
OLD COLONY BEACH CLUB ASSOCIATION SEMI-ANNUAL MEETING AGENDA

SATURDAY, June 15, 2024, 6:30 PM

**Location: Soundview Community Center, Hartford Ave. Old Lyme, Ct.
or by Zoom (see session numbers below)**

- Call to Order
- Approval of September 9, 2023, Semi-Annual Meeting Minutes
- Treasurers Report
- Board of Directors report:
 - Chairman: Doug Whalen
 - Treasurer: Janet Montano
 - Clerk: Donna Maselli
 - Tax Collector: Nancy Zimmerman
 - Public Works: Lester Webb
 - Security: Steve Humes
 - Recreation: Kristina Wilson
- Public Comment- Association member comments on Board of Directors report
- Committee Reports
 - Water Pollution Control Authority
 - Sheffield Brook Outflow Subcommittee
- Old Business
 - Palm tree ordinance & application review
- New Business
 - FY 25 Budget ****VOTING ITEM****
 - WPCA \$15,000,000.00 resolution ****VOTING ITEM****
 - Smoking on the beach ban ****VOTING ITEM****
- Public Comment
- Next Meeting: **Saturday September 7, 2024, 10:00am at the Soundview Community Center, Hartford Ave.**

7.4 PALM TREES ON THE BEACH- The Association will allow the planting of palm trees on Association beach property under the following conditions. Ordinance passed at the May 8, 2024 Board of Governors meeting

- The palm trees will be the responsibility of the property owner.
- The palm tree must be temporary, between the months of May - October of each year. The palm trees and anything associated with the palm tree must be removed no later than November 1st of each year.
- The property owner will attempt to place the palm tree on private property. If there are physical obstructions preventing the planting of palm trees on private property, the trees may be placed no greater than five feet onto Association beach property.
- The property owner will fill out a palm tree application form and receive approval before any planting of a palm tree on the beach.
- The penalties for Palm Tree plantings on Association property are:
 - \$50.00 fine for not submitting a palm tree application and receiving approval before the planting of a palm tree.
 - \$100.00 fine for not removing the palm tree and associated equipment by November 1st.

Voting Items for June 15, 2024, General Membership Meeting

➤ **OCBCA Charter Section 9 & Bylaws Article VIII Section 1-** states the Board of Governors shall prepare and submit to said association, at the June Semi-annual meeting, a budget and recommend a tax for the purpose of and based on such budget. The Board of Governors will set the mill rate on the dollar of the total value of real estate within the limits of said association as shown by the last-completed grand list of the town of Old Lyme.

The Board of Governors is recommending approving the July 1, 2024 – June 30, 2025, budget at \$232,100.00 and setting the mil rate at 4.0.

Motion to ban smoking on the beach- A motion to direct the Board of Governors to enact an ordinance to ban smoking on the beach to include all smoking material, marijuana, and all vaping devices.

Old Colony Beach Club Association (OCBCA)

WPCA Sanitary Sewer System Project

June 15, 2024

WPCA Costs of Project

- Internal costs for Old Colony Beach Club Association (OCBCA)
 - Construction costs
 - Based upon bids
 - Including contingency and design costs (Fuss & O'Neill)
- Shared Costs
 - Construction costs – Force main (Route 156), pump station, shoreline trunk – including contingency and design costs
 - Costs for “tie-ins” to existing systems (East Lyme, Waterford & New London)
 - Costs will be shared with Old Lyme Shores, Miami Beach and Town of Old Lyme (Sound View)

How Will Project Be Funded?

- Grant from Clean Water Fund – 25% of costs
- Forgivable loan from State of Connecticut – 25% of costs
- Loan – 20 years at 2% interest
- Homeowners assessment for loan repayment
 - Will be assessed based upon equivalent dwelling units (EDU)
 - Assessment will be for 20 years
- Note – Cost from house to curbside will be homeowners responsibility
- Note – To keep the project progressing, OCBCA will take responsibility for the shared costs and be reimbursed by the other three stakeholders (Miami Beach, Old Lyme Shores, and Town of Old Lyme – through the Cost Sharing Agreement (CSA))

Shared Costs

Construction Costs - Shared		
Force Main		8,059,140
Pump Station		2,190,792
Shoreline Trunk - Hartung Place /Sea Lane		3,880,000
All other -- including design		5,701,988
Total Estimated Costs		19,831,920
less Clean Water Fund Loan Amount		(4,948,945)
Less forgivable loan from State of CT		(4,948,945)
Subtotal		9,934,030
Estimated accrued interest (3 years)		304,000
Tie in to New London and East Lyme		2,049,853
Estimated Total Shared Construction		12,287,883
Amount to be paid by others under CSA agreement		(9,142,733)
OCBCA Portion of Shared Costs		3,145,150

Internal Costs and Total

Internal Costs (OCBCA only)			
OCBCA internal bids		4,084,838	
Design and accrued interest to date		2,008,765	
Subtotal		6,093,603	
less Clean Water Fund Loan Amount		(1,523,401)	
Less forgivable loan from State of CT		(1,523,401)	
Net Amount		3,046,801	
Accrued interest 3 years		129,082	
Total Estimated OCBCA Internal		3,175,883	
OCBCA Portion of Shared Costs		3,145,150	
Total Estimated OCBCA		6,321,033	

Estimated Benefit Assessment/EDU Recap

Proposed EDU Recap on 10/7/21 after receiving Bids

	1 Structure on Property	2 Structures on Property	3 Structures on Property	4 Condo Units on Property	5 Structures On Property	Commercial Property
Number of properties	178	12	1	1	1	1
EDU	1	1.25	1.5	1.75	2	2
Benefit Assessment	46,017.53	57,521.92	69,026.30	80,530.69	92,035.07	92,035.07
Annual Payment by unit	\$2,814.28	\$3,517.85	\$4,221.42	\$4,924.99	\$5,628.56	\$5,628.56

Proposed EDU Recap after Forgivable Loan applied

	1 Structure on Property	2 Structures on Property	3 Structures on Property	4 Condo Units on Property	5 Structures On Property	Commercial Property
Number of properties	178	12	1	1	1	1
EDU	1	1.25	1.5	1.75	2	2
Benefit Assessment	31,968.50	39,960.63	47,952.75	55,944.88	63,937.00	63,937.00
Annual Payment by unit	\$1,955.09	\$2,443.86	\$2,932.63	\$3,421.41	\$3,910.18	\$3,910.18

Bond Appropriation

- The initial bond appropriation was approved at \$11,000,000 on July 14, 2012. The second appropriation increased the approval to \$13,000,000 on September 7, 2019.
- Request is to approve an additional bond appropriation of \$15,000,000 (for a total bond appropriation not to exceed \$28,000,000)

Recap of Bond Appropriation		
Construction costs shared before grants	19,831,920	
OCBCA portion of accrued interest	81,514	
Estimated OCBCA internal	6,093,603	
Accrued interest	129,082	
OCBCA portion of tie ins	736,944	
Other	1,126,937	
Total project	28,000,000	
Less previous appropriation	(13,000,000)	
Additional appropriation request	15,000,000	

RESOLUTION AUTHORIZING A SUPPLEMENTAL APPROPRIATION OF \$15,000,000 FOR THE PLANNING, ACQUISITION, DESIGN AND CONSTRUCTION OF A SANITARY SEWER SYSTEM TO SERVE THE OLD COLONY BEACH CLUB ASSOCIATION AND AUTHORIZING THE ISSUANCE OF BONDS, NOTES OR OTHER OBLIGATIONS IN AN AMOUNT NOT TO EXCEED \$15,000,000 TO FINANCE SAID APPROPRIATION.

