

Board of Governor Meeting Minutes

Meeting was called to order on August 7, 2024 at 6:30 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: John Newsome, Dimitri Tolchinski, Harvey Schiller and Joe Frutuoso

The Board of Governors Meeting Minutes from July 10, 2024 were reviewed. No discussion.
Motion to approve (/Humes/Webb). Motion passed unanimous.

Janet Montano provided the Treasurer's Report. Balance as of July 31, 2024 is \$1,210,484.21.
See attached.

Chairman Report-

1. Doug Whalen, Chair added a Special Event application for approval and the September 7th Membership mtg to the agenda. Motion (Whalen/Webb). Motion passed unanimous.
2. Doug had an after-incident meeting with the Old Lyme 1st Selectman and OLPD. He requested that next year the person applying for a firework permit will have to pay for additional security guards for OCB. We will need two more guards next year on July 4th. They requested we secure our gates next year. Doug noted that the Rangers and OLPD came immediately when they were called and the beach was cleared. The problem was before and during the fireworks when there was only one guard on duty. Steve Humes reminded us that the Hartung gate was broken on July 4th and people was streaming through the gate in droves because there was no room at Sound View Beach.

Committee Reports

Treasurer (Janet Montano)- A fine of \$20.00 from 8/26/23 was paid on June 3, 2024. If anyone receives a tax payment while Janet is away, put the date received on it. Fourteen residents are delinquent with their tax payments, one of which has been delinquent for many years.

Clerk (Donna Maselli)- I have emails for all but approximately 15 homeowners. We have quite a few phone numbers. It may not be the homeowner, but is someone in that household who can be contacted in case of an emergency.

Tax Collector (Nancy Zimmerman)- A total of \$177,630 in tax has been collected this year. Still outstanding is \$13,812.48

Recreation (Kristina Wilson absent)- Reported by Doug Whalen. The Sandcastle contest has been changed to Sunday and the Beach Break will be on Saturday. Synagogue doing ice-cream 2-4PM, so kids can get ice-cream right after they receive their ticket.

Public Safety (Steve Humes)- Nothing to report.

Public Works (Les Webb)- Nothing to report. Doug received email from snowplow guy asking if he should submit a proposal for this winter. Doug said yes, but not to exceed 2% from last year. Les noted there was very little snow last year.

WPCA (Steve Humes)- The WPCA meeting was Monday. We confirmed the election of Vice Chair Joe Cancelliere and Treasurer Don Brodeur. We had 3 voting items: 1) amendment to

Old Colony Beach Club Board of Governors (BoG) Meeting
Wednesday, August 7, 2024 @ 6:30 PM conducted via Zoom and at 41 Old Colony Road

Fuss & O'Neil contract amendment # 5; 2) Old Lyme joining the Cost Sharing Agreement (CSA) and 3) The WPCA agreed to the proposed changes to New London agreement. Our prior agreement expired and the New London WPCA insisted on an increase of approximately \$20,000 to \$25,000 over the life of project

Sheffield Brook- Nothing to report.

Old Business

Security Cameras- (Doug) No update

Gate Pass cards- (Doug) New cards malfunctioned due to an old computer system. Doug checked all new cards and Jerry had to enter the cards 3 times until they worked. Jerry's computer is not long for this world. Eversource was out at Broughel and will add power there. Don Dubaldo will do the power and once done, the whole gate card system will be in the Cloud.

New Business

Doug presented the Cost Sharing Agreement (CSA) for the Sewer Project that includes Miami Beach, Old Lyme Shores, Old Lyme, and Sound View Beach. Doug and Frank Noe have been working for the past year and to get the Town of Old Lyme on this and they agreed. Motion for Chairman to sign off on CSA (Montano/Himes). Motion passed unanimous.

Doug read the Incumbency Certificate documents to be signed by Clerk and stamped, with the seal to certify the on the date of the certification the following officers were in their capacity and officers in the association; Doug Whalen, Donna Maselli, Janet Montano and Frank Noe. Motion for Clerk to certify and sign the Incumbency Certificate (Maselli/Humes). Motion passed unanimous

Doug To file Clean Water Fund (CWF) agreement and execute the agreement. Doug read the agreement. The Clerk is required to sign and certify the resolution of 8/7/24 and certify that it has not been altered or amended. Motion for Chairman to sign said contracts and provide additional information and execute any amendments or executions related to the contracts and to file and approve CWF application. (Humes/Montano). Passed unanimous.

Doug read the certificate as to Bond Certification letter to be signed by Donna Maselli, dually elected Clerk of the OCBA. Clerk to certify that a true and complete copy of certifying resolution that was approved at the semi-annual meeting held on June 15, 2024. Resolution appropriations in a total of amount of \$15 mill for the planning, acquisition, construction and design of a sanitary sewer system to serve OCBA, and authorize issuance and \$11 million of CWF obligations of the OCBA to meet such appropriations for a total appropriation of \$28 mil. for the planning design and acquisition and construction of the sanitary sewer system for OCB. The Clerk to certify that the certificate has not been amended, revised, or appealed and that proper notice was given for Membership meeting, that the seal is the legally adopted and the official seal of OCB and that officers were on the date of the resolution, dually authorized. Motion to sign and certify Bond Resolution (Humes/Montano). Motion passed unanimous.

Ordinance 6.10 No Smoking on Beach Ordinance- Draft ordinance read by Doug Whalen. Discussed the fine for violations and minor changes agreed upon. Motion No smoking on the beach. (Maselli/Humes) Motion passed unanimous.

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Ordinance 6.11- No alcohol or glass on beach. Doug read the draft ordinance. Our current beach signs say no glass or alcohol, but we have no ordinance to fine or enforce it. Alcohol will be allowed at permitted events, but no glass will be permitted. A discussion was held and minor edits were made. Motion for no glass or alcohol on the beach (Maselli/Webb). Motion passed unanimous.

Steve Humes asked if Ordinances needed to go to the membership? Doug said the Charter states that the Board of Governor's has the authority to approve ordinances and does not need to go to membership for vote.

Canopy Ordinance- The draft ordinance prohibiting canopies on the beach was read by Doug. Discussion held and it will be discussed further at the September meeting. The draft ordinance will be sent to the board and Doug requested that they talk to their neighbors to see how they feel about it. Will be discussed at the September meeting.

Homeowners are responsible for their renters and tenants must adhere to the ordinances, or owner will be responsible for the fine(s).

Ordinances are in effect 20 days after voted on by the BoG on August 7th, unless a group of persons wants to submit a written request to BoG, in which case it will go the membership.

Doug got a request for wedding on the beach August 22, 20-25 people. Start time is 6PM and will end at 7PM. There will be no food, catering or DJ. The form was filled out and submitted to the Chair. Motion to approve private event on beach August 22nd from 6-7PM (Whalen/Montano). Passed unanimous.

Doug said that All Habitat used to come and trim the phragmites in the Sheffield Brook area to prevent invasive species overgrowth. It has not been done in several years. All Habitat came out and will develop a 2-year plan to control the invasive plants. Doug asked our landscaper to clear-cut the area and in Spring of 2025 All Habitat will come back and spray for invasive plants. The cost is \$6,540 from Aug 2024-Sept 2025, but should be less once the plants are controlled. Motion (Whalen/Webb). Passed unanimous.

The Clerk had a question about the frequency of the golf cart registrations. Doug said it is a one-time charge for the license plate.

Public Comment:

Dimitri thanked the BoG for their work.

Harvey Schiller- No comment

John Newsome- Likes the alcohol ordinance. Suggests pairing it down in keeping with state and local laws.

Joe Frutoso- Agreed with John to make it short. Will make too many ordinances. Not in favor of tents. Why do homeowners on beach have a right to see the water? They don't want trash cans on the beach to block their views.

John Newsome questioned if it is a community problem or is it a few people?

Next Meeting will be September 18, 2024 via Zoom and/or TBD.

Motion to adjourn the meeting was approved. (Maselli/Webb). Meeting was adjourned at 7:55 PM.

Respectfully Submitted,
Donna Maselli, Clerk

OLD COLONY BEACH CLUB ASSOCIATION

Treasurer's Report

July 31, 2024

	Jul 24
General Fund Checking 7032	28,302.14
Capital Fund MM Savings 7045	2,500.00
Municipal General Fund MM 3367	199,992.22
Municipal Capital Fund MM 3374	133,441.30
Municipal Loan Fund MM 3358	<u>706,520.53</u>
Beginning Balance July 1, 2024	1,070,756.19
Ordinary Income/Expense	
Income	
Income Capital Fund	
Interest Income Municipal C MM 3374	523.71
Interest Income Municipal L MM 3358	2,722.81
Interest Income - Cap Fund 7045	0.04
Total Income Capital Fund	<u>3,246.56</u>
Income General Fund	
Interest Income Municipal G MM 3367	770.73
Property Taxes	151,902.08
Fundraiser	
Recreation Raffle	2,383.00
Merchandise	880.00
Total Fundraiser	<u>3,263.00</u>
Miscellaneous Revenue	
Additional Beach Passes	90.00
Recreation Dinner	4,260.00
Fines	20.00
Registrations	100.00
Gate swipe cards	40.00
Total Miscellaneous Revenue	<u>4,510.00</u>
Town of Old Lyme	5,207.50
Total Income General Fund	<u>165,653.31</u>
Total Income	<u>168,899.87</u>
Gross Profit	168,899.87
Expense	
Expenses General Fund	
Fire Protection	982.74
General & Administrative	
Postage / Reg., Cert. Mail	26.03
Supplies	38.02
Total General & Administrative	<u>64.05</u>
Lighting	
Streetlights	338.66
Electricity for fence lock	64.25
Total Lighting	<u>402.91</u>
Public Safety	
Security for Gates	2,695.00
Cameras	483.88
Other	250.08
Guards	12,082.00
Total Public Safety	<u>15,510.96</u>

OLD COLONY BEACH CLUB ASSOCIATION

Treasurer's Report

July 31, 2024

	Jul 24
Public Works	
Roads Maintenance	138.25
Land Maintenance	375.00
Total Public Works	513.25
Recreation	
Recreation Other	
Christmas in July	300.00
4th of July Parade	20.00
Annual Summer Dinner	8,582.45
Breakfast	30.57
Sand Castle	310.53
Total Recreation Other	9,243.55
Fundraising Expense	
Raffle	278.57
Merchandise	335.75
Total Fundraising Expense	614.32
Total Recreation	9,857.87
Taxes	
Property Taxes-Gorton Ave/Roads	1,162.18
Total Taxes	1,162.18
Total Expenses General Fund	28,493.96
Total Expense	28,493.96
Net Ordinary Income	140,405.91
Net Income	140,405.91

2024 taxes paid in 2023	31.62
2025 taxes paid in 2024	13.73
Transfer from Checking to Mun Capital 3374 per budget	10,000.00
Transfer from Checking to Mun Capital 3374 per budget	
Transfer from Mun Capital 3374 to Capital Fund MM 7045	660.00

General Funds Checking 7032	154,672.87
Capital Fund MM Savings 7045	2,500.04
Municipal General Fund MM 3367	200,762.95
Municipal Capital Fund MM 3374	143,305.01
Municipal Capital Loan Fund MM 3358	709,243.34

Month End Balances per Bank Statements	
General Fund Checking 7032	160,760.90
Capital Fund MM Savings 7045	3,160.04
Municipal General Fund MM 3367	200,762.95
Municipal Capital Fund MM 3374	143,305.01
Municipal Capital Loan Fund MM 3358	709,243.34
	1,217,232.24

Outstanding Checks Not Cleared By Bank	
General Fund Checking 7032	6,088.03
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

OLD COLONY BEACH CLUB ASSOCIATION

Treasurer's Report

July 31, 2024

	<u>Jul 24</u>	
Bank Ending Balances After Uncleared Transaction Adjustment		Ending Balances
General Fund Checking 7032	154,672.87	0.00
Capital Fund MM Savings 7045	2,500.04	0.00
Municipal General Fund MM 3367	200,762.95	0.00
Municipal Capital Fund MM 3374	143,305.01	0.00
Municipal Loan Fund MM 3358	<u>709,243.34</u>	0.00
Ending Balance July 31, 2024	1,210,484.21	

Prepared By: _____
Janet A. Montano, Treasurer