

**Old Colony Beach Club Association Board of Governors (BoG) Meeting**  
**Tuesday, April 8, 2025 @ 6:30 PM conducted via Zoom**  
**Clerk Report**

- I. Call to Order: The meeting was called to order on 4/8/25 at 6:30 PM by Doug Whalen, Chairman.
- II. Roll call: Doug Whalen, Janet Montano, Donna Maselli. Kristina Wilson, Les Webb, and Enzo Radinieri and Steve Humes were present. Quorum met.  
Members of the Public in Attendance: Joe Frutuoso, Harvey Schiller
- III. Approval of Minutes: The Board of Governors Meeting Minutes from February 20, 2025 had no discussion. A motion to approve (Maselli/Webb) was made. Motion passed.
- IV. Treasurer's Report (Janet Montano):  
Janet provided the Treasurer's Report. The balance as of 3/31/25 was \$1,113,870.86. See attached Treasurer Report and Budget Sheet with expenses to date.
- V. **Action Item Update:** None.

**VI. Correspondence:**

- a. Doug Whalen was contacted by a person looking for a job with the Old Lyme Beach Club (OLBC). The OLBC is part of White Sands beach and not OCBA.
  - b. Doug communicated with the new Synagogue Activities Director to align our sandcastle contest with the days of their ice-cream socials. All children who participate will get a voucher for a free ice-cream.
  - c. Doug was contacted by a resident who wants to hold an event on the volleyball court are in July 2026. Doug asked the person to submit the event request form.
  - d. Doug received correspondence that the swim buoys and moorings have to be replaced and brought up to code.
  - e. Enzo Radineri was contacted by one resident who provided a change of address for off-season mailings.
- There was no other correspondence.

**VII. COMMITTEE REPORTS**

*Chairman Report (Doug Whalen)-*

- a. Doug Whalen was contacted by Fuss & Oneil to attend a meeting on April 9<sup>th</sup>.
- b. Doug received the Grand List from the Town of Old Lyme Assessor's Office
- c. Doug was contacted by vendors that wanted to know the status of the sewer project.

*Treasurer (Janet Montano)-*

- a. See attached financials.
- b. Janet is compiling her duties for the future treasurer.
- c. Janet reported that the interest rate on our loan changed from 3.8% to 3.74% in April.

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- d. The OCBA Post Office box annual rental fee increased by \$18.00. Cost is \$188.00 from April 30, 2025 to April 30, 2026.

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

*Tax Collector (Enzo Radineri)*-

- a. Enzo sent a letter to the one resident with outstanding tax bill and payment and interest were received. 100% of all owners have paid.

*Recreation (Kristina Wilson)*-

- a. We are all set with our July 19<sup>th</sup> and 26<sup>th</sup> events on the beach. Other events planned are the July 4<sup>th</sup> parade, Halloween, Sandcastle contests and other events.
- b. Doug noted that July 19<sup>th</sup> is the 90<sup>th</sup> anniversary of OCBA and suggested we do a newsletter with historical milestones for the beach. Doug will reach out to membership to see if anyone has experience with newsletters and could help put it together. Members will be asked to submit old photos or brief stories. Janet has a lot of the history and will share with the Clerk.

*Public Safety (Steve Humes)*-

- a. Steve received a letter from USA Security about providing security again this year. The cost per hour went up to from \$28/hr. to \$30/hr. Security will start Memorial Day with increased hours on 4<sup>th</sup> of July. There will be 3 guards on duty days Saturday and Sundays, and one guard at night Friday and Saturday from 6PM-2AM. A motion was made to contract with USA (Humes/Montano). Motion passed.

*Public Works (Les Web)*-

- a. Les reported that there are two stop signs that have to be installed, but installation was delayed due to the rain and weather.
- b. Les will talk to Anthony who does our beach cleaning to see if the beach needs to be bulldozed this year. Les said he is not so sure that we need it. The BoG will select a date in early May to walk the beach and determine if bulldozing may be needed.

**VIII. WPCA Report-** (Doug Whalen)

- a. The Old Lyme Shores vote for to increase the bond agreement is scheduled for May 23, 2025. Once it is approved, they can go out to bid.
- b. Doug reported that Miami Beach had no bidders on the first bid, but contractors were concerned about the lack of funding. It will go out to bid again in the next few weeks.
- c. Doug reported that the Shared Infrastructure and Internal bids are in and are being vetted by Fuss & O'Neil. We are waiting to hear the recommendation for who will be awarded.

**IX. Sheffield Brook Outlet Drainage Sub-Committee Report** (Steve Humes)

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- a. Steve shared a power point presentation that Ramboll did last week. It identified the changes to the outlet from 2017 to present, with clear evidence that it is not working as was designed in 2016-2017. The ppt showed arial views that showed a significant movement of the rocks within two years of installation. Steve presented two options for approval, one of which would be considered a repair and would be fairly quick, and the other that would take a much longer period. The cost is estimated at \$650,000. Steve is in communication with DEEP and others about funding.

**X. OLD BUSINESS**

*Tent & Canopy Survey-*

Donna Maselli reported the results of the Tent & Canopy survey conducted in Dec/January. 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

A motion was made (Whalen/Humes) for Doug to ask residents and renters to limit the canopy size to no larger than 10' x 10' as a trial for the 2025 summer season and the BoG will review in the fall to determine if further action is necessary.

*New Beach Tags-*

A discussion was held about issuing new beach tags. Doug stated that owners on the **east** side of Swan Avenue from **Purtill North** have access to the whole beach.

Residents on the **east** side of Swan Avenue from **Purtill South** only have access to Charter Beach, per court order, which is the area in front of the volleyball court to twenty feet from the high tide line. A discussion was brought up that it is unfair that they have access to our beach and do not pay for cleaning or security and that we should consider revisiting the court order

*Treasurer Position-*

Janet Montano will be stepping down as the Treasurer of OCBA. Doug stated that a resident is interested in serving as the new treasurer. Janet reminded the BOG that the person has to be listed as an owner on the deed, or in an LLC.

**XI. NEW BUSINESS**

- a. FY2026 Budget- The budget vote was tabled until we have the mil rate from the Town of Old Lyme, Security hours and cost and more information about the Ramboll project. The BoG will discuss and vote on the budget at the May 2025 meeting. A mil rate of 2.4/2.5 was discussed, but no motion or vote took place.
- b. Daily Rentals- The BoG discussed concerns about daily rentals and the signage. Further information is needed about Old Lyme zoning laws and ordinances. It was tabled until

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the May meeting.

- c. Fence Damage- Doug contacted our insurance company about the damage done to the fence at the top of Old Colony Rd by the church parking lot, by a church patron. Our insurance will contact the vehicle owner's insurance company. Once we hear back, Les will contact the fence company to get it repaired/replaced.

**XII. PUBLIC COMMENT:**

- a. Joe Frutuoso expressed concerns about Old Lyme Shores guards limiting access across the north side of the rocks from Old Colony beach to Old Lyme Shores. He said at high tide; it is not possible to walk the beach along the water and people should be allowed to do so. Joe said if the Ramboll project extends the rocks out further, it will be impossible to walk the beach within the high tide limit. Language will need to be included in an agreement with Old Lyme Shores as part of the DEEP plan.
- b. Joe suggested we update the rules for tenants and residents.
- c. Joe suggested we add a notation to the Clerk Report that the minutes are not final until approved by a vote of the BoG at the following meeting. The Clerk noted that the language will be added.
- d. Donna Maselli asked if any COVID federal dollars were allocated to the sewer project. Doug said that they were already expended.
- e. The open road will be Gorton Avenue. Joe Frutuoso and Les Webb will place the guard shack by the entrance by May.

No other public comment.

The next BoG virtual Meeting will be **May 13, 2025** at 6:30 PM. The Zoom link is below:  
Join Zoom Meeting <https://us02web.zoom.us/j/89251389723>

A motion to adjourn the meeting was made (Maselli/Webb). Motion approved unanimous.  
Meeting was adjourned at 8:12 PM.

These minutes are considered draft until accepted and approved by the BoG at the next meeting.

Respectfully submitted,

*Donna C. Maselli, Clerk OCBA*

Encl.

Treasurer Report

Budget Sheet

Treasurer's Summary  
Board of Governors Meeting  
April 8, 2025

Balance July 1, 2024	\$1,070,756.19
	\$244,793.94 *
	(\$660.00) 4/1/24 check cleared 9/17/24**
	(\$31.62) FY 2023 tax overpayment made in 2022*
	<u>\$27.70</u> FY 2024 tax overpayment credit*
Income:	\$244,130.02
Expenses:	\$201,015.35
Balance March 31, 2025	\$1,113,870.86
General Fund Checking	\$35,293.54
Capital Fund MM Savings	\$2,500.38
Municipal General Fund MM	\$206,209.17
Municipal Capital Fund MM	\$145,424.43
Municipal Loan Fund MM	<u>\$724,443.34</u>
Balance March 31, 2025	\$1,113,870.86

\*\* Permit check to DEEP, written FY 2024, did not clear until FY 2025

\*QuickBooks does not consider tax overpayments made in one FY as income in that year but as income in the following FY.

# OLD COLONY BEACH CLUB ASSOCIATION

## Treasurer's Report

March 31, 2025

	<u>Jul '24 - Mar 25</u>
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
<b>Ordinary Income/Expense</b>	
Income	
Income Capital Fund	
Interest Income Municipal C MM 3374	4,742.84
Interest Income Municipal L MM 3358	21,891.84
Interest Income - Cap Fund 7045	<u>0.38</u>
Total Income Capital Fund	26,635.06
Income General Fund	
Interest Income Municipal G MM 3367	6,216.95
Property Taxes	191,467.68
Late Fee Income	221.25
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
OLS cost share Sheffield Brook	1,400.00
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	6,169.00
Town of Old Lyme	<u>10,415.00</u>
Total Income General Fund	218,158.88
Total Income	<u>244,793.94</u>
Gross Profit	244,793.94
Expense	
Expenses Capital Projects Fund	
Cameras	2,100.00
Loan Interest Expense	
Loan interest expense March 1st	10,098.79
Loan Interest Expense Sept. 1st	<u>10,852.69</u>
Total Loan Interest Expense	20,951.48
Loan Principal Expense	46,394.23
Stormwater Project	<u>3,969.03</u>
Total Expenses Capital Projects Fund	73,414.74
Expenses General Fund	
Fire Protection	8,941.83

**OLD COLONY BEACH CLUB ASSOCIATION****Treasurer's Report**

March 31, 2025

	<b>Jul '24 - Mar 25</b>
<b>General &amp; Administrative</b>	
Web Services	115.85
Copies and Reproductions	316.79
Postage / Reg., Cert. Mail	31.87
Rental Fees	1,034.50
Officers Stipend	900.00
Supplies	454.76
<b>Total General &amp; Administrative</b>	<b>2,853.77</b>
<b>Insurance</b>	<b>8,199.92</b>
<b>Lighting</b>	
Streetlights	3,345.84
Electricity for fence lock	511.65
<b>Total Lighting</b>	<b>3,857.49</b>
<b>Professional Fees</b>	
Legal Fees	500.00
<b>Total Professional Fees</b>	<b>500.00</b>
<b>Public Safety</b>	
Security for Gates	7,276.38
Cameras	6,530.46
Other	1,232.14
Guards	25,410.00
<b>Total Public Safety</b>	<b>40,448.98</b>
<b>Public Works</b>	
Sheffield Brook Groin Repair	19,959.30
Sheffield Brook pipe cleanouts	3,150.00
Roads Maintenance	2,787.73
Beach Maintenance	15,386.10
Land Maintenance	8,372.50
<b>Total Public Works</b>	<b>49,655.63</b>
<b>Recreation</b>	
<b>Recreation Other</b>	
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
<b>Total Recreation Other</b>	<b>11,213.99</b>
<b>Fundraising Expense</b>	
Raffle	278.57
Merchandise	488.25
<b>Total Fundraising Expense</b>	<b>766.82</b>
<b>Total Recreation</b>	<b>11,980.81</b>
<b>Taxes</b>	
Property Taxes-Gorton Ave/Roads	1,162.18
<b>Total Taxes</b>	<b>1,162.18</b>
<b>Total Expenses General Fund</b>	<b>127,600.61</b>
<b>Total Expense</b>	<b>201,015.35</b>
<b>Net Ordinary Income</b>	<b>43,778.59</b>
<b>Net Income</b>	<b>43,778.59</b>

# OLD COLONY BEACH CLUB ASSOCIATION

## Treasurer's Report

March 31, 2025

Jul '24 - Mar 25

2024 taxes paid in 2023	31.62
2025 taxes paid in 2024	27.70
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	35,293.54
Capital Fund MM Savings 7045	2,500.38
Municipal General Fund MM 3367	206,209.17
Municipal Capital Fund MM 3374	145,424.43
Municipal Capital Loan Fund MM 3358	724,443.34

### Month End Balances per Bank Statements

General Fund Checking 7032	35,293.54
Capital Fund MM Savings 7045	2,500.38
Municipal General Fund MM 3367	206,209.17
Municipal Capital Fund MM 3374	145,424.43
Municipal Capital Loan Fund MM 3358	724,443.34

### 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

General Fund Checking 7032	35,293.54
Capital Fund MM Savings 7045	2,500.38
Municipal General Fund MM 3367	206,209.17
Municipal Capital Fund MM 3374	145,424.43
Municipal Loan Fund MM 3358	<u>724,443.34</u>

### Ending Balances

0.00
0.00
0.00
0.00
0.00

Ending Balance March 31, 2025

1,113,870.86

Prepared By: \_\_\_\_\_

Janet A. Montano, Treasurer