

Old Colony Beach Club Board of Governors Meeting
December 10, 2024 @ 6:30 PM
Remote Digital Meeting Conducted with Zoom

The meeting was called to order on 12/10/24 at 6:40 PM by Doug Whalen, Chairman and was recorded.

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

Members of the Public in Attendance: Joe Frutuoso, Harvey Schiller, John Newsome, Ira Feigenbaum.

The Board of Governors meeting minutes from November 12, 2024 had no discussion. A motion to approve was made (Maselli/Wilson). Motion passed.

Treasurer's Report (Janet Montano):

Janet provided the Treasurer's Report. The balance as of 11/30/24 was \$1,138,393.72. See attached Treasurer Report and Budget Sheet.

Action Item Update: None

Correspondence:

The Clerk received emails regarding the Tent and Canopy review and survey and updated email addresses. It is addressed below under Old Business, line-item a.

Doug received correspondence from the attorney that the Cease-and-Desist order for the golf cart parking lot has been lifted. The parking lot is approved.

COMMITTEE REPORTS

Chairman Report (Doug Whalen)-

- Attorney Sharkey settled the issue with the pump station stairs with the Town Zoning Officer
- DEEP approved the Shared Infrastructure to go out to bid.
- DEEP will approve our internal and Miami's in the next few weeks.
- The IFO for design expires on July 3, 2025 and will be rolled into the Construction IFO at the time our Construction IFO is approved.
- The New London Agreement was signed and requires us to pay \$10,000 immediately upon signing the contract
- Cost Sharing Agreement (CSA)- Old Lyme agreed to the CSA and it is at the Old Lyme attorney for review. Old Lyme Shores is responsible for their 21.3% and meetings are planned.
- Doug signed the DOT bridge proposal.

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Treasurer (Janet Montano)-

Janet has an appointment with the Assessor's Office with a question about the lots across from 43 Gorton to clarify if they are one lot or two.

The Town paid their share of the existing CSA expenses to date. Each Association will receive a check that will be divided up by each Association EDU %.

Clerk (Donna Maselli)-

Donna is working with Joe Frutuoso and a survey will be sent out to homeowners to gather input into tent and canopy use on the beach.

Tax Collector (Enzo Radineri)-

There are two residents who are delinquent on their 2024 tax. 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)-

Doug said that the proposed date for the summer beach bash is July 19, 2025. Janet noted that 2025 is the 90th year of Old Colony Beach existence and suggested we rename the beach bash to acknowledge the anniversary.

The proposed date for the Party on the Beach with Santa is July 26th. Kristina said that there is a charge of \$440 for the vendor to put up the tent lights and asked for input from the board regarding the added expense. Discussion was held and Kristina and Doug said that they could get help putting up the tent lights to avoid paying the extra charge.

Kristina said that Red Rock offered to do the catering. Donna asked for a menu and cost per person. Kristina will ask Don Mancini for the information.

Motion to approve July 19 and July 26, 2025 dates for the two events and not include the extra cost to put up the lights (Doug/Janet). Motion passed.

Public Safety (Steve Humes)-

No report.

Public Works (Les Web)-

A few stop signs are being replaced and Les hit roots on Broughel and Breen.

WPCA (Steve Humes)-

The Dept of Transportation (DOT) is replacing two bridges on Rte. 156 and our forced main will go through both bridges. The DOT will have their contractor put our portion of the pipe across the bridges and it will be deducted from our Shared Infrastructure cost. This will eliminate having two different contractors working on the bridge at the same time.

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Sheffield Brook (Steve Humes)-

Ramboll sent an in-depth proposal for the five engineering tasks need for Sheffield Brook at a cost of \$44,500 plus expenses. This is for the design and planning only and additional funds will need to be secured to do the work. The proposal was sent to Old Lyme Shores and Steve asked for two representatives to sit on the committee, but no response yet. Grant funding may be available to fund the work. Motion to move forward with the Ramboll proposal (Maselli/Humes). Motion passed.

OLD BUSINESS

- a) *Tent & Canopies-* Donna worked with Joe Frutuoso, our Webmaster to create a distribution list for OCBA emails. The tent and canopy survey will be sent out via a Survey Monkey survey. Motion to send the survey (Doug/Montano). Motion passed.
- b) *New Beach Tag Review-* Janet reported that when beach passes were first issued on 6/11/2021, 615 passes were distributed. 102 additional passes were distributed, 4 for new owners and 98 that paid for duplicates passes. Twenty-two passes were free for Swan Avenue owners. Replacement of beach passes will be discussed at a future meeting.

NEW BUSINESS

Motion was made (Maselli/Whalen) to hold the June semi-annual membership meeting on Saturday, June 14, 2025 at 10:00 AM at the Sound View Community Center on Hartford Ave. Motion passed.

PUBLIC COMMENT:

Joe Frutuoso- Joe noted that our GoDaddy account required users to set up a two-factor authentication by a certain date (early December 2024). User's who have not set it up will not be able to get in. Joe reminded everyone that he should be updated if a resident gets a new email address, if they move, or other reason to delete from his database.

There was no other public comment.

The next BoG Meeting will be January, 14, 2024 at 6:30PM via Zoom. The Zoom link will be sent out after the New Year.

A motion to adjourn the meeting was made (Humes/Maselli). Motion approved unanimous. Meeting was adjourned at 7:35 PM.

Respectfully submitted,
Donna C. Maselli, Clerk OCBA

Encl.
Treasurer Report 11/30/24
Budget Sheet 11/30/24
Ramboll Proposal

OCBCA 2025 Fiscal Year Approved Budget with 11/30/2024 Actual

	Actual FY 2021	Actual FY 2022	Actual FY 2023	Actual FY 2024	Proposed FY 2025	Actual 11/30/2024
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	3,660.67
Interest Income Capital Accounts	46.48	24.23	1,714.67	6,461.03	6,000.00	2,844.75
Interest Income Loan Account	430.12	356.38	10,344.47	31,880.17	18,000.00	12,911.27
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	223,149.39
Expenditures General Fund						
Public Safety	38,513.83	31,486.31	39,426.04	42,453.97	48,000.00	39,504.54
Public Works	41,695.85	36,097.42	43,357.13	44,990.65	45,000.00	22,261.55
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	2,113.08
Fire Protection (Hydrants)	10,982.62	11,082.92	11,783.73	11,478.74	13,800.00	4,874.31
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	91,525.16
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		101,525.16
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	154,841.11
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

November 30, 2024

	Jul - Nov 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	2,844.53
Interest Income Municipal L MM	12,911.27
Interest Income - Cap Fund	<u>0.22</u>
Total Income Capital Fund	15,756.02
Income General Fund	
Interest Income Municipal G MM	3,660.67
Property Taxes	190,040.08
Late Fee Income	47.12
Fundraiser	
Recreation Raffle	2,383.00
Merchandise	<u>1,286.00</u>
Total Fundraiser	3,669.00
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	<u>80.00</u>
Total Miscellaneous Revenue	4,769.00
Town of Old Lyme	<u>5,207.50</u>
Total Income General Fund	<u>207,393.37</u>
Total Income	<u>223,149.39</u>
Gross Profit	<u>223,149.39</u>
Expense	
Expenses Capital Projects Fund	
Cameras	2,100.00
Loan Interest Expense	
Loan Interest Expense Sept. 1st	<u>10,852.69</u>
Total Loan Interest Expense	10,852.69
Loan Principal Expense	46,394.23
Stormwater Project	<u>3,969.03</u>
Total Expenses Capital Projects Fund	63,315.95
Expenses General Fund	
Fire Protection	4,874.31
General & Administrative	
Web Services	115.85
Copies and Reproductions	316.79
Postage / Reg., Cert. Mail	31.87
Rental Fees	1,034.50
Officers Stipend	900.00

OLD COLONY BEACH CLUB ASSOCIATION

Treasurer's Report

November 30, 2024

	<u>Jul - Nov 24</u>
Supplies	454.76
Total General & Administrative	2,853.77
Insurance	8,199.92
Lighting	
Streetlights	1,804.42
Electricity for fence lock	308.66
Total Lighting	2,113.08
Public Safety	
Security for Gates	6,331.94
Cameras	6,530.46
Other	1,232.14
Guards	25,410.00
Total Public Safety	39,504.54
Public Works	
Roads Maintenance	638.25
Beach Maintenance	15,255.80
Land Maintenance	6,367.50
Total Public Works	22,261.55
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	91,525.16
Total Expense	154,841.11
Net Ordinary Income	68,308.28
Net Income	68,308.28
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	63,152.93
Capital Fund MM Savings 7045	2,500.22
Municipal General Fund MM 3367	203,652.89
Municipal Capital Fund MM 3374	153,624.91
Municipal Capital Loan Fund MM 3358	715,462.77

OLD COLONY BEACH CLUB ASSOCIATION

Treasurer's Report

November 30, 2024

	<u>Jul - Nov 24</u>	
Month End Balances per Bank Statements		
General Fund Checking 7032	63,152.93	
Capital Fund MM Savings 7045	2,500.22	
Municipal General Fund MM 3367	203,652.89	
Municipal Capital Fund MM 3374	153,624.91	
Municipal Capital Loan Fund MM 3358	715,462.77	
Outstanding Checks Not Cleared By Bank		
General Fund Checking 7032	0.00	
Capital Fund MM Savings 7045	0.00	
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	63,152.93	0.00
Capital Fund MM Savings 7045	2,500.22	0.00
Municipal General Fund MM 3367	203,652.89	0.00
Municipal Capital Fund MM 3374	153,624.91	0.00
Municipal Loan Fund MM 3358	<u>715,462.77</u>	0.00
Ending Balance November 30, 2024	1,138,393.72	

Prepared By: _____
Janet A. Montano, Treasurer