

**Old Colony Beach Club Association Board of Governors (BoG) Meeting
Thursday, February 20, 2025 @ 6:30 PM conducted via Zoom**

Call to Order: The meeting was called to order on 2/20/25 at 6:40 PM by Doug Whalen, Chairman.

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

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

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

Treasurer's Report (Janet Montano):

Janet provided the Treasurer's Report. The balance as of 1/31/25 was \$1,133,463.04. See attached Treasurer Report and Budget Sheet with expenses to date.

Action Item Update: Doug Whalen received a request from Kathy Pace to hold a block party with food truck on July 12, 2025, from 4:00 PM-9:00 PM on the corner of Old Colony Rd and Maple. Old Colony Rd will be blocked off during the event. Motion (Whalen/Webb) was made. Motion passed.

Correspondence:

Doug Whalen received correspondence from the CT Clean Water Fund to place our project on a priority list for the shared infrastructure and our internal infrastructure.

Doug Whalen received correspondence about our swim lines and mooring permit.

No other correspondence.

COMMITTEE REPORTS

Chairman Report (Doug Whalen)-

Doug Whalen received correspondence from a woman interested in being the OCBA Bookkeeper once Janet steps down from her position. Her charge is \$105/month. Janet Montano said that according to our Charter we need a Treasurer. Janet said that she has been doing all the bills for the Clean Water Fund and that the WPCA Treasurer includes it in his reports. She said that the WPCA needs to take over these duties and is too much to ask of the next OCBA Treasurer. Doug said that the Treasurer can monitor a company that does the bills. Donna Maselli asked if OCBA had any residents interested in serving as the Treasurer? Doug said membership will be asked if anyone is interested. The BoG will discuss this further as an agenda item on a future meeting.

Treasurer (Janet Montano)- See attached financials.

Janet reported that Old Lyme Shores had paid their \$1,400.00 of Sheffield Brook dig outs adding to our income and that the cost of plowing and sanding to date amounted to expenses of \$2,624.64.

Janet also reported that a delinquent tax member had contacted her as to the current balance owed and that she replied to her.

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Janet said that she normally receives the check from the Town of Old Lyme in late January/early February, but it has not yet arrived. Janet stated that it was time to bill for the parking lot.

Clerk (Donna Maselli)- Will report under old business.

Tax Collector (Enzo Radineri)- Two residents still remain with unpaid taxes. One resident contacted Janet Montano and is expected to pay. Both homeowners have been notified of the past due tax bills multiple times by email, phone, certified letter, and/or in-person. Liens will be placed on the properties if they are not paid by June 30th.

Recreation (Kristina Wilson)- The deposit was sent for the tent rental.

Public Safety (Steve Humes reported by Doug Whalen)- Steve is working with USA Security to get them on board for Security this season.

Public Works (Les Web)- The beach held up pretty good this year. We still have two stop signs to be replaced or repaired, but the ground is frozen. Once thawed the work can be done. Les said that Tower Landscaping is doing a really good job with plowing the streets.

WPCA (Steve Humes)-

Sheffield Brook (Steve Humes reported by Doug Whalen)- Steve will set up a meeting with the Sheffield Brook subcommittee and they should be able to give us an outline of what they expect to do to handle the shoaling or sand that keeps coming into our brook outlet. There will be funding resources added. Les said the brook was flowing pretty good today. There was some ice that backed up in the brook and Tommy Montano's son broke it loose.

OLD BUSINESS

Tent & Canopy Survey- Donna Maselli reported the results of the Tent & Canopy survey. 100 residents responded via Survey Monkey. The results were:

- 42% voted to allow canopies restricted in size to **no larger than 10' x 10'** and with open sides
- 36% voted to only **allow umbrellas** and ban all tents and canopies
- 18% said allow any tents and canopies with **no restrictions**
- 4% undecided

The BoG will discuss this at a future meeting.

New Beach Tags- We started late tonight so we will discuss it at a future meeting

NEW BUSINESS

Sewer Bids- Doug Whalen reported that the Sewer project: Forced Main & Bioxide, Pump Station, and Shoreline Trunk bids were received and these unofficial results can be viewed on projectdog.com. You have to create an account to access the bids. The bids varied greatly and were higher than the 2021 bids and what we anticipated. These are preliminary bids and will be vetted by Fuss & O'Neil before lowest bid is accepted. The contracts may be awarded by mid-March. The EDUs may change if costs are higher. The WPCA will report on the final numbers.

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Donna Maselli asked about change orders once a contract is awarded. Doug said Fuss & O'Neil reviews them and the BoG will vote on them.

Doug Whalen reported on assessments. According to the Town of Old Lyme, our grand list assessments went from \$47 million dollars to \$84 million. Everybody's assessments went way up. The Town will have the final numbers after all appeals are completed and the BoG will set our mill rate.

Janet and Doug discussed where budget line items. The budget and mill rate will be finalized for vote in April. Additional security for 4th of July was discussed and was deferred to a future meeting when Steve Humes is in attendance.

Les Webb commented that the Ramble project will have to be done before the project to make room for a 3rd pipe. Doug said the contractors for the Ramble project and sewer project will have to work hand in hand and there will be a lot of coordinating.

Doug Whalen explained that the numbers on the roadway alternate bids referred to the type and amount of road covering or crowning that can be used. The last column indicates the cover that will give us the longest life with adequate draining to drain into the storm drains. We are still waiting for the permit from DEEP. Doug has been in contact with the state and he will try to make it out to OCB next week.

PUBLIC COMMENT:

Dimitri said he was pleased watching the group work and thanked the BoG. The Town of Old Lyme's bids (Sound View beach) open on March 22nd.

Joe Frutuoso- It looks like we got some sand on the beach and the posts where the lines go are buried by the brook. A lot of people have sand in their yards so we may get some extra sand this year.

Joe Frutoso said he was concerned when he hears talk of adding a third pipe to Sheffield Brook and asked whether DEEP was going to allow us to drain into the Long Island Sound (LIS)? Doug Whalen said yes, DEEP will allow us to drain into LIS.

The next BoG virtual Meeting will be **March 13, 2025** at 6:30 PM. The Zoom link is below:
Join Zoom Meeting <https://us02web.zoom.us/j/87872645334>
Meeting ID: 878 7264 5334
One tap mobile +13017158592,,87872645334#

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

Respectfully submitted,
Donna C. Maselli, Clerk OCBA

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Encl.
Treasurer Report
Budget Sheet

OCBCA 2025 Fiscal Year Approved Budget with 1/31/2025 Actual

	Actual FY 2021	Actual FY 2022	Actual FY 2023	Actual FY 2024	Actual FY 2025	Actual 1/31/2025
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	4,975.95
Interest Income Capital Accounts	46.48	24.23	1,714.67	6,461.03	6,000.00	3,837.01
Interest Income Loan Account	430.12	356.38	10,344.47	31,880.17	18,000.00	17,532.03
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	230,077.69
Expenditures General Fund						
Public Safety	38,513.83	31,486.31	39,426.04	42,453.97	48,000.00	40,009.04
Public Works	41,695.85	36,097.42	43,357.13	44,990.65	45,000.00	28,753.57
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	3,016.78
Fire Protection (Hydrants)	10,982.62	11,082.92	11,783.73	11,478.74	13,800.00	6,908.07
Recreation including Dinner	306.28	826.78	4,082.97	10,489.93	8,554.00	11,213.99
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	500.00
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	103,384.14
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		113,384.14
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	166,700.09
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

January 31, 2025

	Jul '24 - Jan 25
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	706,520.53
Beginning Balance July 1, 2024	1,070,756.19
Ordinary Income/Expense	
Income	
Income Capital Fund	
Interest Income Municipal C MM 3374	3,836.71
Interest Income Municipal L MM 3358	17,532.03
Interest Income - Cap Fund 7045	0.30
Total Income Capital Fund	21,369.04
Income General Fund	
Interest Income Municipal G MM 3367	4,975.95
Property Taxes	190,040.08
Late Fee Income	47.12
Fundraiser	
Recreation Raffle	2,383.00
Merchandise	1,286.00
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	80.00
Total Miscellaneous Revenue	4,769.00
Town of Old Lyme	5,207.50
Total Income General Fund	208,708.65
Total Income	230,077.69
Gross Profit	230,077.69
Expense	
Expenses Capital Projects Fund	
Cameras	2,100.00
Loan Interest Expense	
Loan Interest Expense Sept. 1st	10,852.69
Total Loan Interest Expense	10,852.69
Loan Principal Expense	46,394.23
Stormwater Project	3,969.03
Total Expenses Capital Projects Fund	63,315.95
Expenses General Fund	
Fire Protection	6,908.07
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

January 31, 2025

	<u>Jul '24 - Jan 25</u>
Supplies	454.76
Total General & Administrative	2,853.77
Insurance	8,199.92
Lighting	
Streetlights	2,607.01
Electricity for fence lock	409.77
Total Lighting	3,016.78
Professional Fees	
Legal Fees	500.00
Total Professional Fees	500.00
Public Safety	
Security for Gates	6,836.44
Cameras	6,530.46
Other	1,232.14
Guards	25,410.00
Total Public Safety	40,009.04
Public Works	
Sheffield Brook Groin Repair	1,484.00
Sheffield Brook pipe cleanouts	2,800.00
Roads Maintenance	815.02
Beach Maintenance	15,282.05
Land Maintenance	8,372.50
Total Public Works	28,753.57
Recreation	
Recreation Other	
Christmas in July	428.87
4th of July Parade	20.00
Kids Beach Activity Crafts	99.38
Annual Summer Dinner	10,015.64
Breakfast	30.57
Sand Castle	619.53
Total Recreation Other	11,213.99
Fundraising Expense	
Raffle	278.57
Merchandise	488.25
Total Fundraising Expense	766.82
Total Recreation	11,980.81
Taxes	
Property Taxes-Gorton Ave/Roads	1,162.18
Total Taxes	1,162.18
Total Expenses General Fund	103,384.14
Total Expense	166,700.09
Net Ordinary Income	63,377.60
Net Income	63,377.60
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

OLD COLONY BEACH CLUB ASSOCIATION

Treasurer's Report

January 31, 2025

	<u>Jul '24 - Jan 25</u>	
General Funds Checking 7032	51,293.95	
Capital Fund MM Savings 7045	2,500.30	
Municipal General Fund MM 3367	204,968.17	
Municipal Capital Fund MM 3374	154,617.09	
Municipal Capital Loan Fund MM 3358	720,083.53	
Month End Balances per Bank Statements		
General Fund Checking 7032	52,777.95	
Capital Fund MM Savings 7045	2,500.30	
Municipal General Fund MM 3367	204,968.17	
Municipal Capital Fund MM 3374	154,617.09	
Municipal Capital Loan Fund MM 3358	720,083.53	
Outstanding Checks Not Cleared By Bank		
General Fund Checking 7032	1,484.00	
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	51,293.95	0.00
Capital Fund MM Savings 7045	2,500.30	0.00
Municipal General Fund MM 3367	204,968.17	0.00
Municipal Capital Fund MM 3374	154,617.09	0.00
Municipal Loan Fund MM 3358	<u>720,083.53</u>	0.00
Ending Balance January 31, 2025	1,133,463.04	

Prepared By: _____
Janet A. Montano, Treasurer