

Old Colony Beach Club Board of Governor's Meeting Minutes

Wednesday March 13, 2024

Location: ZOOM

Called to Order: The meeting was called to order at 6:35 pm

Roll Call: Douglas Whalen, Janet Montano, Les Webb, Kristina Wilson, Nancy Zimmerman, Steve Humes. Donna Maselli, Public- Harvey Schiller, Leonard Grossman

Approval BOG Minutes: Motion to accept the minutes of BOG meeting on 2/15/24. (Montano/Wilson). Motion passed unanimously.

Treasurer's Report

Balance July 1, 2023: \$1,070,691.52

\$242,275.54 *

(FY 2023 tax overpayment made in 2022*)

\$31.62 FY 2024 tax overpayment credit*

Income: \$242,254.28

Expenses: \$214,679.52

Balance February 29, 2024 \$1,098,266.28

General Fund Checking \$62,526.17

Capital Fund MM

Savings \$442.15

Municipal General Fund MM \$196,987.54

Municipal Capital Fund MM \$132,816.99

Municipal Loan Fund MM \$705,493.43

Balance February 29, 2024 \$1,098,266.28

Action item updates: There was no action taken on action item updates.

Correspondence:

- A) Received an Email asking for information about a resident's phone number related to a mailbox that was knocked down on Old Colony Road. OCBCA did not have the information requested.

Committee reports:

Chairman's report- see attached "chairman's report".

Treasurer- Janet advised the Board she will need to purchase an updated QuickBooks program.

Tax Collector- 2 residents have a small balance due on their Association taxes. Letters will be sent to those 2 residents.

Recreation- Ready to have a fun year of events that were approved at the February meeting. Still looking for a DJ for the "Christmas in July" event on the beach.

Public Safety- received 2- quotes for the 2024 security season. Will be evaluating security service and work on next year's schedule.

Public Works- had a lot of flooding on Gorton and Hartung. Most of the flooding is due to the excessive rain we have received along with some residents pumping out on Hartung which is ending up at the low point of Hartung & Gorton Aves. There is still a need to do some beach maintenance due to the winter damage done to the beach.

WPCA Report: No meeting this month. Negotiations with New London are moving forward to secure the agreement with New London to take our affluent. The Cost Sharing Agreement (CSA) is being reviewed and finalized so the Town can sign off and be part of the agreement. Asked the State Treasurer for a written document that verifies the verbal commitment that approved the 25% Clean Water Fund (CWF) grant and a 25% EPA grant for a total of 50% grant for the "total" sewer project for all 4 entities.

Sheffield Brook Outlet Drainage Sub-Committee report: nothing to report

Old Business:

- A) FY2025 Janet asked to add more interest in the income section as we are collecting a lot more interest than expected. We also added money to public works, administration recreation, professional fees and Stormwater loan.
- B) 2024 Social events- no changes for the 2024 social events that were approved at the February meeting. Everyone agreed to try and get a DJ

for the “Christmas in July” event. DJ should have various Christmas music and dancing music for the event.

New Business-

- A)** Permission for Old Colony Roadblock party on 7/27/24. Residents on Old Colony Road would like to have a block party with a band and food truck at the intersection of Old Colony and Maple St. Access will be available for emergency vehicles at all times but the roadway from Broughel to Purtill will be closed to traffic from 4pm-9pm. Residents will work with Board members and security to make this a smooth transition. Residents living on Old Colony will still have access to their homes during that time. Motion (Whalen/Humes) to allow the block party- passed unanimously
- B)** Parking lot approval & rate setting- The owner of the parking lot at the corner of Breen & Purtill submitted documents required to request parking lot permit under ordinance 8-15. A review of the documents shows everything was in order. Motion (Whalen/Wilson) to approve the parking lot application and set the 2024 fee at \$800.00 was made. Motion passed unanimously.
- C)** Motion to add Gorton & Hartung flooding issues- motion (Whalen/Humes) to add flooding issues on Gorton & Hartung to the agenda under new business. Motion passed unanimously.
- D)** Gorton & Hartung flooding issues- it was discussed that due to excessive rain events and residents on Hartung pumping out onto Hartung there has been an increase of street flooding at the intersection of Hartung & Gorton. Review of blueprints shows the low point for Hartung is at the intersection of Hartung & Gorton. The low point of Gorton is from 69 Gorton to Hartung. Attempts to put in drainage holes did not work and after having many engineers and contractors review the issue the only solution is to put in the designed storm drains that are part of the sewer project. A motion to complete storm drainage at south end of Gorton and Hartung from north of Gorton to Sheffield brook discharge was made (Whalen/Humes).
Discussion- this storm drainage project will take care of any flooding that is occurring from the Marotta property East on Hartung to the Sheffield brook discharge and on Gorton Ave from the Ehrlich property south to Hartung. The project is already approved and funded as it is part of the sewer program project but not eligible for any State funding. Funds will be coming out of the stormwater loan that is sitting in the OCBCA bank account. It was also discussed to have that part of the project removed from the sewer program once it gets approved later. Motion passed unanimously.

Public Comment-

Harvey Schiller- asked about the status of the cease & desist order for the golf cart parking area- the issue has been turned over to the Association Attorney as this project was part of the approvals to the larger sewer project that was presented to the Town by the Attorney.

Next meeting schedule- April 16, 2024, on ZOOM

Motion to adjourn the meeting (Maselli/Montano) adjourned at 7:43pm

Subscribed by:
Donna Maselli
Clerk

Additions:

Chairmans report for 3-13-24 BOG meeting

Conducted meeting for sewer system. Meeting with Bond attorney to review EPA grant & 25% CWF grant. OCBCA will need to have another referendum approved by the membership as the EPA grant needs to be included in the referendum. We are requesting a letter from the State saying the EPA grant is a forgivable grant that will be equal to 25% of the total sewer project for all the Associations and the Town of Old Lyme.

Worked with Fuss & O'Neill to review separating Gorton Ave and Hartung storm drainage from sewer project to get it done in this year due to flooding issues. Positive is that we will not need to do prevailing wage, advertise it and do all of the State mandated issues associated with the Sewer project. Suspect we could have Shumack and Al Bond price the job. Kurt Mailman will provide me with the engineering part of the project to get it out of the sewer project and have it as a stand-alone project vendors can bid. Fuss & O'Neill will also provide engineering support during the bid stage and the construction stage.

Received Email from Spark Security stating they are willing to quote for security officers for the 2024 season. Forwarded the information to Steve Humes.

Working with Jerry Brocki (Security 101) to review security cameras in complex. Comcast contract is up for renewal, and we are looking into an alternative from Comcast security. A presentation will be provided at our April meeting.

Checking on the ability for Frontier business fiber to be installed in the community beach area to handle our cameras and have Wi-Fi available for residents on the beach. At present we are paying \$189 & \$139 a month for Internet service of 200Mbps. Frontier would be \$80.00 a month for 1G/1G Mbps at each location. This would also provide residents with the ability to use Wi-Fi on the beach with our internet for the Association.

Secured the Soundview Community Center for the June 15th Membership meeting. Secured the Soundview Community Center for the end of season meeting for August 31st if approved to hold the meeting then.

Received Email requesting phone information of a resident who had a guest knockdown a mailbox on Old Colony Road. Unable to provide information as the person is not the owner of the house.