston/Whalen) was made to donate \$100 to the Shoreline Church in appreciation for the use of the church for the membership meeting. There was no discussion. The motion passed.

Treasurer (Janet Montano): Janet stated that she transferred to \$20,000 to the general checking account and paid the surveyor.

Tax Collector (Nancy Zimmerman): Nancy reported that all outstanding taxes have been paid.

Recreation (John Newson): In John's absence Doug reported about Recreation sponsored activities over the last month. The Board agreed to host a coffee and donuts event on Sunday morning, June 19th, the day after the general membership meeting.

Public Safety (Steve Humes): Steve had nothing to report.

Public Works (Lester Webb): Lester reported on Public Works activities over the last month.

Setback Request from 33 Old Colony Rd – Joe Meucci of 33 Old Colony Road addressed the Board asking for an easement to allow the installation of a septic tank and leaching fields on his property. Joe's architect, Dave Noe, also attended this meeting. Joe explained that this easement was required by the town of Old Lyme Zoning in order to proceed. This easement, which would be temporary, would allow the homeowner to meet current zoning regulations which require a ten foot setback. A motion (Whalen/Humes) was made to approve a temporary nine foot easement extending into Broughel Avenue and Old Colony Road to allow the homeowner to comply with current

zoning regulations. Steve asked that the easement agreement include indemnification language for the Association. There was no further discussion. The motion passed unanimously.

WPCA Report – Steve had nothing to report. Doug suggested that the Board will wait for more applications to serve on the WPCA (two vacant positions) and hold the election of these members at the July meeting.

Election of Members to Expiring WPCA Positions – The Board agreed to table this item until next month's meeting.

Review of June 4 Special Meeting reference Ordinance 2.9 – Blight and Ordinance 7.2 – Sight Lines – Doug reviewed the ordinance violations that were observed during a tour of the community conducted by the Board of Governors on June 4th. The Board agreed to send letters to those members who need to take corrective action to comply with Association rules. The Board agreed to leave the lending library in its current location.

Palm Trees on the Beach – Doug stated that he received emails from numerous members advocating for the palm trees to remain on the beach. Doug read a draft policy to the Board that would allow the trees to remain with specific OCBCA stipulations. Doug read an email from absent Board member John Newson stating his position on this matter. A motion (Montano/Webb) was made that palm trees will not be allowed on Association property. Some discussion followed. The motion failed, two votes in favor and four opposed. A motion (Humes/Whalen) was made to prepare a permission form with a procedure to allow palm trees on the beach as long as the tree owners comply with said procedure. There was no discussion. The motion passed, three in favor with three abstentions. Doug stated that he would share this draft procedure with the Board after the Association's attorney has a chance to prepare/review it.

Fence for Western Border of Beach – Lester reviewed the four fence quotes he had solicited to perform this work. Rich spoke in favor of not building the longest length of fence unless it becomes necessary in future as the abutting land owner currently has a fence in place. A motion (Kingston/Humes) was made to erect a 90 foot fence for the first two sections (from Hartung Place out onto the beach) not to exceed \$3,500. There was not discussion. The motion passed, four votes in favor and two opposed.

Emergency Request for Construction Waiver after July 1 for 23

Hartung Place – The owners of 23 Hartung Place asked for permission for inside construction work to be done inside the home during the summer months. A motion (Whalen/Montano) to deny this request. There was some discussion regarding the noise that might be created during this work. Doug stated that he had received requests from two Association members to not allow this work to continue after July 1. There was also discussion regarding what is considered an emergency request. The motion passed unanimously.

Form of Minutes per Roberts Rules of Order – The Board agreed to table this item until next month's meeting.

Website User Authentication Procedures - The Board agreed to table this item until next month's meeting.

Suggestion for Transparency & Fiscal Responsibility Act of 2022 – The Board agreed to table this item until next month's meeting.

Old Business – A motion (Whalen/Webb) was made to allow the approval of a 30 space parking lot on the corner of Breen and Purtill Avenues and to charge the owner an \$800 fee for this parking permit. The owner resides at 63 Breen Avenue. There was no discussion. The motion passed unanimously.

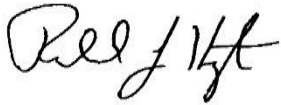
New Business – Nancy stated that a member asked her if a list of delinquent tax payer(s) name(s) could be posted on the Association website when the delinquency is in excess of six months. The Board's consensus was that this was not practicable. The Board will continue to follow state of Connecticut procedures in regards to tax collection. Lester Webb thanked residents Frank Porpora and Pete Carrick for donating a swim line. Doug stated that the local police will enforce violations for excessive noise and inappropriate language as evidenced by recent events along the shoreline.

Public Comment – Jim Fazzino stated that he believes that the public is not given enough time and attention when making comments to the Board at its meetings.

Next Meeting – The next Board of Governors meeting date is scheduled for July 13, 2022. Site for this meeting to be determined.

A motion (Humes/Kingston) was made to adjourn at 8:29 PM. The motion passed.

Respectfully submitted

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

Richard Kingston
Clerk
June 18, 2022

Results of Voting at the June 8, 2022 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.

Donation to Shoreline Church: A motion (Kingston/Whalen) was made to donate \$100 to the Shoreline Church in appreciation for the use of the church for the membership meeting. There was no discussion. The motion passed.

Setback Request from 33 Old Colony Rd –A motion (Whalen/Humes) was made to approve a temporary nine foot easement extending into Broughel Avenue and Old Colony Road to allow the homeowner at 33 Old Colony Road to comply with current zoning regulations. Steve asked that the easement agreement include indemnification language for the Association. There was no further discussion. The motion passed unanimously.

Ban Palm Trees on the Beach –A motion (Montano/Webb) was made that palm trees will not be allowed on Association property. Some discussion followed. The motion failed, two votes in favor and four opposed.

Allow Palm Trees on the Beach - A motion (Humes/Whalen) was made to prepare a permission form with a procedure to allow palm trees on the beach as long as the tree owners comply with said procedure. There was no discussion. The motion passed, three in favor with three abstentions.

Fence for Western Border of Beach – A motion (Kingston/Humes) was made to erect a 90 foot fence for the first two sections (from Hartung Place onto the beach) not to exceed \$3,500. There was not discussion. The motion passed, four votes in favor and two opposed.

Emergency Request for Construction Waiver after July 1 for 23 Hartung Place –A motion (Whalen/Montano) to deny this request. There was some discussion regarding the noise that might be created during this work. Doug stated that he had received requests form two Association members to not allow this work to continue after July 1. There was also discussion regarding what is considered an emergency request. The motion passed unanimously.

Results of Voting at the June 8, 2022 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.

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Private Parking Lot at Breen and Purtil Avenues – A motion (Whalen/Webb) was made to allow the approval of a 30 space parking lot on the corner of Breen and Purtil Avenues and to charge the owner an \$800 fee for this parking permit. The owner resides at 63 Breen Avenue. There was no discussion. The motion passed unanimously.

June 8, 2022
OCBCA Board of Governors Meeting

Attachment 1

Treasurer's Summary
OCBCA Board of Governors Meeting
June 8, 2022

Balance July 1, 2021:	\$1,026,650.17
	\$206,289.99 *
	(\$16.98) FY 2021 tax overpayment made in 2020*
	<u>\$27.51</u> FY 2022 tax overpayment credit*
Income:	\$206,300.52
Expenses:	\$166,947.09
Balance May 31, 2022	\$1,066,003.60
General Fund Checking	\$60,410.58
General Fund MM Savings	\$188,421.93
Capital Fund MM Savings	\$104,245.78
Capital Loan MM Savings	<u>\$712,925.31</u>
Balance May 31, 2022	\$1,066,003.60

*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 June 8, 2022 BOG meeting

- Attended meetings with the Sound View Operations Advisory committee. Assisted the committee with public safety issues for sound view and parking issues.
- Attended a meeting with Commissioner Boughton regarding the sewer project for Old Lyme & beach community. Worked with the lobbyist the WPCA's have secured to find additional funding for the sewer project. Commissioner Boughton, and his staff that were present, provided the WPCA's some opportunities for additional funding through State and Federal grants. The group provided Commissioner Boughton and his staff a tour of the beach communities to show the need for assistance.
- Purchased and planted flowers for the flowerpots at the Gorton Ave easement area bench. Also put out the hummingbird and finch feeders by the bench.
- Made three security books (Post Orders) for USA security. The books included an updated resident list by name and by address. Walked the beach and drove around in the golf cart with each new security officer from USA security showing them the community and their responsibilities. Did a deep cleaning of the security shed in preparation of the summer season.
- The real estate key lock at the guard shack was damaged by security, a new lock was purchased and installed. USA security was given the bill for a new lock and will be paying for the new lock.
- Brought all the clothing for sale down to the guard shack on the beach for the summer. Advised all the Board members so any board member can sell merchandise.
- Cleaned all the gate locks and secured the main entrance gates for the summer months. Activated the pedestrian gates on Hartung & Broughel. Hartung gate needed to be adjusted to close properly.
- Worked with property owner of parking lot on Breen to make sure the lot is following the OCBCA parking lot ordinance. After inspection the parking lot and all the information provided is acceptable to the ordinance requirements. Advised owner the 2022 rate for the permit will be set at the June 8th meeting.
- Worked on finding out how our fence that is protecting the Sheffield Brook culvert was damaged. Determined that a cement truck delivering cement to 22 Hartung damaged the fence. The Cement truck company was notified and will have Atlas Fence Company out to repair the fence.
- Provided a letter to the Old Lyme Fire Marshal and Public Works Director requesting a no parking sign on both sides of the fence at Hartung going over to Swan Ave. Cars have been parking on the Swan Ave. side causing an issue for emergency vehicles access to OCBCA from that side.
- Working with WPCA getting grant information over to Senator Chris Murphy's office for the sewer program.
- Attended numerous meetings both in person, Webex and Zoom related to the sewer program. Working on the following grant applications; Long Island Sound, Southeast New England Coastal Watershed restoration program and Capitalization grants for clean water state revolving funds through SAM.gov. Providing research to see if our project falls under any of these grant programs.