

OLD COLONY BEACH CLUB ASSOCIATION
SEMI-ANNUAL MEETING
SATURDAY, JUNE 18, 2022
SHORELINE CHURCH, 287 SHORE RD., OLD LYME

Old Colony Beach Club Association Semi-Annual Meeting

The meeting was called to order at 6:35 p.m. by Board Chairperson Doug Whalen. The Pledge of Allegiance was recited. Doug asked for a moment of silence for members of Old Colony Beach and their families who passed away during the last year and were near and dear to Old Colony Beach. The Association Clerk confirmed that there was a quorum present. Members attended in person and by use of Zoom remote software.

Approval of September 11, 2021 Semi-Annual Meeting Minutes: A motion (Marie Whalen/Joe Frutuoso) was made to approve the September 11, 2021 minutes. Jim Fazzino commented that his remarks in the last meeting minutes were not totally reflected of his meaning. He agreed to work with Rich Kingston, the Board Clerk, to more accurately reflect what he intended. With this modification, if required, the membership passed the motion to approve the subject minutes with those changes.

Treasurers Report: Janet Montano read her Treasurer's Summary for the period July 1, 2021 to May 31, 2022 (Attachment 1).

Board of Director's report:

Chairman's Report: Doug reported on his recent activities (Attachment 2).

Treasurer's Report: Janet noted that the full Treasurers Report, a budget sheet, and a detail of transactions by account will be posted on the Association's website. Janet stated that beach passes are available at her home at 43 Gorton Avenue.

Clerk's Report: Rich Kingston stated that the meeting minutes' format will be altered to more closely follow Roberts Rules of Order.

Tax Collector Report: Nancy Zimmerman reported that all taxes have been collected. Late fees totaling \$619.06 were also collected. Nancy said that tax bills for FY2023 will go out by June 30th.

Director of Public Works Report: Lester Webb reported that the beach was levelled this year. Lester explained the situation regarding the swim lines breaking often and the steps being taken to resolve this problem. Lester thanked Peter Carnrick for donating a jet ski line to the Association. Lester stated that the

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Leg Light Health District is no longer providing “mosquito donuts” as they have in the past to place in the storm drains monthly during the summer.

Director of Public Safety Report: Steve Humes reported that the Association has hired a different security guard service, USA Security, this year. This was done as a result of some of the negative experience’s reported by members with last year’s security firm.

Entertainment Director Report: John Newson reported that there will be a coffee and donuts gathering tomorrow morning at 10:00 AM. John reported that although there is no plan for a big summer dinner event this summer although he is still exploring alternate options. Doug reminded the membership that “Yoga on the Beach” is conducted every Saturday morning.

Public Comment – There was no public comment.

FY2023 Budget – Doug stated that the mill rate in the FY2023 Budget presented to the membership has not changed from last year. A motion (Joel Zimmerman/George Balducci) was made to approve the FY2023 Budget which totals \$196,900 with a mill rate of 4.0. Joe Frutuoso stated that he had concerns with the cost of cameras leased by the Association and the circumstances surrounding the storm drain project loan interest payments. Donna Maselli suggested that the Association buy tents for its own use. Andrea Lombard stated that she would like to see the mill rate reduced to 3.0. There was no further discussion. The motion passed.

Parking Lot Ordinance – Doug informed the membership that the Association will take over supervision of public parking from the town of Old Lyme. The Board has approved an ordinance, 8.15, which establishes regulations for the operation of public parking lots (Attachment 5) *{the membership will need to approve this ordinance at its September semi-annual general membership meeting}*.

Committee Reports-

Water Pollution Control Authority – Frank Noe, the chairperson of the Water Pollution Control Authority (WPCA), gave the membership an update of the Authority’s activities since last September’s membership meeting. Frank stated that the initial sewer construction bids were too costly to accept and a second bid package was assembled and sent out to bid. These bids were better than the first round but still too expensive. Frank then reported that the WPCA has been seeking grants to assist in the financing of this project. Frank also stated that the WPCA is working with the state DEEP to explore the possibility of alternate

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funding. Frank stated that the Authority is seeking \$14 million in grants. Frank reported that Old Colony Beach's share of the forced main project is 24.3% of the \$14 million total. Frank also stated that the internal infrastructure for Old Colony is projected at \$8.5 million, the lowest of the four beaches involved in this project. Frank then took questions from the membership. Frank responded to a question regarding what would happen if sufficient grants cannot be acquired. Frank stated that OCBCA currently owes approximately \$800,000 to \$900,000 to the state of Connecticut's Clean Water Fund which the Association may need to start paying back as early as January 30, 2023. Frank stated that the Association could accept the new costs with appropriate additional funding, however Frank believes that option is cost prohibitive. Another members asked about the benefit assessment within the Association. Frank estimates that the annual cost of the loan to individual homeowners of \$2,500 per EDU whereas the hookup to the lateral, which is the responsibility of the homeowner, is estimated somewhere between \$2,000 and \$4,000. Frank stated that the current cost of the project is 38% more than initially anticipated. Frank stated that Old Colony Beach is shovel ready waiting on the availability of sufficient funding. Frank stated that he believes that it will be three years, four years at the utmost, before sewers are operational. Another member asked Frank to disseminate as much information as possible to the community so everyone is well informed. Frank stated that WPCA meeting agendas will be posted ahead of time and that all Association members are welcome to attend these meetings.

Old Business – Janet Montano is concerned about the proposed location of the new GIBGAB (Give a Book, Get a Book) library on Gorton Avenue. Janet was supported by a member from the body.

New Business – Doug has received complaints about loud music with inappropriate language from a boat anchored outside of the Association swim area. A few of the beach associations are working with the Resident State Trooper to issue a fine to the boat for this activity. Doug informed the group that the Association owns an Automatic External Defibrillator (AED) which is located at the guard shack on the beach. Doug acknowledged that the Board and WPCA had received a public information request from a number of our members about WPCA transparency. Doug stated that this concern has been addressed by the WPCA. Doug stated that the Board of Governors is working to amend the WPCA ordinance to add two alternate members to its makeup.

Public Comment – Frank Noe suggested that the recycle barrels on the beach be removed as they are not being used for the purpose intended. Frank also believes that having no waste barrels on the beach is best, instead asking beach goers to take home any trash they generate while on the beach. Frank would like to have the street signs in the community cleaned. Rosemary Lombard suggested

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asking the state to install a traffic warning sign on Route 156 east of Brookside as pulling out of the Brookside entrance can be dangerous.

Next Meeting – A short discussion regarding holding the September General Membership meeting on the 3rd during the Labor Day weekend was held. The general impression was that that was not a good weekend to encourage member participation. As a result the next OCBCA General Membership meeting will be held at the Shoreline Church at 6:30 PM on a Saturday in September other than the 3rd, the date to be determined.

Adjournment: A motion (Bob Asal/John Newson) was made to adjourn. The meeting was adjourned by acclamation at 8:19 PM.

Minutes recorded by:



Richard Kingston, Clerk
August 2, 2022

Minutes Approved at September 17, 2022 General Membership Meeting

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**Results of Voting at the June 18, 2022 Old Colony Beach Club Association
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FY2023 Budget –A motion (Joel Zimmerman/George Balducci) was made to approve the FY2023 Budget which totals \$196,900 with a mill rate of 4.0. There was some limited discussion. The motion passed.

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Attachment 1

Treasurer's Summary
OCBCA Semiannual Meeting
June 18, 2022

Balance July 1, 2021:	\$1,026,650.17
	\$208,500.25 *
	(\$16.98) FY 2021 tax overpayment made in 2020*
	<u>\$37.49</u> FY 2022 tax overpayment credit*
Income:	\$208,520.76
Expenses:	\$179,875.38
Balance May 31, 2022	\$1,055,295.55
General Fund Checking	\$33,435.53
General Fund MM Savings	\$188,421.93
Capital Fund MM Savings	\$120,512.78
Capital Loan MM Savings	<u>\$712,925.31</u>
Balance May 31, 2022	\$1,055,295.55

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

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Attachment 2

Chairman's report for June 18, 2022 General Membership meeting

- Attended meetings with the Sound View Operations Advisory committee. Assisted the committee with public safety issues for Soundview 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.

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Attachment 3



Voting Items for June 18, 2022 General Membership Meeting

- **Section 9 of the OCBCA Charter-** The Board of Governors shall submit a budget and set the Mill rate for the Association at the June Membership meeting.

The FY 2023 budget (July 1, 2022 to June 30, 2023) for OCBCA is set at \$196,900.00. the Mill Rate is set at 4 mills. note: the mill rate is the same rate as FY 2022.

Please check yes or no to vote on this voting item.

○ YES

NO

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Attachment 4

OCBCA 2023 Fiscal Year Proposed Budget

	Actual FY 2019	Actual FY2020	Actual FY 2021	Budget FY 2022	Actual 4/30/2022	Proposed FY 2023
				APPROVED		
Revenues						
Property Taxes + finance charges	144,033.74	144,300.59	163,615.26	166,300.00	167,931.71	166,300.00
Town of Old Lyme	8,700.00	8,645.00	8,550.00	8,600.00	8,677.00	8,600.00
Vendor Fees	500.00	500.00	500.00	500.00	500.00	1,300.00
Reimbursement for Liens & Lien Releases						
Registrations	610.00	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	189.25	63.06	40.00	31.39	40.00
Interest Income Capital Account	180.73	126.22	48.48	20.00	20.44	20.00
Interest Income Loan Account			430.12	340.00	296.81	340.00
Webster General Obligation Note			786,250.00			
State of Connecticut grant money						
Old Lyme Shores 1/2 cost Sheffield Brook		2,360.75	4,358.50			
Purfill 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
Total Revenues	163,101.44	166,307.31	178,306.65	166,600.00	206,364.55	166,600.00
Expenditures General Fund						
Public Safety	27,112.73	34,942.65	38,513.83	38,000.00	23,402.53	30,000.00
Public Works	38,586.43	37,680.06	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	6,195.32	6,500.00
General Administration	4,268.73	8,005.37	6,688.05	7,000.00	3,159.02	6,600.00
Payment Error					4,520.76	
Electricity	5,758.72	6,670.06	4,582.06	6,400.00	3,864.40	6,000.00
Fire Protection (Hydrants)	10,584.32	10,654.83	10,982.62	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	880.97	500.00	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
Subtotal	106,233.19	122,277.13	112,273.62	127,500.00	98,968.47	129,500.00
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			
Capital Improvements/Expenditures						
WPCA	22,000.00					
Stormwater Study & Design		56,100.00	58,379.00			
Stormwater Project (Loan Funds)			25,702.89			
Stormwater Loan Interest + Principal			11,411.11	60,000.00	66,978.56	67,400.00
Fencing						
Sheffield Brook						
Subtotal	22,000.00	56,100.00	95,493.00	60,000.00	66,978.56	67,400.00
Total	128,233.19	178,377.13	207,766.62	187,500.00	165,947.03	196,900.00
Mill Rate	3.25	3.25	3.50	4.00	4.00	4.00
Profit/Loss	34,868.25	(11,979.82)	786,530.64			

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Attachment 5

§ 8.15 Paid Parking on Private Property.

Within the territorial limits of the Association, no lot may be used for paid parking of motor vehicles without receiving a permit issued by the Board of Governors. Any such lot shall only be available to residents and/or renters of the Association and their guests. No permit shall be issued for nor deemed to allow, nor shall any person or entity allow or cause any part of any such lot to be used or offered for, members of the general public to park in return for any form of compensation.”

Parking spaces within the Parking Lot shall be:

- 1) no closer than six feet from any building,
- 2) at least nine feet by 20 feet in area,
- 3) clearly marked,
- 4) separated appropriately to allow for the safe flow of traffic.

The fee and conditions for each permit issued, including but not limited to maximum capacity, insurance requirements and signage, shall be determined by the Board of Governors. Prior to issuance of the permit, the Board of Governors must receive a list of renters for the lot, which may be updated throughout the term of the permit. Each permit shall terminate on the 31st day of December of each year, unless earlier terminated due to a violation of this ordinance, and the issuance of any permit in one year shall not obligate the issuance of any new permits in subsequent years.