

**May 11, 2022**

**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 by means of Zoom videoconference software.

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

Members absent - None

Members of the Public: Donna Maselli, Marc Peterson, Joe Frutuoso, and Harvey Shiller

**Approval of 4/13/21 Board of Governors Meeting Minutes:** A motion was made (Humes/Montano) to approve the April 13, 2022 minutes. There was no discussion. The motion to approve the minutes passed unanimously.

**Action Items Update:** Rich reviewed the open action items from last month's report. Some of the open items are currently either on this month's agenda or are still in the progress of completion. The last two items on this list were created as a result of last month's meeting discussion about tax collection and beach fencing. The first, Item #85, tasked John with sending the state form that is used when filing a legal complaint against someone in circumstances where the payer takes an illegal action to avoid payment. John has completed this task. The second, Item #86, assigned Lester the task of obtaining multiple bids for fencing along the west side of the beach itself. Lester presented a list of four vendors who had submitted bids to do the contemplated work. Lester will discuss these bids in his Public Works report. On another matter Rich reminded Steve that the WPCA will need to fill expiring terms and Steve asked that this item be put on June's agenda for a Board vote.

**Correspondence:** Doug stated that he did not receive any new correspondence.

**Treasurer's Report (Janet Montano)** – Janet presented the Treasurers Summary ending April 30, 2022 (Attachment 1). There was no discussion.

## **Committee reports-**

**Chairman's Report (Doug Whalen):** Doug stated that much of his report is addressed in specific agenda items later in the meeting. Doug did say that he has been working with the Soundview Commission about summer security and parking. Doug stated that the Beach Rangers would be again deployed at Soundview Beach. Provisions have been made to allocate employee parking spots at the lot on Route 156 across from the Shoreline Church. Doug stated that he has arranged for the start of summer landscaping services next week.

**Clerk's Report (Rich Kingston):** Rich reported that arrangements are being made to hold the June 18<sup>th</sup> meeting of the general membership at the Shoreline Church as has been the case in the recent past.

**Treasurer (Janet Montano):** Janet said that she was using the town's Grand List to update information used when sending out the July 1 tax bills. Janet informed the Board that state law requires that if residents are delinquent and have to pay a finance charge that that amount must be paid in full, any remaining balance that is owed to the Association will continue to be treated as taxes due and gather interest until finally paid, e.g. member owes \$1,000 in taxes and fails to pay by August 1 and accumulates an interest due of \$20 but mails a check for \$1,000 expecting to pay the taxes due in full. As the amount paid in this example, \$1,000, does not cover the total due, tax and interest, the interest will be deducted first and any remaining amounts are still taxes due and will accumulate interest charges. The \$20 that is due as interest will henceforth be treated as tax and gather additional interest. Janet also added that any taxes that are not paid by August 1 must pay all interest charges accumulated since July 1. Rich reminded the membership that OCBCA taxes are federal tax deductible.

**Tax Collector (Nancy Zimmerman):** Nancy reported that on April 24<sup>th</sup> she sent out letters to four delinquent taxpayers requesting payment. Of the four only one member paid leaving a total taxes due total of \$1,011.19. Doug advised Nancy to place liens in July for any taxes still due by that date.

**Recreation (John Newson):** Before he called on John, Doug reported that he has not been able to secure a tent for a potential July member dinner/event. Doug stated that discussion about this matter will resume under agenda item X. later in this meeting. Doug said that Sabrina, last year's yoga instructor, is excited about offering yoga classes on the beach (Breen entrance at 9:00 AM) again this year. These classes will begin Saturday, June 4<sup>th</sup> and will cost \$5 per person.

**Public Safety (Steve Humes):** Steve asked Doug to provide an update on the progress of arranging security services for this summer, which Doug did. Doug stated that the post orders for this summer have been revised from last summer by including Board member concerns. The Board agreed that the current version of the post orders should be issued. Doug advised the Board that the street entrances and the Hartung and Broughel Avenue gates will be closed beginning Friday, May 27<sup>th</sup>. Vehicle traffic will enter and exit Brookside Avenue. Doug stated that a "port-a-let" has been delivered and has been placed behind the Sand Cinema screen for use by the guards and our members and their guests.

**Public Works (Lester Webb):** Lester reported that the beach has been levelled and the streets swept. Preseason cleanup continues on the beach. Lester stated that debris from house reconstruction on both ends of the beach needs to be cleaned up by the owners. Lester said that he saw young children operating large construction equipment. The owner of the effected property has been advised to prevent this from recurring. Doug stated that the swim buoys should be delivered by Thursday. It was at this point in the meeting that Lester presented his report regarding vendor bids to install fencing along the west side of the beach. The lowest bid for the entire project, should all three sections be needed, was submitted for \$6,663 by Portland Fence. Janet had concerns related to the length of fence needed. Doug offered to set up a meeting with the Soundview homeowner on the opposite side of the fence. John and Rich stated that erecting a fence would clearly establish our ownership rights to this boundary. Steve suggested that we ask the Association's surveyor to stake out this property line. A motion (Humes/Newson) was made to have the surveyor stake out the current property line. There was some discussion and it was agreed that after the stakes are in place the Board will revisit the situation regarding installation of some or all of the fence along the west side of the beach. The motion passed unanimously. Doug offered praise to Lester for the job he has been doing as Director of Public Works.

**WPCA Report** – Steve, as he did not attend that last meeting, asked Nancy to update the Board about WPCA activities. Doug added additional info that he was aware of regarding these activities. The WPCA is pursuing federal grants to assist in financing this project.

**Security Guard Post Orders** - Doug stated that he would get the post orders out to all the Board.

**Plans for Summer Dinner Event** – Doug stated that he has not been able to secure a tent for this summer's dinner event. Doug stated that food trucks have also been contacted. The Board discussed the advisability of conducting this event without a tent and alternate events that could be held if the dinner cannot.

**Additional Use of Gorton Avenue Parking Lot** – The Board agreed to take this issue off the table for now.

**Privately Owned Parking Lot Ordinance** – Doug stated that he sent out the final version of the subject ordinance to the Board. The first prospective parking lot operator's attorney suggested one small change to the draft ordinance. This change was made. A motion (Whalen/Newson) was made to approve Ordinance #8-15 concerning privately owned parking lots within the boundaries of Old Colony Beach Club Association. There was no discussion. The motion passed unanimously.

**Website Site User Authentication Procedure** – Rich again asked that this agenda item be tabled until next month.

**Suggestion for Transparency & Fiscal Responsibility Act of 2022** – Doug stated that he is working on a draft for the June meeting.

**Budget for FY2023** – Doug stated that the mill rate for the FY2023 Budget (Attachment 2) will be set the same as last fiscal year, 4.00. A motion (Whalen/Kingston) was made to approve the FY2023 budget with income and expense totals of \$196,900 and recommend it to the general membership for final approval. There was no discussion. The motion passed unanimously.

**Preparation for June 18<sup>th</sup> General Membership Meeting** – Rich presented a draft agenda for the June 18<sup>th</sup> General Membership meeting for Board discussion. A motion (Whalen/Montano) was made to have the September general membership meeting on Saturday, September 3<sup>rd</sup>. There was no discussion. The motion passed.

**Meeting Dates for FY2023** – Rich stated that the current Board of Governors meeting schedule is based on using the second Wednesday of every month for the regular Board of Governor meetings. The Board agreed to continue in this manner.

**Old Business** – There was no Old Business.

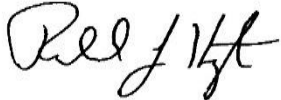
**New Business** – There was no New Business.

**Public Comment** –Harvey Schiller suggested that the synagogue might agree to hold a summer dinner event on their premises. Joe Frutuoso addressed an issue regarding the performance of Board duties. Joe also presented his thoughts about the funds that are dedicated to the sewer and storm drain projects. Joe likes the food truck idea for a summer event. Joe spoke about the parking lot ordinance and the inadvisability of holding the September meeting on a holiday weekend.

**Next Meeting** – The next Board of Governors meeting date is scheduled for June 8, 2022. Site for this meeting to be determined.

A motion (Humes/Newson) was made to adjourn at 8:07 PM. The motion passed.

Respectfully submitted

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

Richard Kingston  
Clerk  
May 26, 2022

Minutes Approved at June 8, 2022 Board of Governors Meeting

**Results of Voting at the May 11, 2022 Old Colony Beach Club Association Board of Governors Meeting. Board of Governor members present- Janet Montano, Nancy Zimmerman, John Newson, Lester Webb, Steve Humes, Rich Kingston, and Doug Whalen.**

**Privately Owned Parking Lot Ordinance** –A motion (Whalen/Newson) was made to approve Ordinance #8-15 concerning privately owned parking lots within the boundaries of Old Colony Beach Club Association. There was no discussion. The motion passed unanimously.

**Budget for FY2023** –A motion (Whalen/Kingston) was made to approve the FY2023 budget with income and expense totals of \$196,900 and recommend to the general membership for final approval. There was no discussion. The motion passed unanimously

**Meeting Date for September General Membership Meeting** –A motion (Whalen/Montano) was made to have the September general membership meeting on Saturday, September 3<sup>rd</sup>. There was no discussion. The motion passed.

**Western Beach Boundary:** A motion (Humes/Newson) was made to have the surveyor stake out the current property line. There was some discussion and it was agreed that after the stakes are in place the Board will revisit the situation regarding installation of some or all of the fence along the west side of the beach. The motion passed unanimously.

May 11, 2022  
OCBCA Board of Governors Meeting

Attachment 1

Treasurer's Summary  
OCBCA Board of Governors Meeting  
May 11, 2022

Balance July 1, 2021:	\$1,026,650.17
	\$205,364.58 *
	(\$16.98) FY 2021 tax overpayment made in 2020*
	<u>\$3.48</u> FY 2022 tax overpayment credit*
Income:	\$205,351.08
Expenses:	\$159,947.03
Balance April 30, 2022	\$1,072,054.22
General Fund Checking	\$66,496.44
General Fund MM Savings	\$188,418.73
Capital Fund MM Savings	\$104,244.01
Capital Loan MM Savings	<u>\$712,895.04</u>
Balance April 30, 2022	\$1,072,054.22

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

May 11, 2022  
OCBCA Board of Governors Meeting

Attachment 2

**OCBCA 2023 Fiscal Year Proposed Budget**

	Actual FY 2019	Actual FY 2020	Actual FY 2021	Budget FY 2022 APPROVED	Actual 4/30/2022	Proposed FY 2023
<b>Revenues</b>						
Property Taxes + finance charges	144,033.74	144,300.59	163,615.28	188,300.00	187,931.71	188,300.00
Town of Old Lyme	8,700.00	8,645.00	8,550.00	8,900.00	8,677.00	8,500.00
Vendor Fees	500.00	500.00	500.00	500.00	500.00	1,300.00
Reimbursement for Liens & Lien Releases						
Registrations	510.00	700.00	550.00	100.00	300.00	50.00
Reimbursement for Bank Charge		30.00				
Gate Swipe Cards	315.00	370.00	275.00	100.00	80.00	100.00
Additional Beach Passes			70.00		75.00	
Fines	20.00		142.24		41.20	
Sign damage payment	80.00				144.27	
Boat storage cost		100.00	100.00			
Beach Cleaning Donations			775.00		300.00	
Federation 1/2 dues returned	289.50	289.50				
Federation donation for defibrillator		1,500.00				
Funds returned payment error					4,520.76	
Interest Income General Fund	239.47	188.25	63.06	40.00	31.39	40.00
Interest Income Capital Account	180.73	126.22	46.48	20.00	20.44	20.00
Interest Income Loan Account			430.12	340.00	296.81	340.00
Webster General Obligation Note			796,250.00			
State of Connecticut grant money						
Old Lyme Shores 1/2 cost Sheffield Brook		2,380.75	4,356.50			
Purtil stub sale						
Recreation	3,481.00	2,157.00				
Raffle	3,032.00	2,729.00				
Merchandise	1,720.00	2,400.00	573.00	200.00	2,446.00	200.00
<b>Total Revenues</b>	<b>163,161.44</b>	<b>168,397.31</b>	<b>878,294.66</b>	<b>194,000.00</b>	<b>205,564.56</b>	<b>194,000.00</b>
<b>Expenditures General Fund</b>						
Public Safety	27,112.73	34,942.65	38,513.83	38,000.00	23,402.53	38,000.00
Public Works	38,566.43	37,690.06	41,695.85	38,000.00	28,186.99	38,400.00
Insurance	5,718.00	5,955.00	5,287.32	7,000.00	6,185.32	6,500.00
General Administration	4,268.73	8,005.37	6,689.05	7,000.00	3,158.02	6,500.00
Payment Error					4,520.76	
Electricity	5,758.72	5,670.06	4,582.06	6,400.00	3,864.40	6,000.00
Fire Protection (Hydrants)	10,584.32	10,854.83	10,962.62	12,000.00	9,119.32	12,000.00
Recreation	8,368.42	4,211.33	306.28	3,300.00	769.96	4,000.00
Raffle	503.64	473.97				
Merchandise	1,117.00	3,242.50	860.97	800.00	2,775.37	1,200.00
Professional Fees	3,107.50	10,282.50	2,150.00	15,400.00	9,750.00	14,500.00
Donations	200.00	200.00	100.00	200.00	100.00	200.00
Bounced Tax Check Bank Fee					15.00	
Property Taxes	927.70	948.86	1,105.04	1,200.00	1,109.80	1,200.00
<b>Subtotal</b>	<b>106,233.19</b>	<b>122,277.13</b>	<b>112,273.62</b>	<b>127,800.00</b>	<b>99,998.47</b>	<b>129,500.00</b>
Contingency Fund Capital Account	16,000.00	8,000.00	47,000.00			
General Fund Expenditures after \$ transfer	122,233.19	130,277.13	159,273.62			
<b>Capital Improvements/Expenditures</b>						
WPCA	22,000.00					
Stormwater Study & Design		58,100.00	58,379.00			
Stormwater Project (Loan Funds)			25,702.89			
Stormwater Loan Interest + Principal			11,411.11	80,000.00	68,978.56	67,400.00
Fencing						
Sheffield Brook						
<b>Subtotal</b>	<b>22,000.00</b>	<b>58,100.00</b>	<b>95,493.00</b>	<b>80,000.00</b>	<b>68,978.56</b>	<b>67,400.00</b>
<b>Total</b>	<b>128,233.19</b>	<b>178,377.13</b>	<b>207,766.62</b>	<b>193,800.00</b>	<b>168,977.03</b>	<b>194,900.00</b>
Mill Rate	3.25	3.25	3.50	4.00	4.00	4.00
Profit/Loss	34,998.25	(11,979.82)	768,530.64			

Printed 5/11/2022