

September 21, 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 at 41 Old Colony Road. Board members attended in person.

ATTENDANCE: Members present - Janet Montano, Lester Webb, John Newson, Kristina Wilson, Rich Kingston and Doug Whalen

Members absent - Steve Humes

Members of the Public: Harvey Schiller

Approval of 8/17/22 Board of Governors Meeting: A motion was made (Newson/Webb) to approve the August 17th minutes. There was no discussion. The motion to approve the minutes passed.

Action Items Update: Rich read the Action Items Update. Rich noted, as was the case last month, items 76, 83 and 84 which are items assigned to him to work with the Association Webmaster, are still pending and will be worked on during the winter. Item 80, which deals with revising existing WPCA ordinance, has been completed as it was approved by the membership at the September 17 Semi-Annual General Membership meeting. Item 81, assigned to Doug and Steve, to determine which website documents should be available on the public side of the OCBCA website will be worked on during the winter with the assistance of the Association's attorney. Item 87 assigned to Doug to create a permission form to allow privately planted palm trees on the beach is still in progress and will be discussed at this meeting.

Correspondence: Rich and the other Board members stated that they had not received any correspondence.

Treasurer's Report (Janet Montano): Janet presented the Treasurers Summary ending September 17, 2022 (Attachment 1). There was no discussion.

Election of Board Officers and Directors: Doug turned the meeting over to Rich as the Board Clerk to conduct the selection of new officers and directors for the next year. A discussion was held regarding which positions each Board member was interested in filling. By mutual agreement the following will serve in these position as noted:

Chairman – Doug Whalen
Treasurer – Janet Montano
Clerk – Rich Kingston
Recreation Director – Kristina Wilson
Public Safety Director – John Newson
Public Works Director – Lester Webb
Tax Collector – Steve Humes

Committee reports-

Chairman's Report (Doug Whalen): Doug referred to the report he made to the General Membership on September 17th about his activities over the past month (Attachment 2). Doug also noted that he has been working with Lester to prepare the beach and guard shack for winter including the winter storage of the security golf cart. Doug welcomed newly elected Board member Kristina Wilson to this meeting. Doug also thanked Nancy Zimmerman for her service on the Board as she will no longer serve as a Board member.

Clerk's Report (Rich Kingston): A motion (Kingston/Whalen) was made to donate \$100 to the Shoreline Church to thank them for the use of their building for the September 17th General Membership meeting. There was no discussion. The motion passed unanimously.

Treasurer (Janet Montano): Janet stated that she did receive reimbursement in the amount of \$550 from the owners of the Swan Avenue property who had left construction debris on Old Colony Beach. This payment was made in response to a letter sent by Lester informing the owners of their need to pay this amount.

Tax Collector (Nancy Zimmerman): As Nancy no longer serves on the Board Janet reported that three Association members have not yet paid their taxes that were due on July 1, 2022. The total due as of today is \$2,757.36. Additional interest will accrue daily on those unpaid taxes. Janet reported that \$187,642.46 has been collected in taxes and finance charges to date for taxes due July 1.

Recreation (John Newson): John stated that as the season has ended he had nothing to report.

Public Safety (Steve Humes): In Steve's absence there was no report.

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

WPCA Report – In Steve's absence Doug reported that that recent activities have been directed to secure additional funds for the sewer project. Doug referenced the comments made by WPCA Chairman Frank Noe at the September 17th General Membership meeting.

Update of Actions resulting from June 6th Special Meeting – Doug asked Rich to review the results of the actions taken that resulted from the June 6th on site Special OCBCA Board meeting. A discussion was held regarding the progress of these actions. It was noted that the beach fencing issue had been resolved and that the property ownership of the white concrete permanent posts along 8 Hartung has also been resolved resulting in no action needing to be taken. The existence of the six foot piece of land between 73 and 75 Old Colony Avenue whose ownership remains disputed was also discussed. Rich reported that a letter still needs to be sent to the owner of 36 Swan Avenue to remove his fence from OCBCA property. The Board noted that the GABGAB library boat project has been a success. Other issues noted at the June 6th meeting either remain open or will be addressed when site line issues are addressed during sewer installation. Rich reported that he believes that Connecticut Water Company policy is not to repair roads after the first repair. John stated that an effort should still be made to require this repair. Lester and Rich will follow up with Connecticut Water.

Definition for In Season Construction – Doug stated that a better definition of construction needs to be developed to refine exactly what is allowed and not allowed during the summer months. John stated that he has been working on this subject and will share his thoughts with the Board with a follow up email. The Board agreed to make this a winter project.

Swan Avenue Donation Request – Doug stated that he would like to send letters, as he did last year, to those Swan Avenue residents who have OCBCA beach rights requesting donations to support the upkeep of the beach. The Board agreed that this should be done.

Review Upcoming Service Contracts for 2022/2023 – A motion (Whalen/Kingston) was made to approve Tower Landscaping to provide winter snow removal services as they did last winter. Doug noted that there was a small increase to the contract totals that he believes is reasonable. There was no further discussion. The motion passed unanimously. The Board also discussed next year's beach cleaning and grounds maintenance contracts.

Discussion of Issues Surrounding Private Use of OCBCA Property – The Board again discussed the issue of individual members using or

encroaching upon OCBCA property. The Board's consensus is to fully enforce property line issues next summer. The specific issue of privately owned palm trees being placed on the beach was discussed in further detail. The Board agreed that more discussion needs to be held on this subject.

Discussion of Road Safety Issues: Doug brought up the issue of vehicles significantly speeding on OCBCA roads. This issue was most recently mentioned at the September 17th General Membership meeting as a subject of great concern to the membership. The Board agreed to work on this issue over the winter.

Old Business – There was no old business.

New Business – Rich asked about the email he had sent Board members referencing a number of language conflicts between the Charter and By-Laws. Doug informed the Board that Rich's email has been forwarded to the Association's attorney for further review.

Public Comment – There was no public comment.

Next Meeting – The next Board of Governors meeting date is scheduled for October 12, 2022. The in-person portion of this meeting will be held at Rich Kingston's house 12 Old Colony Road. The meeting will also be available on Zoom.

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

Respectfully submitted



Richard Kingston
Clerk
October 1, 2022

Minutes Approved at October 19, 2022 Board of Governors Meeting

Results of Voting at the September 21, 2022 Old Colony Beach Club Association Board of Governors Meeting. Board of Governor members present- Janet Montano, Kristina Wilson, Lester Webb, John Newson, Rich Kingston, and Doug Whalen.

Election of Board Officers and Directors: Doug turned the meeting over to Rich as the Board Clerk to conduct the selection of new officers and directors for the next year. A discussion was held regarding which positions each Board member was interested in filling. By mutual agreement the following will serve in these position as noted:

Chairman – Doug Whalen
Treasurer – Janet Montano
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Public Works Director – Lester Webb
Tax Collector – Steve Humes

Donation to Shoreline Church - A motion (Kingston/Whalen) was made to donate \$100 to the Shoreline Church to thank them for the use of their building for the September 17 General Membership meeting. There was no discussion. The motion passed unanimously.

Snow Removal Contract for 2022/2023 – A motion (Whalen/Kingston) was made to approve Tower Landscaping to provide winter snow removal services. Doug noted that there was a small increase to the contract totals that he believes is reasonable. There was no further discussion. The motion passed unanimously.

September 21, 2022
OCBCA Board of Governors Meeting

Attachment 1

Treasurer's Summary
OCBCA Semi-Annual Meeting
September 17, 2022

Balance July 1, 2022:	\$1,049,694.20
	\$195,083.51 *
	(\$37.49) FY 2022 tax overpayment made in 2021*
	<u>\$21.82</u> FY 2023 tax overpayment credit*
Income:	\$195,067.84
Expenses:	\$125,560.67
Balance September 17, 2022	\$1,119,201.37
General Fund Checking	\$85,644.28
General Fund MM Savings	\$188,431.43
Capital Fund MM Savings	\$132,110.49
Capital Loan MM Savings	<u>\$713,015.17</u>
Balance September 17, 2022	\$1,119,201.37

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

Attachment 2

OCBCA Chairman's report for 9-21-22 Membership meeting

- Attended Town meetings as a representative of the Association, meeting included Soundview operational meetings, meetings with Town Selectman, Meetings with Town WPCA, Meetings with Town Resident Trooper, Soundview commission meetings.
- Took numerous phone calls from residents related to issues on the beach and in the community. Some of the items were security issues, boat noise, boats washed ashore (three different boats washed ashore), firework issues, improper parking complaints, golf carts being driven by minors, construction after July 1st complaints, dogs on the beach complaints, people not having beach passes during the weekday, broken swim lines and street parking issues.
- Reviewed & monitored Security Operations throughout the summer taking over 200 phone calls, reviewing invoices, and working with Security management to correct issues during the summer.
- Worked with the Recreation director, conducted movies on the beach & sandcastle contests over the summer.
- Worked with the Public Works Director reviewing the Sheffield Brook outflow over the summer to make appropriate phone calls to get channel opened for proper flow of Sheffield Brook.
- Cleaned all the street signs, stop signs and speed limit signs throughout the community with bleach to remove the mold & dirt on the signs.
- Planted flowers in flowerpots, watered flowers during the summer months. Monitored & filled hummingbird feeder and bird seed feeder in easement area.
- Provided OCBCA clothing sales throughout the summer, taking special orders for additional clothing sales.
- Attended numerous meetings related to the sewer program with the WPCA Chairman. Provided correspondence and attended meetings with Representative Courtney's Office, Senator Murphy's Office, and Senator Blumenthal's office. Meet with Commissioner Boughton & staff, providing overview meeting and tour of area looking for assistance with funding opportunities.
- Cleaned & washed-out beach garbage & recycle cans monthly
- Worked on pedestrian gates to fix problem with swing.
- Issued car stickers and gate cards to residents over the summer.
- Replaced six solar lights at the three front entrances. Old lights were not working.
- Removed front entrance signs on all 4 streets for painting, cleaned signs and put them back up with Public Works director
- Made and issued golf cart & scooter license plates for Association.