

**January 18, 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 (joined meeting in progress), Rich Kingston, and Doug Whalen

Members of the Public: Nancy Zimmerman, Ira Feigenbaum, Catherine Pace, Joe Frutuoso, and Harvey Schiller

**Approval of 11/16/22 Board of Governors Meeting:** A motion was made (Montano/Humes) to approve the November 16, 2022 minutes. There was no discussion. The motion to approve the minutes passed.

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

**Action Items Update:** Rich read the Action Items Update. Rich stated that items 76, 83, and 84 are items assigned to him to work with the Association Webmaster. Rich stated that he has plans to meet with Joe Frutuoso, the Association's webmaster, next week. Item 81, assigned to Doug and Steve, to determine which website documents should be available on the public side of the OCBCA website, also continues in a pending status. Rich reported that Item 88, Develop Clear Definition of In-Season Construction, will be addressed later in this meeting as agenda number X. Rich stated that Item 89, Address Traffic Safety Concerns, will continue to be a topic of discussion over the winter. Rich asked Doug about Item 90, Address Language Conflicts between By-Laws and Charter, which has been sent to the Association's attorney for his review and advice. Doug stated that he has not but he will contact the Association attorney this week to follow up. Rich stated that Item 91, Contact the Woods Hole facility to Advise Best Way to Proceed with Sheffield Brook drainage, will be marked completed. The topic itself is included as Item XII of this agenda. Rich also stated that he has not yet addressed Item 92, Ask Winter Residents to Share their Contact Information for Use in Emergency Situations, but will do so.

**Correspondence:** Doug stated that he had received 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 been busy working with Frank Noe, chair of the WPCA, to secure additional funding for the sewer project to include meeting with government officials.

**Treasurer (Janet Montano):** Janet stated that she had received the second payment from the town of Old Lyme in the amount of \$4,754 bringing the total of annual support from the town to a total of \$9,014. Doug told Janet that he would send out notice to the owner of the public parking lot within the Association that the payment to the Association for calendar year 2023 is now due. Janet expressed concerns about the number of invoices and amounts of money recently needed to maintain Sheffield Brook. Lester responded that he thinks all of the invoices received were correct. Some of these invoices have different descriptions although Lester believes all the work has been completed and is consistent with the other bills received from Montano & Sons. Doug will pursue this issue with the vendor. Janet also stated that she has set up three money market accounts at Webster Bank for our invested funds that provide a 4.3% APR. Doug stated that the loan to finance the Association's storm drain project has a 3.25% interest rate.

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

**Tax Collector (Steve Humes):** Steve reported that all of the taxes for fiscal year 2023 have been collected. Steve stated that \$190,226.88 has been collected in taxes and \$383.05 in late fees for a total of \$190,609.93.

**Recreation (Kristina Wilson):** Kristina reported that her report will be included in agenda items IX and XIII.

**Public Safety (John Newson):** In John's absence (he joined the meeting subsequently) there was no report.

**Public Works (Lester Webb):** Lester reported that he is going to work with Scott Mitchell to develop a new swim buoy contract for the summer. Doug informed Lester that the Association will need a permit for its jet-ski line. Lester introduced Joe Frutuoso who explained the situation regarding an abandoned boat on the beach which is now in OCBCA's possession but under DEEP control.

**WPCA Report-**Steve stated that he had nothing to report.

**Summer Recreation Update:** Kristina reported on her plans for Recreation this summer. These plans include a July 4<sup>th</sup> parade, two sand castle contests, beach activities for children, Halloween in July, and the Association's annual party. Kristina's initial estimate for the kind of party she is planning would be about \$50 per person for the catering and about \$75 per person for the complete event. Doug suggested that we use 250 people as our attendance estimate and ask the vendor for a final price. The Board's consensus was that a sit down dinner would be preferable. Kristina plans to have a live band at this event. Doug suggested that a music event for the adults during the summer would be a continuance of previous plans. Lester reminded the Board that the coffee and donuts that is usually held on the morning after the General Membership meeting is very popular. Kristina will work with Doug to set the Movies on the Beach schedule.

**Approval of In Season Construction Definition** – As John wrote this definition and in light of John's absence the Board agreed to table this agenda item until next month's meeting.

**Letter to Forbid Privately Owned Palm Trees on the Beach** – Rich read the letter (Attachment 2) he had created to inform residents that palm trees will not be allowed on beach property. The decision to take the actions listed in the letter was approved by the Board at its November meeting. Steve and Janet suggested some changes while John had sent comments earlier. Doug stated that he believes that there will be objections to this decision and he wants the Association attorney to review it before it is sent out. Rich stated that he will send the revised draft to Board members for their review.

**Sheffield Brook Outlet Drainage Sub-Committee Update:** Steve stated that the Board, at its November meeting, agreed to form an ad hoc subcommittee to study the Sheffield Brook Outlet area. The committee believes that engaging an engineering firm to study the current situation and suggest actions to alleviate the flooding problems in the Sheffield Brook outlet area would be beneficial. Ramboll Engineering has been solicited by the committee to submit a fee proposal to conduct such a study. The cost for this initial study would be \$9,700. Steve reported that Old Lyme Shores Beach Association would prefer to go back to the original designers of the outlet and require them to fix the current problems. Steve does not believe that this is realistic. A motion (Humes/Montano) was made to engage Ramboll Engineering to study the Sheffield Brook drainage and provide alternative solutions on the condition that Old Lyme Shore Beach Association agrees to pay half of the \$9,750 cost. After limited discussion the motion passed unanimously.

**Request for Block Party** – Kristina introduced a request to hold a block party on Old Colony Road on July 29 with a request to block off a portion of the affected street from vehicular traffic during this time. A motion (Whalen/Newson) was made to approve this request to hold a block party on July 29 (rain date August 5) on Old Colony Road with the appropriate road closures. Discussion followed about how best to block off the street. The motion passed unanimously.

**Budget for FY2024** – Janet asked, and the Board agreed, to table this agenda item until next month's Board meeting.

**Traffic Safety Concerns** – Doug stated that he has an agreement with the Old Lyme Police to provide a digital speed sign that can be used in different locations within the community. The Board plans to discuss this issue in more detail at subsequent meetings.

**Old Business**– The Board discussed the issue of property lines specific to the 82 Old Colony Rd.

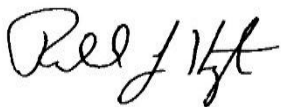
**New Business**– There was no new business.

**Public Comment**– Ira Feigenbaum commented the recent storms have brought sand onto Hartung Place. Ira believes that the road should be cleaned much better than the condition that it is currently in. Lester commented about what he has done to address this situation. Discussion followed regarding this situation. Harvey Schiller asked how the band and the raffle could co-exist. Joe Frutuoso would like to limit the size of the party raffle. Joe suggested dress up and a movie to cap off the Association's Halloween party.

**Next Meeting** – The next Board of Governors meeting date is scheduled for February 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/Kingston) was made to adjourn at 8:07 PM. The motion passed.

Respectfully submitted



Richard Kingston, Clerk

January 25, 2023

Approved at February 8, 2023 Board of Governors Meeting

**Results of Voting at the January 18, 2023 Old Colony Beach Club Association Board of Governors Meeting. Board of Governor members present- Janet Montano, Lester Webb, Steve Humes, Kristina Wilson, Rich Kingston and Doug Whalen**

**Sheffield Brook Outlet Drainage Sub-Committee Update:** A motion (Humes/Montano) was made to engage Ramboll Engineering to study the Sheffield Brook drainage and provide alternative solutions on the condition that Old Lyme Shore Beach Association agrees to pay half of the \$9,700 cost. After limited discussion the motion passed unanimously.

**Request for Block Party** –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.

January 18, 2023  
OCBCA Board of Governors Meeting

Attachment 1

Treasurer's Summary  
OCBCA Board of Governors Meeting  
January 18, 2023

Balance July 1, 2022:	\$1,049,694.20
	\$198,833.74 *
	(\$37.49) FY 2022 tax overpayment made in 2021*
	<u>\$52.88</u> FY 2023 tax overpayment credit*
Income:	\$198,849.13
Expenses:	\$134,679.71
Balance December 31, 2022	\$1,113,863.62
General Fund Checking	\$80,165.61
General Fund MM Savings	\$188,444.03
Capital Fund MM Savings	\$132,119.65
Capital Loan MM Savings	<u>\$713,134.33</u>
Balance December 31, 2022	\$1,113,863.62

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

Attachment 2

DRAFT

Date:

Address

Dear Old Colony Beach Club Association Member

The Old Colony Beach Board of Governors has determined that it is improper for individual members to plant privately rented or owned palm trees and watering systems on the Association owned beach during the summer or at any other time. As this beach is Association owned property the Board has the right to control the condition and use of the beach itself.

Let me start by stating that this letter is being sent to all land owners on the beach side of Hartung Place and the text of this letter will also be shared with all other Association members by means of OCB's website. Last year the Board attempted to regulate the planting of privately rented/owned palm trees on the beach. At the end of 2021 the Board decided to require that anyone wishing to plant a palm tree would need to apply to the Board for such permission. This information was shared on the Association's website and in the August 11, 2021 Board meeting minutes as Attachment 3.

Unfortunately none of the trees that appeared on the beach this past summer were planted with Board permission. In addition to the trees themselves in many cases a supplemental watering system using pipes was placed in the sand.

In order to avoid a repeat of this situation this upcoming summer, the Board has determined that trees and watering systems will not be allowed on the beach. Failure to observe this requirement may result in fines and direction from the Board of Governors to remove the offending object(s). The Board has the authority to remove such objects at the owner's expense if, after Board direction, the trees are not removed timely by the notified renter/owner of the tree(s). This decision is based upon the need maintain all OCB owned properties for the good of all. Owners are encouraged to plant these trees on their own property.

The Board of Governors thanks for your attention in this matter.

Sincerely,

Richard Kingston

Clerk