

February 8, 2023

Old Colony Beach Club Association Board of Governors Meeting

The in-person meeting was held at 12 Old Colony Road. Board members and guests also attended with Zoom software. The meeting was called to order at 6:30PM by the Board Chair Douglas Whalen.

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

Members of the Public: Catherine Pace, Ira Feigenbaum, Frank Noe, and Harvey Schiller

Approval of 1/18/23 Board of Governors Meeting: A motion was made (Humes/Wilson) to approve the January 8, 2023 minutes. There was no discussion. The motion to approve the minutes passed.

Treasurer's Report (Janet Montano): Janet presented the Treasurers Summary ending January 31, 2023 (Attachment 1). There was no discussion.

Action Items Update: Rich read the Action Items Update. Rich stated that there were no changes from last month with the exception of Item #91 which Doug completed by contacting the Woods Hole staff about the current condition of the Sheffield Brook outflow. Rich then reviewed the items that remain in a pending status.

Correspondence: Doug stated that he had received one piece of correspondence that is included in one of the following agenda items. There was no other correspondence.

Committee Reports-

Chairman's Report (Doug Whalen): Doug stated that he has nothing to report as the issues he has been working on appear on this agenda to be addressed subsequently.

Treasurer (Janet Montano): Janet stated that she is working on resolving a situation regarding funding the new accounts that are being created for investing loan amounts into high-interest bearing accounts. Doug stated that he is working with the owner of the OCBCA approved private parking lot to gather the necessary paperwork that is a condition of the Association's approval.

Clerk's Report (Rich Kingston): Rich had nothing to report.

Tax Collector (Steve Humes): Steve reported that as all 2023 taxes have been collected he had nothing to report.

Recreation (Kristina Wilson): Kristina reported on her preparations for the summer events especially the annual dinner party. There was discussion about the amounts to charge adults and children and other related topics concerning this event. Janet encouraged Kristina to use whatever remaining funds in her current year budget as she could to pay for deposits and other necessary expenses. A motion (Whalen/Montano) was made to set the ticket prices for this event at \$40 per adult and \$15 for children 12 and under. A second motion (Newson/Montano) was made to authorize to spend \$4,500 for tables, chairs, and tents and \$1,500 for a band. The only discussion was about the use of a band for the dinner event. The motion passed six in favor to one opposed.

Public Safety (John Newson): John said that he had nothing to report. Doug asked John to work with Steve who was the previous Director of Public Safety to prepare a Request for Quotation (RFQ) to send out to bidders for summer security services. Steve stated that it is obvious that the Board is not happy with last season's security service.

Public Works (Lester Webb): Lester reported that he is working on a three year swim buoy contract with last year's vendor, Scott Mitchell. Lester stated that he cannot apply for the OCBCA jet-ski line permit until March. Lester also stated that the abandoned boat is still in OCBCA's possession.

WPCA Report– Steve reported that the WPCA met for the first time in six months last week. Steve stated that the WPCA, along with its sewer partners, has applied for grant funds from the state of Connecticut. Steve believes that this situation may not be resolved until this fall. Steve also reported that the Old Lyme Shores Beach Association is seeking to withdraw from the three beaches and one town sewer project. Steve stated that Old Lyme Shore's successful withdrawal from the project would cost each homeowner an additional \$200 per year for twenty (20) years. Steve said that the future of the entire project depends on the availability of additional funding. Frank Noe, the WPCA Chairman, who attended as a member of the public, reported on the financial condition of the project. Frank stated that under current conditions without any outside financial assistance the cost of the system would be \$2,700 per EDU per year for twenty years, it would be about \$1,700 annually if the additional funding is secured. Frank stated that

he would be making the WPCA's financial projections available to the OCBCA membership by way of its meeting minutes.

Approval of In Season Construction Definition – John described how he developed a definition of in-season construction by referencing various resources (Attachment 2). Doug stated that the process would be for the Board to approve this definition and then forward it to the General Membership for approval at its June General Membership meeting. John agreed to incorporate the definition of construction into the existing Ordinance which will be approved by the Board prior to presenting to the membership.

Letter to Forbid Privately Owned Palm Trees on the Beach – Rich read the revised letter that will be sent out to inform the membership of the Board's decision that privately owned palm trees will not be allowed on OCBCA property. Janet noted that there is currently a survey circulated by an Association member to allow these trees on the beach. A motion (Newson/Humes) was made to send this letter to the membership. There was no discussion. The motion passed six in favor to one opposed.

Sheffield Brook Outlet Drainage Sub-Committee Update: Steve reported that he is waiting for the Old Lyme Shores Beach Association to indicate if they will share the cost of a new study of the Sheffield Brook outflow. Steve hopes to hear by mid-February. Lester stated that the brook has been cleaned out seven times since August.

Request for Private Party on the Beach from 63 Old Colony Road– Doug introduced a request from the owner of 63 Old Colony Road to host a private party at the volleyball court on June 17th. A motion (Whalen/Montano) was made to approve this request to hold a party on the volleyball court on June 17. There was some discussion about the need in the future for language to require proof of insurance by anyone asking to use OCBCA resources. The motion passed unanimously.

Budget for FY2024 – Doug thanked Janet for updating the draft budget for FY24. Doug will make the final changes to put to a vote at an upcoming Board meeting.

Traffic Safety Concerns – Doug asked for traffic calming suggestions from the Board. All agreed that this topic will remain on the agenda.

Old Business– There was no old business.

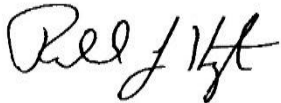
New Business– There was no new business.

Public Comment– Frank Noe stated that he believed that the Beautification Committee, which he believes was never abolished, should have input into the final decision regarding palm trees on the beach.

Next Meeting – The next Board of Governors meeting date is scheduled for March 8, 2023. 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 (Humes/Newson) was made to adjourn at 7:55 PM. The motion passed.

Respectfully submitted

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

Richard Kingston, Clerk
February 17, 2023

Approved at February 8, 2023 Board of Governors Meeting

Results of Voting at the February 8, 2023 Old Colony Beach Club Association Board of Governors Meeting. Board of Governor members present- Janet Montano, Lester Webb, John Newson, Steve Humes, Kristina Wilson, Rich Kingston and Doug Whalen

Expenses for 2023 Summer Dinner Event: A motion (Whalen/Montano) was made to set the ticket prices for this event at \$40 per adult and \$15 for children 12 and under. A second motion (Newson/Montano) was made to authorize to spend \$4,500 for tables, chairs, and tents and \$1,500 for a band. The only discussion was about the use of a band for the dinner event. The motion passed six in favor to one opposed.

Letter to Forbid Privately Owned Palm Trees on the Beach –A motion (Newson/Humes) was made to send this letter to the membership. There was no discussion. The motion passed six in favor to one opposed.

Request for Private Party on the Beach –A motion (Whalen/Whalen) was made to approve this request to hold a block party on July 29 (rain date August 5) with the appropriate road closures. Discussion followed about how best to block off the street. The motion passed unanimously.

Request for Private Party on the Beach from 63 Old Colony Road–A motion (Whalen/Montano) was made to approve this request to hold a party on the volleyball court on June 17. There was some discussion about the need in the future for language to require proof of insurance by anyone asking to use OCBCA resources. The motion passed unanimously.

February 8, 2023
OCBCA Board of Governors Meeting

Attachment 1

Treasurer's Summary OCBCA Board of Governors Meeting February 8, 2023	
Balance July 1, 2022:	\$1,049,694.20
	\$204,770.94 *
	(\$37.49) FY 2022 tax overpayment made in 2021*
	<u>\$52.88</u> FY 2023 tax overpayment credit*
Income:	\$204,786.33
Expenses:	\$138,559.83
Balance January 31, 2023	\$1,115,920.70
General Fund Checking	\$82,186.97
General Fund MM Savings	\$188,347.23
Capital Fund MM Savings	\$132,021.89
Capital Loan MM Savings	\$713,064.61
Municipal General Fund MM	\$100.00
Municipal Capital Fund MM	\$100.00
Municipal Loan Fund MM	<u>\$100.00</u>
Balance January 31, 2023	\$1,115,920.70
*QuickBooks does not consider tax overpayments made in one FY as income in that year but as income in the following FY.	

Attachment 2

**Proposed Amendment to Ordinance 6.9 – Definition of
“Construction”**

The purpose of the “no hammer” ordinance is to prohibit activities that result in excessive noise or that result in the disturbance of a person’s right to peace, tranquility, and reasonable quiet enjoyment.

As used in these ordinances, the term “construction” shall include the interior or exterior repair, replacement, remodeling, alteration, conversion, demolition, improvement, rehabilitation, or addition to any building, structure, or land within the Association; any activities requiring the issuance of a building permit or trade permit or license; the replacement, installation, removal, or improvement of plumbing, electrical, heating and cooling systems, driveways, porches, roofs, siding, insulation, flooring, patios, landscaping, fences, doors and windows.

“Construction” may also be deemed to be any work or activity not specifically defined above involving the use of power tools, such as cutting saws, nail guns, jackhammers, and the like or heavy equipment, that is deemed to unreasonably interfere with the peace, tranquility, and reasonable quiet enjoyment within the Association. “Construction” shall not include lawn mowing or other activities commonly associated with regular yard and landscape maintenance.

The restrictions established in this ordinance shall not apply to any maintenance carried out by the OCBCA Board of Governors on association property or done so on Its behalf.