

Old Colony Beach Club Board of Governors (BoG) Meeting  
Wednesday, June 12, 2024, @ 6:30 PM conducted via Zoom

### **Old Business**

Doug received a few proposals for security cameras and cost was very high. Cost to change them out would be \$8,485.08, plus an \$81.38 monthly charge. Doug spoke to Comcast/Xfinity and if we switch to Xfinity WIFI Pro Analytics for business, we will save \$280.20/mo. from what we are currently paying. There will be an OCB Guest network and residents will be given login passwords. Motion made to keep the cameras and switch to WIFI Pro Analytics x 2year contract (Doug/Humes). Passed unanimous.

### **New Business**

Doug received an open-ended emergency construction request from 37 Gorton and building permit was submitted. Doug explained what is meant by emergency repairs. Motion made to extend construction to July 2, 2024 to give owner 3 weeks, then owner will comply with no hammer rule (Doug/Steve). Motion passed unanimous.

Doug sketched line markings for the Golf Cart parking lot, with capacity to park 22 carts. Contacted three vendors to paint lines to and received lowest price from NE Seal Coating of \$500. Motion (Doug/Les) to use NE Seal Coating to paint lines. Approved unanimous.

This will be Janet Montano's last year as Treasurer. All agreed she has done an amazing job and goes above and beyond.

(Nancy) Motorcycle frequently seen speeding down Gorton at 40 mph and doesn't stop at stop signs.

(Doug)-Yoga on the beach starts Saturday, June 15<sup>th</sup> at 9AM. Cost is \$10.

### **Public Comment**

Harvey Schiller- Old Lyme properties will be reassessed this year. The re-evaluation team Municipal Evaluation Survey from Fairfield will be taking outdoor photos of homes and businesses. You do not have to allow entry into your home.

Residents do not know what the wheelchair ramp is for. Doug will send out a notice.

Suggested putting 1 or 2 benches on beach and not all on the Golf Cart pad.

Joe Frutoso- Recommend changing all golf cart batteries at once. If one is going bad, it drains voltage from the others. Questioned control of swipe cards is needed. Once they are issued they have them forever, even if they no longer live here. Doug said currently Jerry has all the numbers of the cards. Discussed relooking at swipe cards and moving to the Cloud.

Joe asked if we will maintain access Xfinity hotspot on the beach once we change to Xfinity wifi Pro and Doug said it would be available.

Joe Frutoso- Homeowners near the Breen entrance are parking their cars right up to the end of their driveways, making it difficult to get around cars. OCBA owns some property from the street in.

Les Webb (and others) People are paving their driveways or putting in crushed stone and extending their driveways beyond their property lines and narrowing the streets and obstructing traffic flow.

(Donna)- Guards are stopping cars in the middle of the road, making it difficult for owners with stickers to get around. Doug will put 4 cones up in the middle of the road to identify the two lanes.

Next BoG meeting will be July 10, 2024 at 6:30 PM via Zoom or location TBD.

Motion to adjourn the meeting was approved. Meeting was adjourned at 7:45 PM.

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### *Clerk Report*

Meeting was called to order at **6:32** PM by Doug Whalen, Chairman

Roll call: Doug Whalen, Janet Montano, Steve Humes, Nancy Zimmerman, Les Webb and Donna Maselli. Quorum met. Absent: Kristina Wilson

Public: Joe Frutoso, Harvey Schiller, Lesniak

The Board of Governors Meeting Minutes from May 8, 2024. Motion to approve (Montano/Webb) motion passed unanimous.

Janet Montano provided the Treasurer's Report. Balance as of May 31, 2024 is \$1,070,691.52. See attached.

**Chairman Report-** Nothing to report. Will be covered in body of meeting.

**Treasurer (Janet)-** Wants to close Money Market account due to fee. Janet is working with the bank.

**Tax Collector (Nancy)-** Two residents are overdue with their assessments, one of which has been delinquent for many years. Certified letter sent stating lien will be placed on property. Motion to add delinquent payments to property tax bill going out next month, instead of lien. (Doug/Steve) Motion passed unanimous.

**Clerk (Donna)-** Semi-annual mailings were mailed out (\$69) and emailed to all residents with emails on file. One resident reported swipe card at far gate on Old Colony Rd. didn't work on gate. Two proxies received for semi-annual meeting. Received construction extension request from 37 Gorton and copy of approved permit. Beth El Synagogue Events schedule was emailed out.

**Recreation-(Doug for Kristina)-** Order placed for Dunkin Donuts Coffee Social to be held Saturday, June 16<sup>th</sup> at 10AM by volleyball court.

Doug showed mugs. Voted to purchase mugs to sell and for give aways. All in favor.

Doug will send letter to residents asking if they want to donate items to Beach dinner raffle.

Requested Bd. Members to let Doug know which businesses they will contact.

**Public Safety (Steve)-** Security system is working, Three guards- one works 9-5 and two work 10-6PM.

**Public Works (Les)-**Getting complaints that the beach is too narrow and too steep at water line. High tide takes the sand out Jet ski line going in Saturday 6/15. Cleared brush with Joe Frutoso. Bushes block stop sign. Owner was notified and asked to trim back so stop sign is visible. Will be done by this weekend. Cars near gate entrance park at end of driveway which is on beach property, making it difficult for cars with stickers to get around. Guards stop cars in the middle of the road and you can't get around. Four cones will be placed marking traffic lanes this weekend. Two potholes in the road were patched with coal tar.

**WPCA (Steve)-** The WPCA met last week and discussed the Bond Resolution that will be presented to membership at the June 15<sup>th</sup> meeting. WPCA will do a presentation on the project and owners will be told the projected EDU cost for each dwelling and multiple properties on each property.

**Sheffield Brook (Steve)-** Nothing to report.

# OLD COLONY BEACH CLUB ASSOCIATION

## Treasurer's Report

May 31, 2024

Jul '23 - May 24

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	49,133.81	
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	
<b>Month End Balances per Bank Statements</b>		
General Fund Checking 7032	49,634.88	
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	
<b>Outstanding Checks Not Cleared By Bank</b>		
General Fund Checking 7032	501.07	
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	
<b>Bank Ending Balances After Uncleared Transaction Adjustment</b>		<b>Ending Balances</b>
General Fund Checking 7032	49,133.81	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	<u>703,895.35</u>	0.00
Ending Balance May 31, 2024	1,087,058.51	

Prepared By: \_\_\_\_\_  
Janet A. Montano, Treasurer

# OLD COLONY BEACH CLUB ASSOCIATION

## Treasurer's Report

May 31, 2024

	<u>Jul '23 - May 24</u>
<b>General &amp; Administrative</b>	
Web Services	407.76
Copies and Reproductions	389.05
Miscellaneous expense	50.00
Postage / Reg., Cert. Mail	63.48
Rental Fees	994.50
Officers Stipend	900.00
Supplies	99.31
<b>Total General &amp; Administrative</b>	<u>2,904.10</u>
<b>Insurance</b>	7,194.92
<b>Lighting</b>	
Streetlights	4,272.83
Electricity for fence lock	613.96
<b>Total Lighting</b>	<u>4,886.79</u>
<b>Professional Fees</b>	
Accountant	10,000.00
<b>Total Professional Fees</b>	<u>10,000.00</u>
<b>Public Safety</b>	
Cameras	4,718.68
Other	4,669.50
Guards	24,071.56
<b>Total Public Safety</b>	<u>33,459.74</u>
<b>Public Works</b>	
Beach Storm Repair	3,125.00
Sheffield Brook pipe cleanouts	1,600.00
Roads Maintenance	7,508.77
Beach Maintenance	15,877.92
Land Maintenance	7,402.78
<b>Total Public Works</b>	<u>35,514.47</u>
<b>Recreation</b>	
<b>Recreation Other</b>	
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
<b>Total Recreation Other</b>	<u>10,489.93</u>
<b>Fundraising Expense</b>	
Raffle	152.90
Merchandise	558.00
<b>Total Fundraising Expense</b>	<u>710.90</u>
<b>Total Recreation</b>	<u>11,200.83</u>
<b>Taxes</b>	
Property Taxes-Gorton Ave/Roads	1,119.34
<b>Total Taxes</b>	<u>1,119.34</u>
<b>Total Expenses General Fund</b>	<u>116,886.19</u>
<b>Total Expense</b>	<u>238,549.35</u>
<b>Net Ordinary Income</b>	<u>16,388.25</u>
<b>Net Income</b>	<u><u>16,388.25</u></u>

# OLD COLONY BEACH CLUB ASSOCIATION

## Treasurer's Report

May 31, 2024

	<u>Jul '23 - May 24</u>
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	<u>723,299.08</u>
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	<u>35,214.95</u>
Income General Fund	
Interest Income Municipal G MM 3367	8,130.87
Property Taxes	190,199.75
Late Fee Income	284.03
Fundraiser	
Recreation Raffle	2,615.00
Merchandise	1,437.00
Total Fundraiser	<u>4,052.00</u>
Miscellaneous Revenue	
Zodiac boat sale	315.00
Additional Beach Passes	95.00
Returned Check Charges	10.00
Recreation Dinner	6,580.00
Fines	60.00
Vendor Fee	1,300.00
Registrations	200.00
Gate swipe cards	77.00
Total Miscellaneous Revenue	<u>8,637.00</u>
Town of Old Lyme	<u>8,419.00</u>
Total Income General Fund	<u>219,722.65</u>
Total Income	<u>254,937.60</u>
Gross Profit	<u>254,937.60</u>
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	<u>22,435.56</u>
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	<u>121,663.16</u>
Expenses General Fund	
Bank Service Charges	10.00
Donations	100.00
Fire Protection	10,496.00