

July 12, 2023

Old Colony Beach Club Association Board of Governors Meeting

The in-person meeting was held at 41 Old Colony Road. There was no participation using Zoom software. 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: Joe Frutuoso

Approval of 6/14/23 Board of Governors Meeting Minutes: A motion was made (Zimmerman/Montano) to approve the June 14, 2023 regular meeting minutes. There was no discussion. The motion to approve the minutes passed.

Treasurer's Report (Janet Montano): Janet presented the Treasurers Summary ending June 30, 2023 (Attachment 1).

Action Items Update: Rich explained that since he would not be seeking reelection to the Board the action items assigned to him should be considered closed at this time. Item #76 to develop a procedure to authenticate Association website membership, Item #83 to draft letter to send to website users to validate identity, and Item #84 to develop a plan to automate transactions that are currently done in paper only are now considered by the Board to be closed. Doug stated that Item #81 to determine which OCBCA website documents should reside in the public side of the website is still pending final action. Rich reported that Item #89 Address traffic safety concerns, is labeled as agenda item #XIV. Finally, Rich stated that Item #92 to ask winter residents to share their contact information for use in emergency situations can now be considered closed as Doug had attempted to gather this information but did not receive any responses from the community.

Correspondence: Janet informed that Board that she had received one piece of correspondence from an Association member who is concerned about the cost of replacement street signs. Doug reported that he received correspondence from Michael Bernstein of 46 Breen Avenue requesting an emergency waiver of the construction ordinance. The Board agreed to address that issue under New Business.

Committee Reports-

Chairman's Report (Doug Whalen): Doug announced that the tickets for next Saturday's Annual Dinner on the Beach have been sold out. Doug stated that over 200 tickets have been sold. Doug reported that the preparation for the golf cart parking pad at the Breen Avenue beach entrance is going well. Doug stated that this entrance will need to be closed for a second day this week and two days next week. Doug reported that he has been checking beach passes during the week when there is no security service on site and has reported good compliance.

Treasurer's Report (Janet Montano): Janet stated that the Association's budget for last year reported deficits in Public Safety (\$426.04), Public Works (\$2,519.63), Insurance (\$326.76), and Recreation (\$82.97). Janet also reported that although Recreation Merchandise also reported a deficit a paired revenue line item assists in covering expenses for this line item. The Board discussed how this deficits will be handled when the budget for FY23 is finalized and "put to bed" by a vote of the general membership at the September 9th semi-annual meeting. Janet also stated that the Shore Road storage facility has increased its monthly storage fee by \$8.

Clerk's Report (Rich Kingston): Rich reported that he will make arrangements to reserve the Shoreline Church for the September 9th General Membership meeting.

Tax Collector (Nancy Zimmerman): Nancy stated that \$61,991.20 has been collected to date for taxes due July 1.

Recreation (Kristina Wilson): Kristina reported that a full blown calendar of activities will be happening over the next month to include the annual dinner party on the beach scheduled for this upcoming Saturday, July 15. Doug asked for volunteers to assist in setting up chairs and tables at 11:00 AM and for setting up the raffle at 3:00 PM on that day. Doug asked the Board members who are planning on attending the dinner to come down to the area for 5:00 PM to help prepare for the 5:30 opening. The Board congratulated Kristina on the successful first annual July 4th parade.

Public Safety (Steve Humes): Steve reported that he had little to report. Doug stated that two weekend security staff had indicated to him that they would be resigning their positions after the July 4th weekend duty. Doug will contact the security firm to determine how they intend to address these two new vacancies. Janet reported that some of the guards are not working their full shifts by reporting late and/or leaving early. Doug stated that he has spoken to the security firm's management to resolve this issue. Doug stated

that there is a town policy which allows golf carts in the Soundview Beach area. He is working with the resident state trooper to allow OCBCA registered golf carts on Soundview Beach roads. The Board then discussed how this new policy, if it is adopted by the town, would be implemented by OCBCA.

Public Works (Lester Webb): Lester reported that he replaced a broken stop sign but stated that there are no more replacements. A discussion followed about the cost of signs and the need to observe standards put in place by the Beautification subcommittee which recommended the design changes made to road signs in the Association a number of years ago and which were approved by the membership. Doug stated that he would look into the possibility of securing a different sign vendor. Doug reported that the recent thunderstorms cleaned out the Sheffield Brook outlet and the brook is running smoothly through both outlet pipes.

WPCA Report –Steve had nothing to report. Doug stated that the waste water agreement with East Lyme and New London expire this September. The WPCA is working to get the current agreements extended for another four years.

Sheffield Brook Outlet Drainage Sub-Committee Update – Steve stated that Old Lyme Shores will join OCBCA in sharing the costs of the Ramboll Engineering study. Steve stated that an on-site meeting has been scheduled with Ramboll and Old Lyme Shores representatives for next Thursday, July 20.

Palm Tree Ordinance – Doug stated that he has not had an opportunity to address this issue as of yet. He hopes to have something to present to the Board next month.

OCBCA Annual Dinner Party on the Beach Preparation – Doug stated that this issue was addressed earlier in this meeting.

Request for Party on the Beach from 3D Hartung Place – Rich read a request for a Party on the Beach from 3D Hartung Place on Friday, July 28. A motion (Kingston/Montano) was made to approve this party. There was no discussion. The motion passed. The movie scheduled to be shown on the beach on that day will be shown on Monday, July 31 instead.

Improvements to Golf Cart Parking at Breen Ave Entrance – Doug stated that he has learned that a fiber material is superior to rebar and will be used in the concrete pad when it is poured next week. Doug explained the different bids he secured for the installation of this concrete pad. Doug

explained that the total cost of this project will be \$36,870 which is charged to capital funds reserved for the storm water drainage project. A motion (Humes/Web) was made to accept the bid totaling \$36,870 to install a concrete pad at the Breen Avenue beach entrance. There was no discussion. The motion passed unanimously.

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 was in place on Gorton Avenue last week. Doug also reported that a post was purchased on which to mount the sign when needed.

Old Business – Doug asked the Board what it wanted to do with the boat that was abandoned that now belongs to OCBCA. Steve suggested that the Board sell the boat for the best price. A motion (Whalen/Kingston) was made to auction off the boat to the highest bidder. There was no discussion besides stating that Doug would prepare an auction document for the Board to consider. The motion passed unanimously. A motion (Whalen/Wilson) was made to pay Joe Frutuoso \$50 for his time and expense in working with DEEP to resolve the boat's ownership. There was no discussion. The motion passed unanimously.

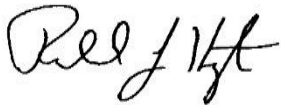
New Business – Doug stated that he had an emergency construction waiver request from Delores Sprankle of 51 Gorton Avenue to resolve issues related to widening a doorway for a clothes washer which should take about a half day. A motion (Montano/Hynes) was made to approve this request on the provision that the work be performed between 9 AM and 4 PM. There was no discussion. The motion passed unanimously. Doug presented another emergency construction waiver request from Michael Bernstein of 46 Breen Avenue to address recent water damage to a bathroom. The owner requests permission to do asbestos removal work on July 26th and subsequent repair work to the effected bathroom which should take no longer than another day. A motion (Whalen/Webb) was made to approve this request on the provision that the work be performed between 9 AM and 4 PM. There was no discussion. The motion passed unanimously.

Public Comment– Joe Frutuoso reminded the Board that there is a road divot resulting from work connecting 19 Hartung Place to utilities which should be repaired. Doug stated that the owner has this responsibility and she will be reminded to make this repair. Joe stated that offered another sign company which might want to do work for us. Joe asked the Board to consider the “downside” of allowing Soundview golf carts onto OCBCA roads.

Next Meeting – The next Board of Governors meeting date is scheduled for August 9, 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/Zimmerman) was made to adjourn at 7:45 PM. The motion passed.

Respectfully submitted

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

Richard Kingston, Clerk
July 16, 2023

Minutes Approved at August 9, 2023 Board of Governors Meeting

Results of Voting at the July 12, 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

Request for Party on the Beach from 3D Hartung Place – Rich read a request for a Party on the Beach from 3D Hartung Place on Friday, July 28. A motion (Kingston/Montano) was made to approve this party. There was no discussion. The motion passed.

Improvements to Golf Cart Parking at Breen Ave Entrance – A motion (Humes/Web) was made to accept the bid totaling \$36,870 to install a concrete pad at the Breen Avenue beach entrance. There was no discussion. The motion passed unanimously.

Sale of Abandoned Boat - A motion (Whalen/Kingston) was made to auction off the boat to the highest bidder. There was no discussion besides stating that Doug would prepare an auction document for the Board to consider. The motion passed unanimously.

Pay Joe Frutuoso \$50 for assisting with abandoned boat - A motion (Whalen/Wilson) was made to pay Joe Frutuoso \$50 for his time and expense in working with DEEP to resolve the boat's ownership. There was no discussion. The motion passed unanimously.

Emergency Repair Work at 51 Gorton Ave - Doug stated that he had an emergency construction waiver request from Delores Sprankle of 51 Gorton Avenue to resolve issues related to widening a doorway for a clothes washer which should take about a half day. A motion (Montano/Hynes) was made to approve this request. There was no discussion. The motion passed unanimously.

Emergency Repair Work at 46 Breen Ave - Doug presented an emergency construction waiver request from Michael Bernstein of 46 Breen Avenue to address recent water damage to a bathroom. The owner requests permission to do asbestos removal work on July 26th and subsequent repair work to the effected bathroom which should take no longer than another day. A motion (Whalen/Webb) was made to approve this request on the provision that the work be performed between 9 AM and 4 PM. There was no discussion. The motion passed unanimously.

July 12, 2023
OCBCA Board of Governors Meeting

Attachment 1

Treasurer's Summary
OCBCA Board of Directors Meeting
July 12, 2023

Balance July 1, 2022:	\$1,049,694.20	
	\$223,312.35	*
	(\$37.49) FY 2022 tax overpayment made in 2021*	
	<u>\$52.88</u>	FY 2023 tax overpayment credit*
Income:	\$223,327.74	
Expenses:	\$202,330.42	
Balance June 30, 2023	\$1,070,691.52	
General Fund Checking	\$36,819.48	
General Fund MM Savings	\$0.00	account closed
Capital Fund MM Savings	\$441.45	
Capital Loan MM Savings	\$0.00	account closed
Municipal General Fund MM	\$191,118.25	
Municipal Capital Fund MM	\$119,013.26	
Municipal Loan Fund MM	<u>\$723,299.08</u>	
Balance June 30, 2023	\$1,070,691.52	

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