

OLD COLONY BEACH CLUB ASSOCIATION
Semi-Annual Meeting
Saturday, June 15, 2024
Sound View Community Center, Hartford Ave., Old Lyme

Old Colony Beach Club Association Semi-Annual Meeting

The meeting was called to order at 6:30 PM by Board Chairperson Doug Whalen. The Chair confirmed that a quorum was present and stated it was an official meeting.

Approval of the September 9, 2023 Semi-Annual Meeting Minutes: A motion was made (Asal/Kingston) to approve the September 9, 2023 meeting minutes as presented. There was no discussion. Motion passed.

Treasurer's Report: Janet Montano, OCBA Treasurer, read her report for the period of July 1, 2023 to June 15, 2024. (Attachment 1).

Board of Director's Report:

Chairman's Report: Doug Whalen reported on activities he has been working on since our last membership meeting on September 9, 2023.

- Doug has been working with Frank Noe and the WPCA
- Doug has been working with the Federation of Beach (13 beaches) to be a unified force to get messages out.
- He met with the State Police and the Resident State Trooper will be patrolling OCB streets 1st and 2nd shifts. Call 911 for any emergency requiring police/fire/EMS. Do not call OCBA Security.
- There were lost items found on the beach, including Acura car keys, a cell phone and another item. See Doug to claim an item.
- Doug received a Cease & Desist Order for the Golf Cart parking area. The original plan by Fuss & O'Neil showed pavers being installed, but due to the flooding in the area pavers may shift. To maintain the access as ADA compliant, the area was paved instead. Drainage was installed on the two sides and street side of the slab 4 x 2'(d) with crushed stone and sand under it to eliminate any water run-off on Hartung Place. Doug met with Old Lyme Town Officials and they were in agreement with the changes made to maintain ADA compliance. Once the plan is revised and resubmitted to reflect what was actually done, the Cease and Desist will be removed.

Rosemary Lombard stated that the expenditure for the golf cart slab was in excess of \$30,000 and should have gone to General Membership for vote and members should have been aware that it was being done. John Newson, former 2023 BoG member stated that it was discussed with membership at several meetings and was voted on by the BoG.

Doug noted that the ADA compliant slab leads to the handicap access beach mat that extends 50' out onto the beach. One wheelchair resident expressed appreciation for installing the mat as they were able to go onto the beach for the first time in years.

Clerk's Report: Donna Maselli is collecting email addresses and emergency contact phone numbers for each residence. Doug noted that no phone numbers will be shared outside of the BoG without homeowner's approval.

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Treasurer's Report: Janet Montano gave the Treasurer's Report Budget Summary. The full budget and Budget Summary will be shared on the OCBA website.

Janet stated that the Treasurer position is up for re-election in 2025 and she has decided to step down after twenty years as serving in this role. Doug stated that Janet has done a tremendous job and has accounted for every penny.

Tax Collector Report: Nancy Zimmerman reported that there is one outstanding tax bill for a resident in the amount of \$65.13. All other taxes have been received.

Public Works Report: Doug acknowledged that Less Webb has been busy getting the buoys out and the beach ready for the season. Less reported that the beach took a beating this winter and we lost a lot of sand, especially along the east side of the beach. Debris and other items washed up. The beach has a steep incline. When Les resurfaced the beach he took the sand down to the water line, but it washed away after other storms, especially with a full moon and unusually high tides. Next season he will bring more sand down from along the houses to the water line. Less Webb stated that we only have one contractor for beach cleaning and should attempt to get another vendor.

Director of Public Safety: Steve Humes reported that the Security contract is with USA Security. Doug and Steve met with the Security manager to go over the duties. There have been minimal complaints so far and overall, he is very pleased with the Security guards this season. Please let Steve know if there are any problems.

Recreation Report: Doug noted that there are lime green fliers distributed at the meeting with the list of the season's recreation events. Kristina Wilson reported that Yoga on the beach started June 15th and will be held every Saturday at 9AM. Cost is \$10.00. Kristina listed other events:

- July 4th- Fourth of July parade will start at the volleyball court. Feel free to pass out candy to the kids. The parade will go up Old Colony, down Broughel, down Breen and back to the volleyball court. Awards will be given for best dressed golf cart, bike, or person.
- July 5th- Movies on the beach start every Friday at 8:30 PM at the volleyball court. Signs will be posted with the featured movie.
- July 13th- The Beach Bash/Dinner Raffle will be catered by Red Rock Tavern. Event starts at 5:30 PM. Tickets are \$25 (adults) and \$10 (children). Tickets can be purchased from Kristina at 17 Hartung Place. Anyone wishing to donate a raffle prize, please let any board member know. Please plan to deliver your donated item by July 12th rather than at the night of the event. Limited to 250 attendees. Last year sold out, so get your tickets early!
- July 20th- Christmas in July at the volleyball court under a tent and includes a DJ and Santa. Kristina is looking for help setting up decorations. You can bring your own food/snacks. If you wish your child to get a gift, please wrap it and put the child's name on it and give the gift to any Board Member. Santa will distribute the gifts to the children.
- July 21st Kids beach break and sandcastle contest 11-2 PM. All children who participate get a free ticket to Beth El Ice-cream Social held later that evening.
- July 31st Summerween, 6:30 PM. Participants can dress in costumes and go Trick-or-Treating to houses that want to participate. Residents can put a table out in front of your house, or sit outdoors

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so kids don't have to ring door bells. After the kids are done collecting their sugar there will be a Halloween Movie on the Beach at 8:30 PM for the kids

- Saturday, Aug. 10th Kids beach break and sandcastle contest 11-2 PM.
- Sept. 7th Semi-Annual Membership Meeting, 10AM at Sound View Community Center

Public Comments on Board of Governor's reports: One person (name not audible) commented about the information pertaining to sewer items vs non-sewer items.

Committee Reports-

Sheffield Brook: Steve Humes reported that the committee is exploring ways to address the Sheffield Brook and Hartung flooding, as the system is not working as intended. Steve (OCB) and Old Lyme Shores (OLS) had an engineer from Ramble do a report with suggestions. He will meet with OLS to explore applying for funding to address the concerns. One suggestion from Ramble is to make the out-flow pipe smaller. It is currently too high and adjustments may be necessary. Rosemary Lombard asked if the original engineer can be held liable for the failure? Steve stated that it is exposed to the elements and that it is working, but needs occasional maintenance, which was stated in the contract. Doug reminded everyone that the Sheffield Brook Project was fully funded by the State of CT and OCB did not pay for the work. Doug stated that the original contract states that maintenance is needed approximately 4-6 times a year. When there is a full moon and especially high tide, the jetty fills with sand a contractor needs to come with a back-ho and remove it. Janet stated that since Sept 2023 we have had two clean-outs. The cost per clean-out is \$800, shared by OLS and OCB. OLS and OCB each budget \$3000/year for maintenance and we have never gone over.

Water Pollution Control Authority: Frank Noe introduced the WPCA members. Don Brodeur, WPCA Treasurer conducted a power point presentation on the Sewer Project and costs in preparation for the vote on \$15,000,000.00 bond resolution. The Shared Costs (OCB, OLS, Sound View (SV) Town of Old Lyme and Miami Beach (MB) costs were explained. We received 25% funding from the Clean Water Fund and a 25% forgivable loan from the State of CT (\$15 million). The Equivalent Dwelling Units costs were shared with membership. Additional membership costs will be the connection from your home to the curb. The cost will vary depending on if the homeowner has pavers or asphalt to be removed, if the line is going through a basement, or if the owner wants to go under the home, etc. The project bids that went out in 2021 have expired and it needs to go back out to bid. The low bidders will have to show they are qualified to get the contracts. This budget included a 25% inflation factor overage in the event that the bids are higher than in 2021 (inflation was actually 15%), with an additional contingency in the budget. Doug read the lengthy Bond Resolution as requested by our Bond attorney and it will be posted on the website.

Discussion- (Name not audible)- What if the other beaches don't want sewers? Will we have to pay their cost? Doug stated that the Cost Sharing Agreements are signed, and Frank Noe said the Individual beaches are under a Consent Order, so it is not going away. Hawk's Nest will be coming on board and we have the capacity to include them in this. The other beaches have not been communicating as much as OCBA has and members may be misinformed. The few people who were vocal against the sewer project was prior to our receiving the 25% Clean Water Fund money, which greatly offsets the cost. Our ppt will

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be shared with the other beaches for each to plug in their numbers and present to their membership so they are aware of costs, which should be similar to ours. Doug stated this will be an 18-month project. Frank said it will be approximately 3 years, start to finish with bids, etc. One resident asked why the Town of Old Lyme isn't taking the lead. Doug said the town came on board late and the three beaches were municipalities. The State of CT wanted to work with one Municipality, so OCBA took the lead.

Frank Noe said we have to abandon our wells. Wilma Failla asked how she could be required to abandon her well when she does not have city water? Her home is the only home in the OCBA that is not connected to water. Doug Whalen and Don Brodeur told her to contact them for a resolution.

Doug Whalen said that if your sewer is within 75 feet of a well and you do not abandon your well you will have to put in a C900 pipe, or abandon your well. Michelle Gavin asked if OCB will have vendors for the lateral connections. We will have 3 vendors that you can select from, or get your own vendor.

A motion was made (Nicotera/Humes) to authorizing the plan, design, acquisition and construction of a sanitary sewage system to serve OCBA in the amount not to exceed \$15 million dollars. Joel requested a paper vote and it was conducted. Doug explained that a Yes vote is for the Resolution and a No is against. The process for the proxies was explained. The vote reflected 61 in favor and 8 opposed. Motion passed.

Old Business: None

New Business:

- The Palm Tree Ordinance was reviewed by our attorney and said the ordinance had to include any fines. The BoG revised the ordinance to include fines of \$50 for failure to submit an application for a palm tree for approval, and \$100 for failure to remove before November 1st of each year. Palm trees can be planted between May 1 and removed by Nov 1 of each year to allow for beach regrading. The revised ordinance was passed by the BoG on 5/28/24. Rosemary Lombard asked whether the ordinance should include language about insurance liability? Doug noted that each application is signed by the applicant and includes language regarding liability. Doug read the liability language to the membership.
- FY 2025 Budget: Doug noted that the Charter and bi-laws states that the BoG sets the budget and mil rate for tax based on the assessed property value, and that it be voted on by membership. The mil rate will remain at 4 mil. A motion was made (Andy Pace/Nancy Lagano) to approve the FY25 budget. The motion passed with one opposed.
- Smoking on the Beach- Doug Whalen received eight emails from residents requesting a smoking on the beach. A similar motion was raised in 2013 and did not pass. A motion was made (Carnrick/Newson) for the BoG to develop an ordinance to ban smoking on the beach including, tobacco, vaping, cigars, marijuana. Rosemary Lombard questioned how it would be enforced? Doug stated that the security guards will be monitoring, residents can self-enforce, or residents can report any smoking violations to security. Signs will also be put up. One resident (name not audible) asked if there could be a smoking section? Doug stated that when it was brought up in 2013 it didn't pass 2013 because nobody wanted a smoking section in front of their home. The motion passed unanimously. The BoG will develop the ordinance at the June meeting.

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Public Comment: None.

Next Meeting: The next OCBA General Membership meeting will be on September 7, 2024 at 10:00 AM at the Soundview Community Center, Hartford Ave.

Adjournment: A motion was made (Newson/Failla) to adjourn the meeting. The meeting was adjourned by acclamation at 8:30 PM.

Respectfully,

Donna C. Maselli, OCBA Clerk

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Treasurer's Report
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	Jul 1, '23 - Jun 15, 24
General Fund Checking 7032	36,819.48
Capital Fund MM Savings 7045	441.45
Municipal General Fund MM 3367	191,118.25
Municipal Capital Fund MM 3374	119,013.26
Municipal Loan Fund MM 3358	723,299.08
Beginning Balance July 1, 2023	1,070,691.52
Ordinary Income/Expense	
Income	
Income Capital Fund	
Interest Income Municipal C MM 3374	5,959.21
Interest Income Municipal L MM 3358	29,254.99
Interest Income - Cap Fund 7045	0.75
Total Income Capital Fund	35,214.95
Income General Fund	
Interest Income Municipal G MM 3367	8,130.87
Property Taxes	190,220.70
Late Fee Income	286.70
Fundraiser	
Recreation Raffle	2,615.00
Merchandise	1,437.00
Total Fundraiser	4,052.00
Miscellaneous Revenue	
Zodiac boat sale	315.00
Additional Beach Passes	130.00
Returned Check Charges	10.00
Recreation Dinner	6,580.00
Fines	60.00
Vendor Fee	1,300.00
Registrations	200.00
Gate swipe cards	257.00
Total Miscellaneous Revenue	8,852.00
Town of Old Lyme	8,419.00
Total Income General Fund	219,961.27
Total Income	255,176.22
Gross Profit	255,176.22
Expense	
Expenses Capital Projects Fund	
Loan Interest Expense	
Loan interest expense March 1st	10,852.69
Loan Interest Expense Sept. 1st	11,582.87
Total Loan Interest Expense	22,435.56
Loan Principal Expense	44,933.88
Stormwater Project	49,408.72
Sheffield Brook Project	4,875.00
Bank Fees	10.00
Total Expenses Capital Projects Fund	121,663.16
Expenses General Fund	
Bank Service Charges	10.00
Donations	100.00
Fire Protection	11,478.74

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	<u>Jul 1, '23 - Jun 15, 24</u>
General & Administrative	
Web Services	2,197.44
Copies and Reproductions	814.00
Miscellaneous expense	50.00
Postage / Reg., Cert. Mail	132.48
Rental Fees	994.50
Officers Stipend	900.00
Supplies	99.31
Total General & Administrative	<u>5,187.73</u>
Insurance	7,194.92
Lighting	
Streetlights	4,608.58
Electricity for fence lock	670.98
Total Lighting	<u>5,279.56</u>
Professional Fees	
Accountant	10,000.00
Total Professional Fees	<u>10,000.00</u>
Public Safety	
Cameras	5,234.56
Other	6,123.85
Guards	29,027.56
Total Public Safety	<u>40,385.97</u>
Public Works	
Beach Storm Repair	3,125.00
Sheffield Brook pipe cleanouts	1,600.00
Roads Maintenance	7,827.15
Beach Maintenance	22,177.92
Land Maintenance	8,234.78
Total Public Works	<u>42,964.85</u>
Recreation	
Recreation Other	
Kids Beach Activity Crafts	238.97
Halloween in July	30.76
Book Boat	317.99
Annual Summer Dinner	9,664.90
Recreation Miscellaneous	99.31
Sand Castle	138.00
Total Recreation Other	<u>10,489.93</u>
Fundraising Expense	
Raffle	152.90
Merchandise	558.00
Total Fundraising Expense	<u>710.90</u>
Total Recreation	<u>11,200.83</u>
Taxes	
Property Taxes-Gorton Ave/Roads	1,119.34
Total Taxes	<u>1,119.34</u>
Total Expenses General Fund	<u>134,921.94</u>
Total Expense	<u>256,585.10</u>
Net Ordinary Income	<u>-1,408.88</u>
Net Income	<u>-1,408.88</u>

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2023 taxes paid in 2022	52.88	
2024 taxes paid in 2023	31.62	
Transfer from Checking to Mun Capital 3374 per budget	15,000.00	
Transfer from Checking to Mun Capital 3374 per budget	67,370.00	
Transfer from Mun Loan 3358 to Mun Capital 3374	15,000.00	
Transfer from Mun Loan 3358 to Mun Capital 3374	23,991.25	
Transfer from Mun Capital 3374 to Capital Fund MM 7045	56,516.75	
Transfer from Mun Loan 3358 to Capital Fund MM 7045	660.00	
Transfer from Mun Loan 3358 to Mun Capital 3374	4,800.97	
Transfer from Mun Loan 3358 to Mun Capital 3374	4,206.50	
General Funds Checking 7032	31,336.68	
Capital Fund MM Savings 7045	432.20	
Municipal General Fund MM 3367	199,249.12	
Municipal Capital Fund MM 3374	134,348.03	
Municipal Capital Loan Fund MM 3358	703,895.35	
Online Balances 6/15/2023		
General Fund Checking 7032	42,377.71	
Capital Fund MM Savings 7045	1,092.20	
Municipal General Fund MM 3367	199,249.12	
Municipal Capital Fund MM 3374	134,348.03	
Municipal Capital Loan Fund MM 3358	703,895.35	
Outstanding Checks Not Cleared By Bank		
General Fund Checking 7032	11,041.03	
Capital Fund MM Savings 7045	660.00	
Municipal General Fund MM 3367	0.00	
Municipal Capital Fund MM 3374	0.00	
Municipal Capital Loan Fund MM 3358	0.00	
Bank Ending Balances After Uncleared Transaction Adjustment		Ending Balances
General Fund Checking 7032	31,336.68	0.00
Capital Fund MM Savings 7045	432.20	0.00
Municipal General Fund MM 3367	199,249.12	0.00
Municipal Capital Fund MM 3374	134,348.03	0.00
Municipal Loan Fund MM 3358	703,895.35	0.00
Ending Balance June 15, 2024	1,069,261.38	

Prepared By: _____
 Janet A. Montano, Treasurer