

OLD COLONY BEACH CLUB ASSOCIATION
SEMI-ANNUAL MEETING
SATURDAY, SEPTEMBER 9, 2023
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. The Association Clerk confirmed that there was a quorum present. 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.

Approval of June 10, 2023 Semi-Annual Meeting Minutes: A motion was made (Marilyn Asal/George Balducci) to approve the June 10, 2023 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, 2023 to September 9, 2023 (Attachment 1).

Board of Director's report:

Chairman's Report: Doug Whalen reported on the activities he has been involved with since our last membership meeting on June 10, 2023 (Attachment 2). Doug singled out all the Board members and the Association Webmaster for praise for the work they have been doing. Rich interrupted to state that Doug also deserved much credit for all the work he has accomplished as the Board's Chairman. Doug also reported that the Association had auctioned an abandoned boat (DEEP had given ownership to OCBCA) which netted \$315.

Clerk's Report: Rich Kingston stated that he had nothing to report.

Treasurer's Report: Janet Montano took this opportunity to explain the need for the FY23 Budget Year End Balance Transfer that will be voted on at this meeting (Attachment 3). Janet also reported that there was a \$20,891.93 budget surplus for fiscal year 2023.

Tax Collector Report: In Nancy Zimmerman's absence Janet reported that \$186,126.96 has been collected in taxes due and \$90.86 has been collected for interest payments on overdue taxes. Currently five (5) Association members remain in a delinquent status regarding unpaid taxes amounting to \$4,141.20.

Director of Public Works Report: Lester Webb stated that the Board will be bidding the beach cleaning service for next summer and he asked the members to submit any suggestions they might have regarding this service. Lester also

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asked the members to remove trash and recycling cans as soon after pickup as they are unsightly when left out for long periods of time. Lester also brought a sample of a 24 inch stop sign that could be used to replace the existing type of stop signs. Lester stated that the existing stop signs are expensive to replace and too easily broken.

Director of Public Safety Report: Steve Humes the Public Safety Director, attended the meeting on Zoom and had nothing to report. Doug made a few comments regarding this year's experience with the security guard service. Doug also asked for suggestions from the community for next year's service.

Entertainment Director Report: Kristina Wilson reported on the Recreation sponsored activities that took place this summer to include the July 4th Parade and Halloween in July. Doug expressed the membership's appreciation for the number and type of events this year.

Public Comment – Lenny Gregorian spoke in favor of the recently installed golf cart parking pad and he expressed support for giving disabled persons more access to the beach. He did state that he believed that the beach cleaner needs to set the machines to sift the sand deeper than is currently done. Pete Carnrick commented that the buoys were not attached properly to the jet ski and swim lines causing problems. A resident from 66 Old Colony Road stated that navigational signs are needed in the community to clearly indicate which road to exit the Association. Ron Brown commented that dogs should not be allowed on the beach including Labor Day. Both Wilma Failla and Rosemary Lombard agreed with this concern. Frank Noe expressed concern that large tents were taking up more than their fair share of the beach and he would like to see a policy established to limit this problem. Teresa Winters expressed concern about the safety of the beach if signs are being destroyed. Doug Whalen, Board Chairman, noted that the signs that have been broken were done so accidentally by truck traffic or were intentionally vandalized by children in the community (this is confirmed by video of the destruction of a stop sign). An Association member asked about the possibility of outlawing smoking on the beach. Doug explained that the membership previously had decided not to address this issue at that time. Doug informed the membership that they could petition the Board to put this issue on the June 2024 General Membership meeting agenda.

FY2023 Budget Year End Balance Transfer– Doug explained that in order to comply with the Charter the membership needs to vote on transferring unexpended funds from multiple accounts to make up a Public Works budget line shortfall (Attachment 3). A motion (Donna Maselli/Bob Asal) was made to approve moving unexpended balances from General Administration to cover

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overage of \$1,519.63 in the Public Works expense account. There was no discussion. The motion passed.

FY2024 Board of Governors Election (2 Vacant) –Doug turned the meeting over to Rich Kingston, Association Clerk, to conduct the election for the two expiring Board positions. Rich explained that one incumbent, Doug Whalen, wished to continue serving on the Board while he has decided not to seek reelection. Rich also explained that after soliciting members to seek a position on the Board one Association member, Mary Calafiore, had expressed interest in serving (Attachment 3). As Mary was unable to attend this meeting Doug read her biography to the membership. Rich then asked those present if anyone else was interested in running for the vacant Board positions. As no one expressed interest Rich closed the voting by casting one vote each for Doug Whalen and Mary Calafiore. Rich then returned the meeting to Doug, Board Chairperson.

Committee Reports-

Sheffield Brook Outflow Subcommittee – Doug stated that since Steve Humes was unable to present this report at this meeting Doug informed the group that the problem with the Sheffield Brook groin has been determined to be the lower height and the shorter length of the west side of the groin allowing sand to infiltrate the outlet from the west. Doug stated that Ramboll Engineering made this determination after a site visit and meeting with representatives of both Old Colony Beach and Old Lyme Shores. Doug said the Ramboll has identified up to twenty-five (25) funding sources from which to seek grants to cover the cost of the necessary work to alleviate this problem.

Water Pollution Control Authority –Doug introduced Frank Noe, the chairperson of the Water Pollution Control Authority (WPCA), to deliver this report. Frank began by thanking the members of the WPCA. Frank stated that DEEP has extended an offer to the beach associations involved in the project to supply an additional \$15 million. Our ability to secure these funds has not been finalized but the WPCA is very positive about this opportunity. Frank explained that the qualification requires that the EDU that is set for Old Colony Beach must be greater than \$2,260 (two per cent of the median household income in Old Lyme). Frank explained that the final EDU charge has not yet been established. Frank also stated that the WPCA is now renegotiating with New London to renew its expired agreement with the city to provide waste water services. Doug stated that he believes that shovels should be in the ground by spring of 2024. He also stated that the project work itself is expected to take two years. Frank noted that the DOT which is currently repaving Route 156 will stop at Teddy's Pizza restaurant in hopes that the remaining section can be repaved after the sewer lines have been installed. A member from the floor asked how long before the

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Association decides to withdraw from the sewer project. Frank explained that as a Consent Order has been signed this decision is up to DEEP alone, not the beach associations or the town of Old Lyme. Frank said that the next forty-five (45) days will determine how successful the beaches are in securing the necessary funding.

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

New Business – There was no new business.

Public Comment – Marie Whalen asked the Board to put the issue of providing a dog park for the membership on its June 2024 General Membership meeting agenda. Marilyn Asal asked about the overgrowth in the Sheffield Brook Easement area. Doug stated that this area can be cut down every two years which will be done this fall. Doug reviewed a list of projects the Board is working on (Attachment 4). Doug also stated that the one way street status of Grove and Maple are being reviewed by the Board to determine if a two way street can be reestablished. Rich Kingston thanked the membership for their support during his time on the Board.

Next Meeting – The next OCBCA General Membership meeting will be held on September 15, 2024 at 6:30 PM at a location to be determined.

Adjournment: A motion (George Balducci/Frank Nicotera) was made to adjourn. The meeting was adjourned by acclamation at 7:52 PM.

Minutes recorded by:

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

Richard Kingston, Clerk
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Results of Voting at the September 9, 2023 Old Colony Beach Club Association Semi-Annual General Membership Meeting

FY2023 Budget Year End Balance Transfer– A motion (Donna Maselli/Bob Asal) was made to approve moving unexpended balances from General Administration to cover overage of \$1,519.63 in the Public Works expense account. There was no discussion. The motion passed.

FY2024 Board of Governors Election (2 Vacant) – Rich explained that one incumbent, Doug Whalen, wished to continue serving on the Board while Rich Kingston has decided not to seek reelection. Rich also explained that after soliciting members to seek a position on the Board one Association member, Mary Calafiore, has expressed interest in serving. Rich then asked those present if anyone else was interested in running for the vacant Board positions. As no one expressed interest Rich closed the voting by casting one vote each for Doug Whalen and Mary Calafiore.

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Attachment 1

Treasurer's Summary
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Balance July 1, 2023:	\$1,070,691.52
	\$210,305.54 *
	(\$52.88) FY 2023 tax overpayment made in 2022*
	<u>\$29.80</u> FY 2024 tax overpayment credit*
Income:	\$210,282.46
Expenses:	\$157,219.63
Balance September 9, 2023	\$1,123,754.35
General Fund Checking	\$95,796.59
Capital Fund MM Savings	\$441.78
Municipal General Fund MM	\$192,580.83
Municipal Capital Fund MM	\$145,223.95
Municipal Loan Fund MM	<u>\$689,711.20</u>
Balance September 9, 2023	\$1,123,754.35

*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

Chairman's notes for September 9th meeting

I would like to start my comments by thanking Rich Kingston for his 14 years of being a clerk for OCBCA and providing welcomed input to the Board of Governors.

During the summer, the Board of Governors has worked on many projects, and we had a very exciting year of new activities due to our very aggressive recreation director Kristina Wilson. I want to thank all the Board members for their work over the summer. Janet Montano for all her diligent bookkeeping work, Steve Humes for working on Public Safety issues and heading up the Sheffield Brook outlet review, Les Webb for all of the public works projects including opening & closing the gates and taking out the beach trash every week, Rich Kingston for his work on taking minutes and keeping track of all the documents for OCBCA, Nancy Zimmerman for working with Janet Montano on our taxes.

As we move our association forward through the years, we strive to make improvements that benefit the members of the Association and make our Association one of the most sought-after beach communities on the Old Lyme shoreline. With that said the OCBCA WPCA is working very hard to finalize the sewer program. I am working with the WPCA, DEEP, our state and federal representatives to make this happen.

The Board of Governors is working on roadway improvements throughout the community and will have major roadway resurfacing and intersection sightline improvements included with the sewer construction. Because so many golf carts were getting stuck in the golf cart parking area on Breen Ave, and a request to have wheelchair access to the beach, the Board of Governors decided to move up the improvements to Breen Ave by Hartung where golf carts were parked. This safety improvement to the area was scheduled during the sewer project but it was moved up to allow easy access to the beach for wheelchairs and golf carts off Breen Ave.

During the golf cart parking area improvements, a waterline was found under the sand by the entrance to the beach on Breen Ave. It seems that there was a foot wash station, or some type of waterline years ago. There have been some inquiries about putting this back in operation at the corner of the golf cart parking area. The water line is existing, the shutoff is there, we just need a wash station device to be installed.

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Attachment 2 (cont)

- I continue to be the OCBCA representative for the Federation of Beaches. This organization is starting to reorganize and become active again after a few years of no activity during Covid.
- I have been in communication with the Resident Trooper and the Emergency Manager for Old Lyme to make sure OCBCA concerns related to police issues and major emergency events are addressed. The OCBCA Emergency plan has been updated and is on the website for residents to review.
- I have attended all of the meetings related to the sewer program along with Frank Noe and will

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Attachment 4

OCBCA projects that are being considered or projects in the works.

- Sewers for Old Colony Beach. This sewer project will also include new roadways, upgrades to all storm water grates, new storm water piping from Purtill south the Hartung including Old Colony, Breen & Gorton roads. The sewer project will also include providing an upgraded roadway for Broughel from Old Colony to Swan Ave. Upgraded roadway stubs at the Gorton and Old Colony Beach entrance roadways. All intersections will have sightline improvements and proper stop bars at every stop sign. The Project will also remove all speed bumps and place speed humps in between stop signs on all the main roadways.
- Every 2 years the Gorton Ave easement area will be cut down in the winter starting at Broughel and going all the way down the Brookside paper street down to the pipe inlets. This is a requirement by NRCS and will enhance the flowers that are growing and keep invasives from taking over the area.
- The Board of Governors will be looking to resolve the flooding issue at the Gorton & Hartung area. There are 2- areas that have flooding after a significant rainstorm which takes 2 days to clear. A permanent fix will be the storm drains and new roadway during the sewer project, but a temporary fix is being looked into during the winter months.
- We are looking to add a handicap mat for wheel chair access to our beach to make our beach a handicap accessible beach for our residents in wheel chairs.
- We are looking to put construction fence up during the winter months on the beach to keep vehicles from using the beach during the winter months and to keep the sand from blowing onto the roadways every winter.