

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

Corrected 9/7/24

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 and was voted on by 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. One resident 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

OLD COLONY BEACH CLUB ASSOCIATION
2023-2024 Transaction Detail By Account
July 1, 2023 through June 15, 2024

Date	Name	Memo	Paid Amount
Expenses Capital Projects Fund			
Loan Interest Expense			
Loan interest expense March 1st			
02/27/2024	Webster Bank Loan	Loan Interest due 3/1/2024	10,852.69
	Total Loan interest expense March 1st		10,852.69
Loan Interest Expense Sept. 1st			
08/28/2023	Webster Bank Loan	Loan Interest due 9/1/23	11,582.87
	Total Loan Interest Expense Sept. 1st		11,582.87
	Total Loan Interest Expense		22,435.56
Loan Principal Expense			
08/28/2023	Webster Bank Loan	Loan Principal due 9/1/23	44,933.88
	Total Loan Principal Expense		44,933.88
Stormwater Project			
07/12/2023	TVM, LLC	Deposit for concrete prep at beach end of Breen ...	5,000.00
07/22/2023	TVM, LLC	2nd of 3 payments for concrete prep at beach en...	5,000.00
08/16/2023	Carr Concrete and Landscape LLC	Concrete slab labor beach end of Breen Avenue	9,870.00
08/16/2023	F & F Concrete	Concrete	12,025.00
08/16/2023	F & F Concrete	Forta-Ferro Structural	1,755.00
08/16/2023	F & F Concrete	Plastiment 1%	341.25
08/28/2023	TVM, LLC	Final payment concrete prep south end of Breen	5,750.00
04/01/2024	Dept of Energy & Environmental Protec...	Dredging & fill application fee for Stormwater proj...	660.00
05/09/2024	Fuss & O'Neill, Inc.	Stormwater Project 20101210.N36	4,800.97
05/12/2024	Fuss & O'Neill, Inc.	Stormwater Project 20101210.N36	4,206.50
	Total Stormwater Project		49,408.72
Sheffield Brook Project			
02/18/2024	Ramboll US Consulting Inc.	1/2 cost study of Sheffield Brook outlet for solutions	4,875.00
	Total Sheffield Brook Project		4,875.00
Bank Fees			
05/31/2024		Service Charge	10.00
	Total Bank Fees		10.00
	Total Expenses Capital Projects Fund		121,663.16
Expenses General Fund			
Bank Service Charges			
08/12/2023		Bank service charges for bounced check# 1316	10.00
	Total Bank Service Charges		10.00
Donations			
10/12/2023	Shoreline Church	Thank you donation for 9/23 semi-annual meetin...	100.00
	Total Donations		100.00
Fire Protection			
07/08/2023	CT Water	Hydrants	944.66
08/09/2023	CT Water	Hydrants	944.66
09/06/2023	CT Water	Hydrants	944.66
10/04/2023	CT Water	Hydrants	944.66
11/08/2023	CT Water	Hydrants	955.77
12/09/2023	CT Water	Hydrants	955.77
01/08/2024	CT Water	Hydrants	955.77
02/09/2024	CT Water	Hydrants	955.77
03/09/2024	CT Water	Hydrants	955.77
04/07/2024	CT Water	Hydrants	955.77
05/07/2024	CT Water	Hydrants	982.74
06/11/2024	CT Water	Hydrants	982.74
	Total Fire Protection		11,478.74

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Date	Name	Memo	Paid Amount
General & Administrative			
Web Services			
05/14/2024	Whalen, Doug	Go Daddy e mail marketing	407.76
06/11/2024	Whalen, Doug	9 Online Essentials 1 yr + 2 Microsoft 365 backu...	1,690.68
06/11/2024	Whalen, Doug	Deluxe WP Premium Support Subscription 1 mo	99.00
Total Web Services			2,197.44
Copies and Reproductions			
07/08/2023	Office Express	Rules and recreation	49.06
08/09/2023	Office Express	parking passes	67.49
08/09/2023	Office Express	movie flyers	8.74
08/09/2023	Office Express	Sandcastle/Beach Break flyers	17.10
08/09/2023	Office Express	Sandcastle ice cream coupons	2.00
09/16/2023	Office Express	Car passes	76.14
09/16/2023	Office Express	Address & Name sheets for guards	6.72
09/16/2023	Office Express	Ice cream coupons	2.80
09/16/2023	Office Express	September semi-annual meeting notices	159.00
06/11/2024	Office Express	Car passes	66.49
06/11/2024	Office Express	Guard books	10.08
06/11/2024	Office Express	Rules + Recreation schedule	66.50
06/11/2024	Office Express	Rules	277.50
06/11/2024	Office Express	Envelopes	4.38
Total Copies and Reproductions			814.00
Miscellaneous expense			
07/19/2023	Joe Frutuoso	Reimbursement time & fee for abandoned boat	50.00
Total Miscellaneous expense			50.00
Postage / Reg., Cert. Mail			
08/28/2023	Kingston, Richard	Stamps for semi-annual meeting notices	54.00
05/09/2024	Zimmerman, Nancy	5/8/24 Expense Report 2 certified letters mailed	9.48
06/11/2024	Donna Maselli	Stamps for June semi-annual meeting mailings	69.00
Total Postage / Reg., Cert. Mail			132.48
Rental Fees			
09/01/2023	CubeSmart	Storage unit 1 year in advance	707.00
10/09/2023	Webster Bank	Annual safe deposit rental fee	85.00
03/06/2024	Sound View Beach Association, Inc.	Deposit 2 hour rental for 6/15/24 meeting	32.50
04/08/2024	United States Postal Service	P.O. Box 10 annual rental fee to 4/30/2025	170.00
Total Rental Fees			994.50
Officers Stipend			
09/10/2023	Janet Montano	Treasurer's Stipend 2023	500.00
09/10/2023	Kingston, Richard	Clerk's stipend 2023	200.00
09/11/2023	Whalen, Doug	Chairman's stipend 2023	200.00
Total Officers Stipend			900.00
Supplies			
07/19/2023	Janet Montano	2 reams copy paper	10.58
02/16/2024	Janet Montano	2 packages printer paper	9.57
03/09/2024	Janet Montano	Brothers TN-450 toner cartridge	62.20
05/29/2024	Whalen, Doug	Thumb drives to transfer Clerk's electronic records	16.96
Total Supplies			99.31
Total General & Administrative			5,187.73
Insurance			
08/28/2023	Brown & Brown of CT, Inc.	Insurance to 9/1/2024	7,194.92
Total Insurance			7,194.92

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Date	Name	Memo	Paid Amount
Lighting			
Streetlights			
07/19/2023	Eversource	Streetlights	382.37
08/16/2023	Eversource	Streetlights	358.95
09/15/2023	Eversource	Streetlights	372.24
10/19/2023	Eversource	Streetlights	395.95
11/14/2023	Eversource	Streetlights	406.48
12/19/2023	Eversource	Streetlights	418.06
01/19/2024	Eversource	Streetlights	417.82
02/15/2024	Eversource	Streetlights	402.99
03/18/2024	Eversource	Streetlights	397.05
04/26/2024	Eversource	Streetlights	361.25
05/24/2024	Eversource	Streetlights	359.67
06/15/2024	Eversource	Streetlights	335.75
Total Streetlights			4,608.58
Electricity for fence lock			
07/12/2023	Eversource	Gate lock & shed	79.42
08/13/2023	Eversource	Gate lock & shed	83.64
09/11/2023	Eversource	Gate lock & shed	64.60
10/09/2023	Eversource	Gate lock & shed	54.15
11/16/2023	Eversource	Gate lock & shed	47.69
12/18/2023	Eversource	Gate lock & shed	47.39
01/19/2024	Eversource	Gate lock & shed	47.55
02/13/2024	Eversource	Gate lock & shed	47.22
03/18/2024	Eversource	Gate lock & shed	47.54
04/13/2024	Eversource	Gate lock & shed	47.38
05/24/2024	Eversource	Gate lock & shed	47.38
06/11/2024	Eversource	Gate lock & shed	57.02
Total Electricity for fence lock			670.98
Total Lighting			5,279.56
Professional Fees			
Accountant			
02/15/2024	Hoyt, Filippetti, & Malaghan, LLC	6/30/2023 financial statements plus 1099's	10,000.00
Total Accountant			10,000.00
Total Professional Fees			10,000.00
Public Safety			
Cameras			
07/08/2023	Comcast Business	Camera at end of Brookside	189.94
07/08/2023	Comcast Business	Cameras at guard shack	219.94
08/07/2023	Comcast Business	Camera at end of Brookside	175.94
08/07/2023	Comcast Business	Cameras at guard shack	219.94
09/05/2023	Comcast Business	Camera at end of Brookside	189.94
09/05/2023	Comcast Business	Cameras at guard shack	219.94
10/09/2023	Comcast Business	Cameras at guard shack	219.94
10/09/2023	Comcast Business	Camera at end of Brookside	189.94
11/06/2023	Comcast Business	Camera at end of Brookside	189.94
11/06/2023	Comcast Business	Cameras at guard shack	219.94
12/05/2023	Comcast Business	Camera at end of Brookside	189.94
12/05/2023	Comcast Business	Cameras at guard shack	219.94
01/08/2024	Comcast Business	Camera at end of Brookside	189.94
01/08/2024	Comcast Business	Cameras at guard shack	219.94
02/10/2024	Comcast Business	Camera at end of Brookside	192.94
02/10/2024	Comcast Business	Cameras at guard shack	222.94
03/05/2024	Comcast Business	Camera at end of Brookside	192.94
03/05/2024	Comcast Business	Cameras at guard shack	222.94
04/08/2024	Comcast Business	Cameras at guard shack	272.94
04/08/2024	Comcast Business	Camera at end of Brookside	242.94
05/12/2024	Comcast Business	Camera at end of Brookside	242.94
05/12/2024	Comcast Business	Cameras at guard shack	272.94

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<u>Date</u>	<u>Name</u>	<u>Memo</u>	<u>Paid Amount</u>
06/05/2024	Comcast Business	Camera at end of Brookside	242.94
06/05/2024	Comcast Business	Cameras at guard shack	272.94
	Total Cameras		5,234.56
	Other		
08/11/2023	Janskys Rubbish	July port-a-potty cleaning	125.00
08/11/2023	Whalen, Doug	Replacement of phone for Guards	55.00
08/11/2023	Whalen, Doug	Guard cell phone monthly charge	24.91
08/20/2023	Advance Security Integration LLC	Gate Pass cards	207.00
09/02/2023	Whalen, Doug	Water + deposit for guards	4.19
09/02/2023	Whalen, Doug	Protectors for books	2.66
09/08/2023	Janskys Rubbish	Porta-potty cleaning August 2023	125.00
09/15/2023	Whalen, Doug	Lunches for guards	50.51
10/12/2023	Janskys Rubbish	Porta-potty fee 9/1-9/15, 2023	62.50
05/14/2024	Whalen, Doug	Post & PCV covers	216.45
05/14/2024	Whalen, Doug	Post	11.60
05/14/2024	Whalen, Doug	Stop & speed signs	500.42
05/14/2024	Whalen, Doug	Concrete to install street signs	17.07
05/14/2024	Deschamps Mats Systems, Inc	Mobi-mat 5'X50' Item #300257-1520	2,289.00
05/14/2024	Deschamps Mats Systems, Inc	Shipping & handling	295.62
05/17/2024	Affordable Golf Cart Repair	Golf cart service call	95.00
05/20/2024	Jim Everitt	Installation of 6 stop signs, 6 speed limit signs & ...	300.00
05/29/2024	Whalen, Doug	Golf Cart Battery	177.06
05/29/2024	Whalen, Doug	Phone for Guards	86.06
05/29/2024	Whalen, Doug	Battery hold down plate	24.45
06/05/2024	Sign - Pro Inc.	300 car decals	491.08
06/09/2024	Security 101 Holdings, LLC	Gate keys	442.00
06/11/2024	Whalen, Doug	Battery cleaner	10.83
06/11/2024	Whalen, Doug	2 batteries for golf cart	255.22
06/11/2024	Whalen, Doug	2 batteries for golf cart	255.22
	Total Other		6,123.85
	Guards		
07/12/2023	USA Security Services Corporation	Guards 6/30/23-7/2/23 (64 hrs reg)	1,680.01
07/19/2023	USA Security Services Corporation	Guards 7/3/23-7/9/23 (177.5 hrs reg + 28 hrs holi...	5,762.03
08/09/2023	USA Security Services Corporation	Guards 7/12/23-7/16/23 (53.5 hrs reg)	1,404.38
08/09/2023	USA Security Services Corporation	Guards 7/19/23-7/23/23 (84 hrs reg + 24 hrs)	2,205.00
08/17/2023	USA Security Services Corporation	Guards 8/2/23-8/6/23 (82 hrs reg)	2,152.50
08/28/2023	USA Security Services Corporation	Guards 8/9/23-8/13/23 (82 hrs reg)	2,152.50
09/08/2023	USA Security Services Corporation	Guards 8/23/23-8/27/23 (76 hrs reg)	1,995.00
09/15/2023	USA Security Services Corporation	Guards 9/1/23-9/4/23 (52 hrs reg + 2 hrs holiday)	1,443.76
09/27/2023	USA Security Services Corporation	Guards 9/4/23 (22 hrs holiday)	866.36
01/01/2024	USA Security Services Corporation	Guards 7/26/23-7/30/23 (86 hrs reg)	2,257.52
03/18/2024	USA Security Services Corporation	Guards 8/16/23-8/20/23 (82 hrs reg)	2,152.50
06/05/2024	USA Security Services Corporation	Guards 5/27/24-5/26/24 (73 hrs reg)	2,044.00
06/05/2024	USA Security Services Corporation	Guards 5/31/24-6/2/24 (64 hrs reg)	1,792.00
06/15/2024	USA Security Services Corporation	Guards 6/7/24-6/8/24 (40 hrs reg)	1,120.00
	Total Guards		29,027.56
	Total Public Safety		40,385.97
	Public Works		
	Beach Storm Repair		
08/09/2023	Anthony's Property Services LLC	Beach cleaning log removal	225.00
08/09/2023	Anthony's Property Services LLC	Emergency beach cleaning after CT rain storm	1,500.00
08/09/2023	Anthony's Property Services LLC	Disposl 30 yd dumpster \$850 15 yd \$425	1,275.00
08/09/2023	Anthony's Property Services LLC	Continued washup from river still depositing debris	125.00
	Total Beach Storm Repair		3,125.00
	Sheffield Brook pipe cleanouts		
02/02/2024	Montano & Sons (TVM, LLC)	9/7/2023 Culvert dig out	800.00
02/02/2024	Montano & Sons (TVM, LLC)	12/10/2023 Culvert dig out	800.00
	Total Sheffield Brook pipe cleanouts		1,600.00

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Date	Name	Memo	Paid Amount
Roads Maintenance			
08/09/2023	Portland Fence Company	Repair of fence at beach end of Breen Avenue	1,875.00
08/16/2023	Portland Fence Company	Repair of both gates (springs, magna latch plates...	1,825.00
09/02/2023	Lester Webb	Reflective Stop Sign	62.69
09/02/2023	Whalen, Doug	Mold & mildew cleaner	5.09
09/15/2023	Whalen, Doug	18" x 18" stop sign	38.28
09/19/2023	Whalen, Doug	3 stop signs plus postage \$48.34 each	145.01
09/19/2023	Whalen, Doug	5 speed signs plus postage \$59.25 each	296.27
10/09/2023	Old Lyme Hardware	Screws for street signs	8.94
01/15/2024	Tower Landscape & Design, LLC	1/7/24 plowing per contract	253.13
01/15/2024	Tower Landscape & Design, LLC	1/7/24 salting & sanding per contract	210.00
01/28/2024	Tower Landscape & Design, LLC	1/16//2024 plowing per contract	354.38
01/28/2024	Tower Landscape & Design, LLC	1/16/2024 sanding & salting per contract	210.00
01/28/2024	Tower Landscape & Design, LLC	1/19/2024 sanding & salting per contract	210.00
02/02/2024	Montano & Sons (TVM, LLC)	1/26/2024 Sand scraped from roads, blue stone e...	1,510.00
02/16/2024	Tower Landscape & Design, LLC	2/13/24 plowing per contract	413.44
05/29/2024	Whalen, Doug	Bleach spray cleaner & trash bags	23.34
05/29/2024	Whalen, Doug	This Way Out sign	68.20
05/30/2024	Jim Everitt	Cleaning of road signs 14 hours	280.00
06/11/2024	Old Lyme Hardware	Blacktop repair to patch area	35.98
06/11/2024	Old Lyme Hardware	12 washers for installation of signs	2.40
Total Roads Maintenance			7,827.15
Beach Maintenance			
07/08/2023	Anthony's Property Services LLC	Beach cleaning per contract - July	5,000.00
07/12/2023	Whalen, Doug	Paint for picnic tables	32.29
07/12/2023	Whalen, Doug	2 saw blades cutting of benches volleyball cement ...	13.38
08/09/2023	Anthony's Property Services LLC	Beach cleaning per contract - August	5,000.00
09/02/2023	Whalen, Doug	Silt fence 2' x 100' (Pack of 3)	122.50
09/02/2023	Whalen, Doug	10 Metal fence posts	118.19
09/12/2023	Scott Mitchell	Installation & removal swim & jet ski lines summe...	2,800.00
09/12/2023	Scott Mitchell	Materials & repairs to swim line	455.80
09/13/2023	Anthony's Property Services LLC	Beach cleaning per contract - September, 2023	2,000.00
09/15/2023	Whalen, Doug	Zip ties	5.76
09/27/2023	Anthony's Property Services LLC	Log removal 8/7/23	225.00
05/14/2024	Town of Old Lyme	2024 Commercial Mooring permit fee	100.00
05/29/2024	Whalen, Doug	Dump fee tree drop off	5.00
06/11/2024	Anthony's Property Services LLC	15 yard dumpster	475.00
06/11/2024	Anthony's Property Services LLC	Grading of beach, dozer & track skid steer 2024	3,300.00
06/11/2024	Anthony's Property Services LLC	Beach cleaning per contract - May	1,900.00
06/15/2024	Anthony's Property Services LLC	Relocated sand from beach end of Gorton Avenue	625.00
Total Beach Maintenance			22,177.92
Land Maintenance			
07/08/2023	Tower Landscape & Design, LLC	6/7/23, 6/21/23 & 6/30/23 mowings per contract	562.50
07/08/2023	Tower Landscape & Design, LLC	June, 2023 Brookside mowing per contract plus r...	600.00
07/08/2023	Tower Landscape & Design, LLC	Dump fee	65.00
07/08/2023	Tower Landscape & Design, LLC	Truck & trailer	75.00
08/01/2023	Tower Landscape & Design, LLC	7/13/23 & 7/28/23 mowings per contract	375.00
08/01/2023	Tower Landscape & Design, LLC	trim/clean up beach end of Brookside	150.00
09/02/2023	Tower Landscape & Design, LLC	8/10/23 & 8/26/23 mowings per contract	375.00
10/25/2023	Tower Landscape & Design, LLC	9/6/23 & 9/28/23 mowings per contract	375.00
10/25/2023	Tower Landscape & Design, LLC	Brookside cleaning and trimming 9/26/23	1,087.50
10/25/2023	Tower Landscape & Design, LLC	Dump fee	65.00
11/08/2023	Tower Landscape & Design, LLC	10/13/23 & 11/2/23 mowings per contract	375.00
11/14/2023	Jake's Repair	Installation of 2 benches on concrete slab on Hart...	250.00
11/14/2023	Tower Landscape & Design, LLC	11/6-11/8/23 Brush removal Gorton Avenue lots/...	2,600.00
11/14/2023	Tower Landscape & Design, LLC	Brush Hog rental	240.00
12/02/2023	Old Lyme Hardware	12 bolts to anchor benches to concrete pad near ...	20.28
05/09/2024	Tower Landscape & Design, LLC	4/26/2024 mowing per contract	187.50
06/03/2024	Tower Landscape & Design, LLC	5/13/24 & 5/21/24 mowings per contract	375.00
06/03/2024	Tower Landscape & Design, LLC	5/24/24 Mulching beds, mulch, trucking & trailer	457.00
Total Land Maintenance			8,234.78
Total Public Works			42,964.85

OLD COLONY BEACH CLUB ASSOCIATION
2023-2024 Transaction Detail By Account
 July 1, 2023 through June 15, 2024

Date	Name	Memo	Paid Amount
Recreation			
Recreation Other			
Kids Beach Activity Crafts			
08/13/2023	Kristina Wilson	flip flowind chime ornaments/scratchh cards/paints	92.88
08/13/2023	Kristina Wilson	treasure chests/paint/gems	146.09
	Total Kids Beach Activity Crafts		238.97
Halloween in July			
08/11/2023	Whalen, Doug	Candy	30.76
	Total Halloween in July		30.76
Book Boat			
08/15/2023	Tony Carbone	Repaired doors of Book Boat	317.99
	Total Book Boat		317.99
Annual Summer Dinner			
07/12/2023	Diva and the Playboys	Balance recreation dinner music group	1,250.00
07/13/2023	WT Rental and Services LLC	Tent, tables & chairs rental	1,878.50
07/19/2023	Red Rock Tavern	Catering + Gratuity 2023 summer dinner	5,236.40
03/06/2024	WT Rental and Services LLC	deposit for 7/13/24-7/20/24 tent, chairs, & tables	1,300.00
	Total Annual Summer Dinner		9,664.90
Recreation Miscellaneous			
07/12/2023	Whalen, Doug	Protectors for beach pasters	5.32
08/11/2023	Whalen, Doug	Cable ties	7.44
09/02/2023	Whalen, Doug	Printer ink for flyers	44.55
05/14/2024	Whalen, Doug	Volleyball net	42.00
	Total Recreation Miscellaneous		99.31
Sand Castle			
07/26/2023	Flavor King Ice Cream LTD	48 ice cream tickets X \$3.00	138.00
	Total Sand Castle		138.00
	Total Recreation Other		10,489.93
Fundraising Expense			
Raffle			
07/12/2023	Whalen, Doug	20 Merry-Go-Round tokens for Raffle	20.00
07/12/2023	Whalen, Doug	Raffle tickets, poster boards, & pens	43.39
07/12/2023	Whalen, Doug	Raffle items for baskets	65.14
08/11/2023	Whalen, Doug	Bike & scooter	8.42
08/11/2023	Whalen, Doug	Frames	15.95
	Total Raffle		152.90
Merchandise			
07/08/2023	TSE Imprints LLC	Clothing	139.75
10/09/2023	TSE Imprints LLC	Clothing order	418.25
	Total Merchandise		558.00
	Total Fundraising Expense		710.90
	Total Recreation		11,200.83

OLD COLONY BEACH CLUB ASSOCIATION
2023-2024 Transaction Detail By Account
 July 1, 2023 through June 15, 2024

Date	Name	Memo	Paid Amount
Taxes			
Property Taxes-Gorton Ave/Roads			
07/19/2023	Tax Collector, Town of Old Lyme	38 Gorton Avenue	797.60
07/19/2023	Tax Collector, Town of Old Lyme	Old Colony Roads	199.76
07/19/2023	Tax Collector, Town of Old Lyme	44 Gorton Avenue	121.98
Total Property Taxes-Gorton Ave/Roads			1,119.34
Total Taxes			1,119.34
Total Expenses General Fund			134,921.94
TOTAL			256,585.10

OCBCA 2025 Fiscal Year Proposed Budget with Actual Expenditures to 6/15/2024

	Actual FY 2021	Actual FY 2022	Actual FY 2023	Approved FY 2024	Actual 6/15/2024	Proposed FY 2025
Revenues						
Property Taxes + finance charges	163,615.26	189,782.14	190,609.93	190,000.00	190,507.40	190,000.00
Town of Old Lyme	8,550.00	8,677.00	9,014.00	8,550.00	8,419.00	8,550.00
Vendor Fees	500.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00
Registrations	550.00	500.00	150.00	150.00	200.00	150.00
Reimbursement for Bank Charge		15.00	19.89		10.00	
Gate Swipe Cards	275.00	315.00	223.00	100.00	257.00	100.00
Additional Beach Passes	70.00	80.00	30.00		130.00	
Fines	142.24	41.20	70.00		60.00	
Zodiac boat sale					315.00	
Swim line repair payment			602.67			
Beach construction debris repay			550.00			
Sign damage payment		144.27				
Boat storage cost	100.00					
Beach Cleaning Donations	775.00	300.00	715.00			
Funds returned payment error		4,520.76				
Interest Income General Fund	63.06	37.69	2,693.22	6,260.00	8,130.87	7,500.00
Interest Income Capital Accounts	46.48	24.23	1,714.67	3,250.00	5,959.96	6,000.00
Interest Income Loan Account	430.12	356.38	10,344.47	20,000.00	29,254.99	18,000.00
Webster General Obligation Note	796,250.00					
Old Lyme Shores 1/2 cost Sheffield Brook	4,356.50		3,437.50			
Recreation Dinner					6,580.00	
Raffle					2,615.00	
Merchandise	573.00	2,732.00	1,838.00	860.00	1,437.00	500.00
Total Revenues	976,296.66	208,825.67	223,312.35	230,470.00	255,176.22	232,100.00
Expenditures General Fund						
Public Safety	38,513.83	31,486.31	39,426.04	48,000.00	40,385.97	48,000.00
Public Works	41,695.85	36,097.42	43,357.13	42,000.00	42,964.85	45,000.00
Insurance	5,287.32	6,195.32	6,826.76	7,000.00	7,194.92	8,000.00
General Administration	6,689.05	4,403.17	3,431.67	6,000.00	5,187.73	7,000.00
Payment Error		4,520.76				
Electricity	4,582.06	4,627.74	5,468.40	6,500.00	5,279.56	7,000.00
Fire Protection (Hydrants)	10,982.62	11,082.92	11,783.73	13,000.00	11,478.74	13,800.00
Recreation including Dinner	306.28	826.78	4,082.97	7,000.00	10,489.93	8,554.00
Raffle				200.00	152.90	200.00
Merchandise	860.97	2,775.37	2,767.23	2,000.00	558.00	2,000.00
Professional Fees	2,150.00	9,750.00	13,687.50	15,000.00	10,000.00	14,000.00
Donations	100.00	200.00	200.00	200.00	100.00	
Bounced Tax Check Bank Fee/Charge		15.00	4.89		10.00	
Property Taxes	1,105.04	1,109.80	1,119.34	1,200.00	1,119.34	1,200.00
Subtotal	112,273.02	113,090.59	132,155.66	148,100.00	134,921.94	154,754.00
Contingency Fund Capital Account	47,000.00			15,000.00	15,000.00	10,000.00
General Fund Expenditures after \$ transfer	159,273.02			163,100.00	149,921.94	
Capital Improvements/Expenditures						
Stormwater Study & Design	58,379.00					
Stormwater Project (Loan Funds)	25,702.89				49,408.72	
Stormwater Loan Interest + Principal	11,411.11	68,978.56	67,392.42	67,370.00	67,369.44	67,346.00
Wires for OCR beach pole placed underground			2,782.34			
Sheffield Brook Project (Ramboll)					4,875.00	
Bank fee in error					10.00	
Fencing		3,393.00				
Border lot survey		340.00				
Subtotal	95,493.00	72,711.56	70,174.76	67,370.00	121,663.16	67,346.00
Total	207,766.02	185,802.15	202,330.42	230,470.00	256,585.10	232,100.00
Mill Rate	3.50	4.00	4.00	4.00	4.00	4.00
Profit/Loss	768,530.64	23,023.52	20,981.93			

OLD COLONY BEACH CLUB ASSOCIATION

Treasurer's Report

June 15, 2024

	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	<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	<u>0.75</u>
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	<u>1,437.00</u>
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	<u>257.00</u>
Total Miscellaneous Revenue	8,852.00
Town of Old Lyme	<u>8,419.00</u>
Total Income General Fund	<u>219,961.27</u>
Total Income	<u>255,176.22</u>
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	<u>11,582.87</u>
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	<u>10.00</u>
Total Expenses Capital Projects Fund	121,663.16
Expenses General Fund	
Bank Service Charges	10.00
Donations	100.00
Fire Protection	11,478.74

OLD COLONY BEACH CLUB ASSOCIATION

Treasurer's Report

June 15, 2024

	<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><u>-1,408.88</u></u>

OLD COLONY BEACH CLUB ASSOCIATION

Treasurer's Report

June 15, 2024

Jul 1, '23 - Jun 15, 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	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	<u>703,895.35</u>	0.00
Ending Balance June 15, 2024	1,069,261.38	

Prepared By: _____
Janet A. Montano, Treasurer