

**Old Colony Beach Club Association Board of Governors (BoG) Meeting
Tuesday, November 12, 2024 @ 6:30 PM conducted via Zoom**

Call to Order: The meeting was called to order on 11/12/24 at 6:31 PM by Doug Whalen, Chairman.

Attendance and Roll call: Doug Whalen, Janet Montano, Steve Humes, Donna Maselli. Kristina Wilson, Les Webb, Enzo Radinieri absent. Quorum met.

Members of the Public in Attendance: Joe Frutuoso, Harvey Schiller

The Board of Governors Meeting Minutes from September 18, 2024 had no discussion. A motion to approve (Wilson/Humes) was made. Motion passed.

Treasurer's Report (Janet Montano):

Janet provided the Treasurer's Report. The balance as of 10/31/24 was \$1,136, 826.57. See attached Treasurer Report and Budget Sheet with expenses to date.

Action Item Update: None

Correspondence:

The Clerk and Doug received emails regarding the Tent and Canopy review. It is addressed below under Old Business, line-item C.

Doug has been working with Frank Noe and the WPCA and they have been busy. Will report under WPCA Committee Report below.

Donna Maselli received several more email addresses from homeowners and will work on contacting the 5 that we are missing.

COMMITTEE REPORTS

Chairman Report (Doug Whalen)-

Doug had a lot of correspondence regarding the white cards for gate access. Many people have contacted him and provided the numbers on their cards. Doug updates each card with the homeowner's name and activates it. Discussed further under Old Business.

Treasurer (Janet Montano)-

We have not received an invoice for the Sheffield Brook pipe clean out yet. Old Lyme Shores will pay half of it once the bill is received.

Our accountant sent Don Brodeur a request regarding the compilation report. Don takes care of WPCA part of the report. The accountant made a second request for the information. Doug will contact Don to relay the message.

The Town of Old Lyme sent us a check \$39, 240.87 to the Shared account upon their signing of the New London Agreement.

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Clerk (Donna Maselli)-

At the August General Membership meeting residents were informed that the BoG had several complaints about the amount of space taken up by beach canopies. Residents were asked to submit any concerns, or opinions to the Clerk. The Clerk received six emails from residents. Three included multiple photos and requested that the beach canopies be restricted, two were in favor of allowing tents/canopies, and one was in favor of restrictions with limitations. It is addressed in more detail under Old Business, line-item d below.

Tax Collector (Enzo Radineri/reported by Janet Montano)-

A total of \$190,040.08 in taxes has been collected to date. There are two residents who are delinquent on their 2024 tax. One owes \$692.40, plus finance charges, and the second owes \$735.20, plus finance charges. Doug hand-delivered the past-due tax letters to the two homeowners this summer and they still have not submitted the payment. Interest will be charged and sent with the tax bill due July 1, 2025. If the past due amounts and interest are not paid by July 1, 2025 liens will be placed on each property.

Recreation (Kristina Wilson)-

Nothing to report.

Public Safety (Steve Humes)-

The new security cameras have been installed and they are unbelievable. Signs are posted to alert residents and visitors that cameras are in use. Each board member is allowed access to the cameras. The best part is that we are no longer paying Comcast \$500/a month for cameras.

Public Works (Les Web)-

Joe Frutoso and Les Web removed the broken kayak racks. Some parts of it are still useable. Doug was able to see a person on the security camera going out by Sheffield Brook with a yellow kayak who was storing it on the beach. All kayaks had to be removed from the beach by NOVEMBER 15th for the season. Les will place those that were left by the guard shack temporarily. If they are not removed, they will be considered abandoned.

WPCA (Steve Humes)-

Doug said that the Town of Old Lyme, OCBA, Miami and Old Lyme Shores (OLS) signed the New London agreement and it was sent to New London for signature. We are still working on the Cost Sharing Agreement.

An Old Lyme Shores resident drafted a letter with inaccurate and highly exaggerated costs for the sewer project and urged OLS residents to attend a November 9th meeting and vote against it. Doug reported that the OLS Board Chairperson, and two WPCA members resigned due to threats and personal safety concerns and the November 9th meeting was cancelled. OLS said they would have a meeting in June, but we are hopeful they will meet prior to that. No new meeting OLS meeting date is set.

The three beaches (OCBA, Town of Old Lyme Sound View, and Miami) will go out to bid without OLS. DEEP is moving forward fast on this. Once the bids are accepted, the Design portion will roll into the Interim Funding Obligation (IFO).

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Doug pointed out that there will be significant costs incurred for any one entity (OLS) that does not move forward with the project.

- OLS will be responsible for payment of their percentage of the Shared Infrastructure (21.1%) and the DEEP funding for their internal design, estimated at approximately \$600,000;
- If OLS is not part of the project by March 2025 they will lose their portion of the forgivable loan (25%) and will have to start paying the \$1,300,000.00 back to DEEP;
- OLS will lose their part in the Stormwater Improvement project. They already have a lot of stormwater issues and will assume responsibility for paying for it on their own.
- The OLS roads were broken up for water lines and were to be replaced as part of the project. They will be responsible for the repair and repaving of their own roads at a significant cost.
- OLS will lose their portion of the \$15 million dollars that the state is providing for the project.

Doug has attempted to contact the OLS Vice President, who is the Interim acting Chair, but calls have not been returned yet. OCBA, Miami Beach and the Town of Old Lyme have been working with DEEP to get OLS back on the project.

Donna Maselli asked if the Old Lyme Shore's 25% of the forgivable loan could be split among the 3 beaches to lower our costs? Doug said they are in discussions with DEEP.

It is estimated that OCBA EDUs would increase by approximately \$200/year if OLS does not participate.

Sheffield Brook (Steve Humes)-

Steve reported on the Sheffield Brook southern project, which was the installation of twin 36" pipes from upstream to the discharge area on the beach including design and installation of a west jetty in the Sheffield Brook outflow area. This project was completed by the State of CT Department of Housing funding at a cost of \$404,000.00. No money was incurred by OLS or OCBCA for this project.

The pipes are frequently filling with sand, requiring increased maintenance and need to be manually cleaned out. OCBA and Old Lyme Shores hired Ramboll, an Engineering firm to conduct a report with corrective action needed for the Sheffield Brook drainage pipes on the beach. OCBA shared the cost with Old Lyme Shores and their portion for the report was paid.

Steve reported on the recent meeting with Ramboll and the meeting notes are as followed: It was determined that the west jetty, which was built in October 2017, is not performing as designed. The shoaling issues have increased over the last few years and there is a need to fix the west jetty to stop the flow of sand through the jetty.

Fuss & O'Neill is looking into why they are not tying into the west side twin 36" pipe for the proposed storm drainage program on Hartung. Kurt Mailman thinks it has something to do with

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a covenant on the pipe that there can be no other penetrations. He is looking into this issue. Ramboll will be putting together a proposal to do the engineering work for fixing the west jetty and the cost to put together a bid package and site management costs during construction. Ramboll confirmed with DEEP that the intended work qualifies as maintenance, allowed under the existing permits, and not a new project, which would require new permitting.

Ramboll advised that future shoaling will increase if something is not done to stop the sand from getting into the outflow area. One of the expected side effects of the current failure of the west jetty is increased flooding issues on the Old Lyme Shores side of the brook, since the east side is lower than the west side of Sheffield Brook.

Doug reported that the size of the rock by the west jetty was not up to specifications. Fuss & O'Neil signed off on the 2017 project and the State approved the final design. OCBA and OLS did not pay for this project-state funding was used.

Les Web said that the pipes are too close to the Sound. He said if the pipes were moved back 5-6 feet it would make a big difference, because the high tide line doesn't normally go up that high. Les reported that the sand only goes into the pipe about 3-5 feet and moving the pipes back would keep most of the sand out.

Ramboll was asked for a Scope of Work and proposal for the corrective repairs needed.

OLD BUSINESS

a) Security Camera Update:

The new security cameras have been installed at the following points:

- The two pedestrian gates going from OCBA to Sound View
- The west & east sides of the beach
- Sheffield Brook

The cameras record and can go back 60 days. BoG members can access the security cameras through an app.

- b) Gate Access Cards- Any resident that has not contacted Doug Whalen with the numbers on your white, gate access card must do so as soon as possible. Any card that is not registered will be turned off, and will no longer work as of June 1, 2025. The new system allows the BoG to know who entered or exited a gate and when. There is no longer a need to unplug the gate at the end of the season, as it is all controlled remotely now. Contact Doug Whalen or any Board member to register your white gate swipe card(s) and each will be activated.
- c) New Beach Tag Review- Doug said that Purtill South was part of the Charter Oak lawsuit and has limited access, and Purtill North can have access to anywhere on our beach. The Board discussed having a QR code or bar code on each beach tag that guards can scan to identify the owner/address. The decision to issue new beach passes was tabled for a future meeting.
- d) Tent/Canopies on Beach- Donna Maselli received a total of eight emails regarding opinions on tents/canopies on the beach. Six were in favor of banning them and two were in favor of allowing them. The emails and photos were shared with the Board members and a discussion

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was held. Miami Beach has a ban on tents and canopies. A formal board vote was not taken. It was decided that due to the limited number of emails received, we would survey all homeowners to get more of a consensus. An email will be sent out with various options that residents can select from that may include:

- A complete ban of tents and canopies-only umbrellas allowed
- Limit to 10 x 10 open canopies
- Ban tents with sides
- No restrictions

- e) Speed limit signs- Speeding continues to be an issue in summer months with cars, golf carts and scooters. Doug got a cost of \$4,000 for OCBA to purchase a lighted speed limit sign. OLPD will provide them occasionally at no cost, but we do not know how often. or how long we can use them. The discussion was tabled for a future meeting.

NEW BUSINESS

There was no new business.

PUBLIC COMMENT:

Joe Frutuoso- Joe Frutuoso questioned the labeling of the Clerk Report and said it should be a draft report until approved by the BoG at the next meeting.

Doug responded that the Clerk Report minutes are sent to the Board for review and correction. Once approved, they are sent out to membership.

Harvey Schiller asked if we knew what Miami Beach's canopy restrictions were? Donna Maselli said Miami bans them and that we were going to survey OCBA residents to get more input.

The next BoG Meeting will be December 10, 2024 at 6:30PM. The Zoom link and location will be sent out.

A motion to adjourn the meeting was made (Humes/Maselli). Motion approved unanimous. Meeting was adjourned at 8:20 PM.

Respectfully submitted,

Donna C. Maselli, Clerk OCBA

Encl.

Treasurer Report 10/31/24

Budget Sheet 10/31/24

OCBCA 2025 Fiscal Year Approved Budget with 10/31/2024 Actual

	Actual FY 2021	Actual FY 2022	Actual FY 2023	Actual FY 2024	Proposed FY 2025	Actual 10/31/2024
Revenues						
Property Taxes + finance charges	163,615.26	189,782.14	190,609.93	190,507.40	190,000.00	190,087.20
Town of Old Lyme	8,550.00	8,677.00	9,014.00	8,419.00	8,550.00	5,207.50
Vendor Fees	500.00	1,300.00	1,300.00	1,300.00	1,300.00	
Registrations	550.00	500.00	150.00	250.00	150.00	100.00
Reimbursement for Bank Charge		15.00	19.89	10.00		
Gate Swipe Cards	275.00	315.00	223.00	267.00	100.00	80.00
Additional Beach Passes	70.00	80.00	30.00	200.00		110.00
Fines	142.24	41.20	70.00	60.00		20.00
Web Site overpayment returned						99.00
Frontier Communications Rebate						100.00
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	8,873.97	7,500.00	2,991.82
Interest Income Capital Accounts	46.48	24.23	1,714.67	6,461.03	6,000.00	2,339.46
Interest Income Loan Account	430.12	356.38	10,344.47	31,880.17	18,000.00	10,560.97
Webster General Obligation Note	796,250.00					
Public Works OLS Sheffield Brook cost share	4,356.50		3,437.50	800.00		
Recreation Dinner				6,580.00		4,260.00
Raffle				2,615.00		2,383.00
Merchandise	573.00	2,732.00	1,838.00	1,644.00	500.00	1,286.00
Total Revenues	976,296.66	208,825.67	223,312.35	260,182.57	232,100.00	219,624.95
Expenditures General Fund						
Public Safety	38,513.83	31,486.31	39,426.04	42,453.97	48,000.00	39,379.56
Public Works	41,695.85	36,097.42	43,357.13	44,990.65	45,000.00	21,886.55
Insurance	5,287.32	6,195.32	6,826.76	7,194.92	8,000.00	8,199.92
General Administration	6,689.05	4,403.17	3,431.67	5,349.76	7,000.00	2,853.77
Payment Error		4,520.76				
Electricity	4,582.06	4,627.74	5,468.40	5,279.56	7,000.00	1,672.65
Fire Protection (Hydrants)	10,982.62	11,082.92	11,783.73	11,478.74	13,800.00	3,857.43
Recreation including Dinner	306.28	826.78	4,082.97	10,489.93	8,554.00	9,788.99
Raffle				152.90	200.00	278.57
Merchandise	860.97	2,775.37	2,767.23	558.00	2,000.00	488.25
Professional Fees	2,150.00	9,750.00	13,687.50	10,000.00	14,000.00	
Donations	100.00	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	1,119.34	1,200.00	1,162.18
Subtotal	112,273.02	113,090.59	132,155.66	139,177.77	154,754.00	89,567.87
Contingency Fund Capital Account	47,000.00			15,000.00	10,000.00	10,000.00
General Fund Expenditures after \$ transfer	159,273.02			154,177.77		99,567.87
Capital Improvements/Expenditures						
Stormwater Study & Design	58,379.00					
Stormwater Project (Loan Funds)	25,702.89			49,408.72		3,969.03
Stormwater Loan Interest + Principal	11,411.11	68,978.56	67,392.42	67,369.44	67,346.00	57,246.92
Wires for OCR beach pole placed underground			2,782.34			
Security Cameras						2,100.00
Sheffield Brook Project (Ramboll)				4,875.00		
Bank fee				10.00		
Fencing		3,393.00				
Border lot survey		340.00				
Subtotal	95,493.00	72,711.56	70,174.76	121,663.16	67,346.00	63,315.95
Total	207,766.02	185,802.15	202,330.42	260,840.93	232,100.00	152,883.82
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	(658.36)		

OLD COLONY BEACH CLUB ASSOCIATION

Treasurer's Report

October 31, 2024

	Jul - Oct 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	2,339.28
Interest Income Municipal L MM	10,560.97
Interest Income - Cap Fund	0.18
Total Income Capital Fund	<u>12,900.43</u>
Income General Fund	
Interest Income Municipal G MM	2,991.82
Property Taxes	190,040.08
Late Fee Income	47.12
Fundraiser	
Recreation Raffle	2,383.00
Merchandise	1,286.00
Total Fundraiser	<u>3,669.00</u>
Miscellaneous Revenue	
Frontier Communications Rebate	100.00
Additional Beach Passes	110.00
Overpayment funds returned	99.00
Recreation Dinner	4,260.00
Fines	20.00
Registrations	100.00
Gate swipe cards	80.00
Total Miscellaneous Revenue	<u>4,769.00</u>
Town of Old Lyme	5,207.50
Total Income General Fund	<u>206,724.52</u>
Total Income	<u>219,624.95</u>
Gross Profit	219,624.95
Expense	
Expenses Capital Projects Fund	
Cameras	2,100.00
Loan Interest Expense	
Loan Interest Expense Sept. 1st	10,852.69
Total Loan Interest Expense	<u>10,852.69</u>
Loan Principal Expense	46,394.23
Stormwater Project	3,969.03
Total Expenses Capital Projects Fund	<u>63,315.95</u>
Expenses General Fund	
Fire Protection	3,857.43
General & Administrative	
Web Services	115.85
Copies and Reproductions	316.79
Postage / Reg., Cert. Mail	31.87
Rental Fees	1,034.50

OLD COLONY BEACH CLUB ASSOCIATION

Treasurer's Report

October 31, 2024

	Jul - Oct 24
Officers Stipend	900.00
Supplies	454.76
Total General & Administrative	2,853.77
Insurance	8,199.92
Lighting	
Streetlights	1,414.66
Electricity for fence lock	257.99
Total Lighting	1,672.65
Public Safety	
Security for Gates	6,206.96
Cameras	6,530.46
Other	1,232.14
Guards	25,410.00
Total Public Safety	39,379.56
Public Works	
Roads Maintenance	638.25
Beach Maintenance	15,255.80
Land Maintenance	5,992.50
Total Public Works	21,886.55
Recreation	
Recreation Other	
Christmas in July	428.87
4th of July Parade	20.00
Kids Beach Activity Crafts	99.38
Annual Summer Dinner	8,590.64
Breakfast	30.57
Sand Castle	619.53
Total Recreation Other	9,788.99
Fundraising Expense	
Raffle	278.57
Merchandise	488.25
Total Fundraising Expense	766.82
Total Recreation	10,555.81
Taxes	
Property Taxes-Gorton Ave/Roads	1,162.18
Total Taxes	1,162.18
Total Expenses General Fund	89,567.87
Total Expense	152,883.82
Net Ordinary Income	66,741.13
Net Income	66,741.13
2024 taxes paid in 2023	31.62
2025 taxes paid in 2024	20.87
Transfer from Checking to Mun Capital 3374 per budget	10,000.00
Transfer from Checking to Mun Capital 3374 per budget	67,346.00
Transfer from Mun Capital 3374 to Capital Fund MM 7045	660.00
General Funds Checking 7032	65,110.22
Capital Fund MM Savings 7045	2,500.18
Municipal General Fund MM 3367	202,984.04
Municipal Capital Fund MM 3374	153,119.66
Municipal Capital Loan Fund MM 3358	713,112.47

OLD COLONY BEACH CLUB ASSOCIATION

Treasurer's Report

October 31, 2024

Jul - Oct 24

Month End Balances per Bank Statements

General Fund Checking 7032	69,781.99
Capital Fund MM Savings 7045	2,500.18
Municipal General Fund MM 3367	202,984.04
Municipal Capital Fund MM 3374	155,219.66
Municipal Capital Loan Fund MM 3358	714,703.21

Outstanding Checks Not Cleared By Bank

General Fund Checking 7032	4,671.77
Capital Fund MM Savings 7045	0.00
Municipal General Fund MM 3367	0.00
Municipal Capital Fund MM 3374	2,100.00
Municipal Capital Loan Fund MM 3358	1,590.74

Bank Ending Balances After Uncleared Transaction Adjustment

General Fund Checking 7032	65,110.22
Capital Fund MM Savings 7045	2,500.18
Municipal General Fund MM 3367	202,984.04
Municipal Capital Fund MM 3374	153,119.66
Municipal Loan Fund MM 3358	<u>713,112.47</u>

Ending Balance October 31, 2024

1,136,826.57

Ending Balances

0.00
0.00
0.00
0.00
0.00

Prepared By: _____

Janet A. Montano, Treasurer