

**August 9, 2023**

**Old Colony Beach Club Association Board of Governors Meeting**

The in-person meeting was held at 41 Old Colony Road. The meeting was called to order at 6:30 PM by the Board Chair Douglas Whalen.

**ATTENDANCE:** Members present - Janet Montano, Lester Webb, Steve Humes, Nancy Zimmerman, Kristina Wilson, Rich Kingston, and Doug Whalen

Members of the Public: Harvey Schiller and Joe Frutuoso

**Approval of 7/12/23 Board of Governors Meeting Minutes:** A motion was made (Humes/Wilson) to approve the July 12, 2023 regular meeting minutes. There was no discussion. The motion to approve the minutes passed.

**Treasurer's Report (Janet Montano):** Janet stated that she had not been able to prepare the July 31 report due to difficulties experienced with Webster Bank. Janet said that she would share this report with Board members once she is able to prepare it. *{As a result Attachment 1 was prepared subsequent to the August Board meeting.}*

**Action Items Update:** Rich stated that Item 81 - Determine which OCBCA Website Documents should reside on the Public Side of the Website remains open. Doug said that he and Steve will continue to work on this issue. Rich reported that Item 89 - Address Traffic Safety Concerns will continue to be an issue of importance but he suggested, and the Board agreed, that this item be removed from the list as a specific task. Rich stated that Item 96 - Prepare Draft Ordinance to Establish Procedure for Palm Trees on the Beach remains open. Doug stated that he will work on a draft to present to the Board in the next few months. Rich noted that Item 97- Prepare Bid Paperwork to Auction Inflatable Boat with Outboard has been completed by Doug. Also Rich stated that Item 98 - Look into the Possibility of Obtaining Less Expensive Road Signs will be discussed at this meeting. Doug stated that Les will obtain a sample stop sign available from Amazon and bring it to the next meeting for the Board's consideration.

**Correspondence:** Doug stated that he received a request from the owner of 15 Old Colony Road to notify Security that a wedding will occur on Saturday, August 19 at the Synagogue and that some of the guest will park, with permission, at the Shoreline Church. Janet stated that she had received a request from the homeowner at 14 Gorton Avenue to transfer their OCBCA

plate from their scooter to their golf cart. Doug explained that this switch was appropriate. Doug stated that he is getting complaints from a resident on Hartung Place about flooding due to the installation of the new golf parking pad. Doug explained some of the options available to the Board to address this concern.

### **Committee Reports-**

**Chairman's Report (Doug Whalen):** Doug stated that he is working with the combined WPCAs to schedule a meeting with DEEP. Doug stated that the town of New London's contract with the beaches expires in September and needs to be renegotiated by the WPCA.

**Treasurer's Report (Janet Montano):** Janet had questions about a few outstanding billing which were answered by Doug.

**Clerk's Report (Rich Kingston):** Rich reported that the arrangements to reserve the Shoreline Church for the September 9<sup>th</sup> General Membership meeting has been confirmed. Rich thanked all the Board members for their assistance over the last number of years and formally said goodbye to the Board as he will not be running for reelection at the September Membership meeting.

**Tax Collector (Nancy Zimmerman):** Nancy stated that \$180,749.88 has been collected to date for taxes due July 1. She also reported that \$9,506 is still due from eleven (11) delinquent taxpayers. Nancy said that she will mail out reminder letters to these individual homeowners in the next few weeks.

**Recreation (Kristina Wilson):** Kristina reported that the last Recreation activity of the summer would take place this weekend, the second Sand Castle Contest. Many Board members complimented Kristina on the first "Halloween in July" event which was very successful. Kristina explained that the weekend was not chosen for this event due to traffic safety concerns that result on a busy summer weekend. Rich stated that Kristina has done a fabulous job this summer with the Recreation schedule.

**Public Safety (Steve Humes):** Doug reported that he had a discussion with the owner of USA Security about concerns regarding the guards' ability to communicate effectively and their need to leave before their shift is done. Doug stated that the security firm fired their supervisor and replaced him with someone else from their staff. Steve reported that he addressed an incident that occurred at the Old Colony Road entrance regarding an owner who did not want to use a window sticker or guest pass when entering the

Association. Steve explained the rules and the need to have one or the other to enter the beach when security guards are on duty.

**Public Works (Lester Webb):** Lester reported that Anthony Landscaping LLC's contract expires at the end of this summer. Lester said he would work to develop a new contract for next summer. Lester stated he is concerned about water run-off around the newly installed golf cart parking pad at the Breen Avenue entrance. Doug suggested that snow fencing be installed across each beach opening to prevent vehicles from going on the beach during the winter and retard the loss of sand onto the paved road. Lester mentioned the water pooling problems at the Gorton Avenue/Route 156 entrance which causes problems during the winter when the puddle freezes.

**WPCA Report** – Steve had nothing to report beyond the comments Doug made earlier in this meeting.

**Sheffield Brook Outlet Drainage Sub-Committee Update** – Steve reported that representatives of Old Lyme Shores, Old Colony Beach, and Ramboll Engineering met on July 20 to discuss the Sheffield Brook Outlet situation. Ramboll will proceed accordingly with agreed upon actions to suggest resolutions for the brook outlet's issues and funding for this solution.

**Palm Tree Ordinance** – Doug stated that he will be prepared to present a draft Palm Tree ordinance at the Board's next meeting.

**Determine which OCBCA Website Documents should Reside on the Public Side of the Website** – Doug reported that he and Steve continue to work on this issue.

**Traffic Safety Concerns** – Doug stated that the speed sign provided by the local police had minimal impact

**Preparation for Sept 9 General Membership Meeting** – Rich stated that he had prepared a draft agenda for the September 9 General Membership Meeting for the Board's consideration. After review, a motion (Whalen/Humes) was made to accept the revised meeting agenda for the September 9 General Membership meeting and to schedule next June's General Membership meeting for Saturday, June 15. There was no discussion. The motion passed.

**Old Business** – Janet reported on the recently held summer picnic on the beach. Janet stated that \$6,580 for picnic tickets and \$2,615 raffle ticket sales were collected for a total of \$9,195 in income while expenses totaled

\$8,364.90. The difference of \$677.20 shows a profit for the very first time that this event has been held. However funds expended in the new fiscal year for this event make the final totals for the event \$2,014.50 less than all income received. The Association traditionally donates approximately \$3,000 each year to this event. Doug stated that prior to this meeting he shared the language for a posting to bid the pontoon boat owned by OCBCA. The Board agreed that \$200 should be where the bidding should start. The Board agreed that the bidding should close on August 30<sup>th</sup> with a bid award set for September 1. It was agreed that anyone could bid on the boat. Nancy Zimmerman asked about the condition of the gate on Broughel Avenue. Doug replied that the Hartung gate would be repaired in addition to having the Broughel Avenue gate fixed. Nancy suggested that parking lines be painted on the new Breen Avenue entrance pad. Doug agreed that that could happen in the spring. Doug did say that golf cart drivers have been asked to park straight in. Doug noted that angled parking limits the amount of space available for golf cart parking.

**New Business** – Janet stated that she would like the meerestone at 33 Old Colony to be more viewable than it is presently.

**Public Comment**– Harvey Schiller expressed concern about recent road flooding on Gorton Avenue. Doug explained that the storm water project should resolve much of the flooding currently experienced. Joe Frutoso asked for a list of planned improvements to be shared with the membership. Joe asked that the one way roads be eliminated. Rich suggested that additional signage be installed to make clear that one way roads are one way. Joe also stated that he is uncomfortable with kids playing in the water at the Sheffield Brook outflow without information regarding its cleanliness. Doug said he would pursue monitoring this area with the Ledge Light Health District.

**Next Meeting** – The next Board of Governors meeting date is scheduled for September 13, 2023. The in-person portion of this meeting will be held at Doug Whalen's house at 41 Old Colony Road. The meeting will also be available on Zoom.

A motion (Humes/Montano) was made to adjourn at 7:46 PM. The motion passed.

Respectfully submitted



Richard Kingston, Clerk  
August 25, 2023

**Results of Voting at the August 9, 2023 Old Colony Beach Club Association Board of Governors Meeting. Board of Governor members present- Janet Montano, Steve Humes, Lester Webb, Nancy Zimmerman, Kristina Wilson, Rich Kingston and Doug Whalen**

**Preparation for Sept 9 General Membership Meeting** – A motion (Whalen/Humes) was made to accept the revised meeting agenda for the September 9 General Membership meeting and to schedule next June's General Membership meeting for Saturday, June 15. There was no discussion. The motion passed.

August 9, 2023  
OCBCA Board of Governors Meeting

Attachment 1

**OCBCA 2024 Fiscal Year Approved Budget with Actual Expenditures to 7/31/2023**

	Actual FY2020	Actual FY 2021	Actual FY 2022	Actual FY 2023	Approved FY 2024	Actual 7/31/2023
<b>Revenues</b>						
Property Taxes + finance charges	144,300.59	163,615.26	189,782.14	190,609.93	190,000.00	139,747.24
Town of Old Lyme	8,645.00	8,550.00	8,677.00	9,014.00	8,550.00	
Vendor Fees	500.00	500.00	1,300.00	1,300.00	1,300.00	
Registrations	700.00	550.00	500.00	150.00	150.00	150.00
Reimbursement for Bank Charge	30.00		15.00	19.89		
Gate Swipe Cards	370.00	275.00	315.00	223.00	100.00	42.00
Additional Beach Passes		70.00	80.00	30.00		35.00
Fines		142.24	41.20	70.00		20.00
Swim line repair payment				602.67		
Beach construction debris repay				550.00		
Sign damage payment			144.27			
Boat storage cost	100.00	100.00				
Beach Cleaning Donations		775.00	300.00	715.00		
Federation 1/2 dues returned	289.50					
Federation donation for defibrillator	1,500.00					
Funds returned payment error			4,520.76			
Interest Income General Fund	189.25	63.06	37.69	2,693.22	6,260.00	725.44
Interest Income Capital Account	126.22	46.48	24.23	1,714.67	3,250.00	468.57
Interest Income Loan Account		430.12	356.38	10,344.47	20,000.00	2,719.05
Webster General Obligation Note		796,250.00				
Old Lyme Shores 1/2 cost Sheffield Brook	2,360.75	4,356.50		3,437.50		
Recreation	2,157.00					6,580.00
Raffle	2,729.00					2,615.00
Merchandise	2,400.00	573.00	2,732.00	1,838.00	860.00	1,316.00
<b>Total Revenues</b>	<b>166,397.31</b>	<b>976,296.66</b>	<b>208,825.67</b>	<b>223,312.35</b>	<b>230,470.00</b>	<b>154,418.30</b>
<b>Expenditures General Fund</b>						
Public Safety	34,942.65	38,513.83		39,426.04	48,000.00	7,851.92
Public Works	37,690.06	41,695.85		43,357.13	42,000.00	6,348.17
Insurance	5,955.00	5,287.32	6,195.32	6,826.76	7,000.00	
General Administration	8,005.37	6,689.05	4,403.17	3,431.67	6,000.00	109.64
Payment Error			4,520.76			
Electricity	5,670.06	4,582.06	4,627.74	5,468.40	6,500.00	461.79
Fire Protection (Hydrants)	10,654.83	10,982.62	11,082.92	11,783.73	13,000.00	944.66
Recreation	4,211.33	306.28	826.78	4,082.97	7,000.00	8,508.22
Raffle	473.97				200.00	128.53
Merchandise	3,242.50	860.97	2,775.37	2,767.23	2,000.00	139.75
Professional Fees	10,282.50	2,150.00	9,750.00	13,687.50	15,000.00	
Donations	200.00	100.00	200.00	200.00	200.00	
Bounced Tax Check Bank Fee/Charge			15.00	4.89		
Property Taxes	948.86	1,105.04	1,109.80	1,119.34	1,200.00	1,119.34
<b>Subtotal</b>	<b>122,277.13</b>	<b>112,273.02</b>	<b>45,506.86</b>	<b>132,155.66</b>	<b>148,100.00</b>	<b>25,612.02</b>
Contingency Fund Capital Account	8,000.00	47,000.00			15,000.00	
General Fund Expenditures after \$ transfer	130,277.13	159,273.02			163,100.00	
<b>Capital Improvements/Expenditures</b>						
WPCA						
Stormwater Study & Design	56,100.00	58,379.00				
Stormwater Project (Loan Funds)		25,702.89				10,000.00
Stormwater Loan Interest + Principal		11,411.11	68,978.56	67,392.42	67,370.00	
Wires for OCR beach pole placed underground				2,782.34		
Fencing			3,393.00			
Border lot survey			340.00			
<b>Subtotal</b>	<b>56,100.00</b>	<b>95,493.00</b>	<b>72,711.56</b>	<b>70,174.76</b>	<b>67,370.00</b>	<b>10,000.00</b>
<b>Total</b>	<b>178,377.13</b>	<b>207,766.02</b>	<b>118,218.42</b>	<b>202,330.42</b>	<b>230,470.00</b>	<b>35,612.02</b>
Mill Rate	3.25	3.50	4.00	4.00	4.00	4.00
Profit/Loss	(11,979.82)	768,530.64	90,607.25	20,981.93		

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