

OLDCOLONYBEACH CLUB ASSOCIATION
SEMI-ANNUAL MEETING
SATURDAY, SEPTEMBER 17, 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. Doug led the membership in reciting the Pledge of Allegiance. Doug then requested a moment of silence to remember all of the Association residents who have passed away during the past year. The Association Clerk confirmed that there was a quorum present.

Approval of June 18, 2022 Semi-Annual Meeting Minutes: A motion was made (George Balducci/Joe Frutuoso) to approve the June 18, 2021 meeting minutes as presented. There was no discussion. The motion passed.

Treasurers Report: Janet Montano, the OCBCA Treasurer, read her report for the period of July 1, 2022 to September 17, 2022 (Attachment 1).

Board of Director's report:

Chairman's Report: Doug reported on the activities he has been involved with since our last membership meeting on June 18th (Attachment 2).

Treasurer's Report: Janet noted that the full Treasurers Report, a budget sheet, and a detail of transactions by account will be available on the Association's website. Janet also stated that she would also provide copies of these reports on request.

Clerk's Report: Rich Kingston stated that he was happy that the Board had received forty (40) proxies prior to this meeting.

Tax Collector Report: Nancy Zimmerman reported that \$186,929.14 has been collected in taxes and interest. Nancy also reported that there are still six (6) outstanding tax bills to be paid totaling \$3,442.95. *(Taxes not collected by July 1 of the following year that taxes were due and still unpaid will require the Association to place a lien on the delinquent property.)*

Director of Public Works Report: Lester stated that he was satisfied with the beach cleaning contractor's performance this summer. Lester advised the membership that kayaks stored on the beach racks must be removed by November 1. Lester also mentioned the inappropriate use of trash and recycle waste cans on the beach. He also noted that the swim lines have been repaired

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or replaced this summer. Lester stated that he placed mosquito “dunks” in the storm drains to keep the mosquito population in check.

Director of Public Safety Report: Steve Humes reported that the Board will be reevaluating the Association’s security contractor this off season. A new bid process will probably be conducted next spring to select a new security vendor if this is warranted after the Board’s review.

Entertainment Director Report: In John Newson’s absence Doug stated that some suggestions had been received from our members to conduct new activities for kids and families next summer. Doug stated that the Board is interested in hiring someone to assist in these kinds of summer activities. Doug noted that past efforts to find such a person have been unsuccessful.

Public Comment –Michelle Gavens asked about the outstanding tax bills and what is being done to collect these sums. Nancy Zimmerman explained the process in regards to overdue taxes due. Rick Hyne asked if there is an opportunity to look for better interest rates for the Association’s funds. Janet Montano explained that due to the terms of the storm drain loan secured from Webster Bank we must continue to bank our funds there. Doug stated that an effort would be made to determine if better interest rates for savings can be obtained. Andrea Lombard, who had received a letter from the Board about infringing on OCBCA property, informed the Board that the white pillars along her property line are not on OCBCA property. Doug acknowledged this statement. Donna Maselli said that she would be glad to volunteer to assist the Association as necessary and encouraged others to volunteer.

FY2022 Budget Year End Balance Transfer – Doug read the language for the FY2022 Budget Year End Balance Transfer (Attachment 3). A motion (Rick Hyne/George Balducci) was made to effect the needed transfer of funds in the amount of \$2,275.37. There was no discussion. The motion passed.

Amended OCBCA WPCA Ordinance – Doug noted that three substantive changes were made to the existing WPCA Ordinance, one to add two alternate members to the WPCA, one to stipulate that all WPCA members serve without compensation, and the last one to detail the process for removing a member from the WPCA for cause (Attachment 4). Doug stated that these changes were approved by the Board and now require general membership approval. A motion (Joe Frutuoso/Joel Zimmerman) was made to approve the ordinance as amended. Andrea Lombard asked about the possibility of reducing the term of office for WPCA members from five years to something shorter. Doug explained that although that was discussed it was found not to be practicable. Doug moved the motion. The motion passed.

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New Ordinance to Regulate Private Parking Lots – Doug read the language for the new proposed ordinance to regulate private parking lots (Attachment 5). Doug explained that although the town of Old Lyme had the responsibility in the past to regulate private parking lots in Old Colony Beach it was subsequently learned that OCBCA is the appropriate authority to regulate parking lots within this community. Doug explained that public parking will not be allowed under the terms of this ordinance with parking spaces limited to owners, their guests, and their renters. A motion (Marian Cancelliere/Jonathan Grossman) was made to approve this new ordinance. Pat Mathews asked about the number of spaces that will be available next summer. Anita Russo, the owner of the first parking lot to be regulated, explained how she determines who can rent a spot from her which complies with the ordinance language under consideration. Doug moved the question. The motion passed.

Board of Governors Nominations–Doug turned the meeting over to Rich Kingston, Association Clerk, to conduct the election for the three expiring Board positions. Rich explained that the three incumbents on the Board; Janet Montano, Lester Webb, and Nancy Zimmerman; indicated they would like to serve for another three year term and Katrina Wilson had also submitted her name in advance of this meeting. Rich then asked for nominations from the floor. There were none. As a result the following names were nominated and seconded to stand for election:

Janet Montano (Joel Zimmerman/Rick Hyne)
Lester Webb (Joe Frutuoso/Frank Noe)
Kristina Wilson (Anita Russo/Joe Cancelliere)
Nancy Zimmerman (Frank Nicotera/Nancy Lagano)

Rich then closed nominations. The candidates then made a short presentation regarding their desire to serve on the Board. Rich asked for volunteers to assist him in collecting the ballots and counting the votes. Voting by the membership then commenced. After collecting all the ballots Kim, Andrea, and Rich adjourned to a separate room to count ballots.

Rich returned with the results of the vote after the conclusion of the WPCA portion of the meeting. Rich announced the results of the vote as follows:

Janet Montano – 70 votes
Lester Webb – 69 votes
Kristina Wilson – 47 votes
Nancy Zimmerman – 46 votes

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Rich declared that Janet Montano, Lester Webb, and Kristina Wilson have been elected to the OCBCA Board of Governors for a three year term commencing in September.

Doug thanked Nancy Zimmerman for all her hard work as a member of the Board of Governors.

Committee Reports-

Water Pollution Control Authority –Frank Noe, the chairperson of the Water Pollution Control Authority (WPCA), began his presentation by describing a presentation that was held at the Lyme/Old Lyme Middle School to discuss the need for additional grant funding for the sewer project. Frank explained that he is also working with the Commissioner of DEEP to explore the possibility of additional grants. Frank started that between \$10 and \$14 million is needed to complete this project. Frank explained that a Clean Water Fund loan was coming due at the end of January 2023 which will require the commencement of loan repayment. Frank stated that the WPCA was able to get an extension to delay the start of loan repayment until January 2024. The current amount of funds due is approximately \$600,000. Frank then asked for questions from the body. Joel Zimmerman asked what would happen if the additional funds do not become available. Frank responded that the sewer project would be terminated and the current amount of funds due would have to be repaid. Frank stated that the Consent Order with DEEP does have some language that may allow this to happen. Rick Hyne asked how the loan amount that is due in January 2024 will be paid if the project ends. Frank explained that the amount due would have to be factored into and paid from OCBCA's annual taxes paid by Association members. Frank explained that the EDU assessment can't be used if the sewers are not working. Len Gregorian asked what the yearly payment would be based on what is owed now. Frank figured it would be about \$37,000 per year for twenty years. Frank stated that the storm water drain project current cost estimate is \$597,000. Those funds were borrowed separate from the sewer project. Joe Frutuoso asked if those funds could be used to pay back the Clean Water Fund loan. Doug stated that the condition of the roads and the storm drains require that those borrowed funds be used for that purpose. Joe is concerned that since Soundview Beach is part of this project will we be taxed from the town to pay for their share of these project costs? The answer was yes. Lenny asked about DOT's plan to repave Route 156. Frank asked Joe Cancelliere, a member of the WPCA, to address that question. Joe stated that unfortunately DOT will need to do this paving before the beaches are ready with their sewer project. Doug reassured the members that efforts are ongoing to obtain the needed additional funding.

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Old Business – Doug asked if there was any Old Business. There was none.

New Business - Doug asked if there was any New Business. There was none.

Public Comment – Lenny Gregorian reported his concern about excessive speeding on Old Colony Beach roads. Loretta Brown and Joe Frutuoso echoed Lenny's concern about speeding. Doug stated that the Board of Governors may want to secure additional signage and explore other methods of traffic control to be used next summer. Rosemary Lombard suggested securing a digital traffic sign that records the speed of vehicles. Doug stated that the Resident State Trooper has one that we may be able to borrow. Pat Matthews suggested that whenever the Board sends out materials that reference needs to be made to the 15 MPH speed limit and the need to observe this limit. Joe Frutuoso would like to see movies on the beach conducted every Friday. Joe would also like to see morerecreational activities for the adults in the community.

Next Meeting – The next OCBCA General Membership meeting will be held at the Shoreline Church at 6:30 PM on a yet to be determined Saturday in June of 2023.

Adjournment: A motion (Frank Nicotera/Steve Humes)was made to adjourn. The meeting was adjourned by acclamation at 8:07PM.

Minutes recorded by:



Richard Kingston, Clerk
September 23, 2022

Approved at June 10, 2023 General Membership Meeting

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Results of Voting at the September 17, 2022 Old Colony Beach Club Association Semi-Annual General Membership Meeting

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Attachment 1

Treasurer's Summary
OCBCA Semi-Annual Meeting
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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.

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Attachment 2

OCBCA Chairman's report for 9-17-22 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.

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Attachment 3



Voting Items for September 17, 2022, General Membership Meeting

Article VIII Section 3- Authorization of unexpended balance from one appropriation to another appropriation to cover overages in Merchandise.

Motion- Merchandise- Motion to move unexpended balances from one appropriation to another appropriation to cover overage of \$2,275.37 in the merchandise expense account.

NOTE: there was \$2,732.00 in income for merchandise for this fiscal year.

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Attachment 4

New WPCA ordinance

§Ordinance 10.1

AN ORDINANCE AMENDING THE ORDINANCE CREATING THE OLD COLONY BEACH CLUB ASSOCIATION WATER POLLUTION CONTROL AUTHORITY

BE IT ORDAINED AS FOLLOWS:

SECTION 1. CREATION

Pursuant to Chapter 103 of the General Statutes, there is hereby created a Water Pollution Control Authority for the Old Colony Beach Club Association (the "WPCA").

SECTION 2. MEMBERSHIP, TERMS AND COMPENSATION

A. The WPCA shall consist of seven (7) persons who shall be regular members of the Old Colony Beach Club Association. The Board of Governors of the Old Colony Beach Club Association, effective on July 1 of every calendar year shall appoint no more than three (3) regular members to a Five (5) year term expiring on June 30th. Such regular members shall be appointed by the Board of Governors of the Old Colony Beach Club Association in the following manner:

1. One (1) member for a term expiring on June 30, 2023
2. One (1) member for a term expiring on June 30, 2024
3. One (1) member for a term expiring on June 30, 2025
4. Two (2) members for a term expiring on June 30, 2026
5. Two (2) members for a term expiring on June 30, 2027

In addition, the WPCA shall have two (2) alternate members who shall also be members of the Old Colony Beach Club Association. Such alternate members shall be appointed in the same manner as regular members for a 5-year term and shall have full authority to act in place of any regular member who is absent or disqualified from serving.

The Board of Governors shall appoint an alternate member to fill the unexpired term of any regular member who resigns, is removed or is otherwise unable to serve. The Board of Governors shall appoint a new alternate member to fill the unexpired term of any alternate member who is appointed as a regular member, resigns, is removed or is otherwise unable to serve.

B. The members of the WPCA shall serve without compensation.

C. At its first meeting after the semi-annual meeting at which elections of the Board of Governors of the Old Colony Beach Club Association are held, the WPCA shall elect from its members a Chairman, Vice Chairman and Secretary. The WPCA shall determine its own rules of procedure. The presence of four (4) members shall constitute a quorum but no resolution or vote, except a vote to adjourn or to fix the time and place of its next meeting, shall be adopted by less than four (4) affirmative votes.

D. The Board of Governors, following a hearing, shall have the power to remove a regular member or an alternate member of the WPCA for cause.

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§Ordinance 10.1- continued

SECTION 3. POWERS

The WPCA shall have all the powers and shall faithfully perform all of the duties imposed upon municipal water pollution control authorities by the provisions of Chapter 103 of the Connecticut General Statutes as the same from time to time may be amended.

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Attachment 5

New Private Parking Lot ordinance

§ 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.