

**Old Colony Beach Club Association (OCBA)**  
**Board of Governors (BoG) Meeting**  
**Thursday, May 13, 2025 @ 6:30 PM conducted via Zoom and**  
**in-person at 41 Old Colony Rd, Old Lyme**

I. Call to Order:

The meeting was called to order on 5/13/25 at 6:33 PM by Doug Whalen, Chairman.

II. Roll call:

Doug Whalen, Janet Montano, Donna Maselli, Steve Humes and Les Webb were present.

Kristina Wilson and Enzo Radinieri were absent. Quorum met.

Members of the Public in Attendance: Harvey Schiller

III. Approval of Minutes:

The Board of Governors (BoG) Meeting Minutes from April 8, 2025 had no discussion.

A motion to approve (Maselli/Montano) was made. Motion approved unanimous.

IV. Treasurer's Report (Janet Montano):

Janet Montano provided the Treasurer's Report. The balance as of 4/30/25 was \$1,092,342.06. See attached Treasurer Report and Budget Summary.

V. Action Item Update: None.

VI. Correspondence:

- On 4/20/25 Donna Maselli received an email about a tree down on property on Brookside. The owner was notified. On 5/12/25 Donna received complaints about a lawn that was in need of cutting. The owner was notified and stated they would cut it over the weekend.
- The OCBA received correspondence from Ledge Light Health District (LHD) about a change in the state's water testing policy and procedure. Doug Whalen plans to attend a meeting at LHD on 5/14 to learn about the various options of water collection for the beaches and will report back to the BoG.

VII. COMMITTEE REPORTS

*Chairman Report (Doug Whalen)-*

- Doug and Steve Humes had a meeting with USA Security about coverage and the duties. The updated resident list was provided to the security guards.
- Doug will order plastic bags for the beach trash receptacles.
- The beach will be leveled with a bulldozer on 5/14.
- The sign on Gorton and Hartung was damaged. A review of neighbor's security cameras showed the exact date and time that it was damaged. We are asking the person responsible to contact Doug Whalen.
- The easement on Gorton Ave. was sprayed for invasive species and the contractor said there were a lot of mugworts.
- We are getting a third bid to repair the fence at the top of Old Colony Road that was

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severely damaged by a church visitor.

- The swim buoys will be up by Memorial Day.
- The beach signs will go up next week.
- There are two new owners on Brookside and Gorton.

*Treasurer (Janet Montano)-*

- Janet received a check from the Town of Old Lyme on 5/17/25 with no indication of who it was for and she deposited it into OCBA account. The check was intended for the WPCA Shared account and Janet has since moved the funds into the correct account.
- which WPCA it was for and deposited it. After further investigation she found that it was intended for the WPCA and sent them a check.
- The CT Water bill increased \$72.27 a month that is an increase from \$1,016.88/yr to \$1,189.15/yr. With our proposed budget we are still good.
- Janet requested to be notified if security does not come due to rain, or if they are dismissed early. That will be provided to her.

*Clerk (Donna Maselli)-* Nothing to report.

*Tax Collector (Enzo Radineri)-* Nothing to report.

*Recreation (Kristina Wilson)- Reported by Doug Whalen*

- Doug gave Kristina the recreation schedule for the season.
- Doug will ask Don Mancini for menu options and a price list for the 2025 Beach Bash/90<sup>th</sup> Anniversary Celebration.

*Public Safety (Steve Humes)-*

- Steve and Doug had a meeting with USA Security and reviewed their post orders. This year they will have to submit a log report to Public Safety at the end of each shift.
- Homeowners are contacting Doug to activate their white gate cards. Doug will post a sign that if they are not registered, they will be deactivated. They can be reactivated once they register their card.

*Public Works (Les Web)-*

- There is a pot hole that will be repaired.
- There is a cracked stop sign, but we have an extra and it will be replaced next week.

**VIII. WPCA Report**

- Steve reported on the WPCA meeting of May 5, 2025 where the sewer project and bids were discussed.
- Doug attended the Old Lyme Shores (OLS) Sewer project meeting and was informed by several members that he could not speak because he was not on the agenda. He was allowed to speak at the end under public comment.
- OLS has a vote pertaining to the sewer project on 5/24 and it is expected to pass, then

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can go out to bid. Miami beach will be going out to bid in a few weeks. Sound View's bids are in.

- Our internal contract was extended for 120 days and the others will keep the bids open.
- The goal is to have bids out and awarded by Sept/October 2025, with a shovel in the ground by December 2025. Once the shovel is in the ground it is expected to take 18mo. until we are flowing.
- Doug talked to Kim Mason, the State Treasurer and she assured him that the Clean Water Fund (CWF) and the forgivable loan monies are state funds and secure. We will not be impacted by federal funding cuts.
- Doug reported that once the project is completed, the Town of Old Lyme has offered to have it turned over to them to run and manage the project and payments.

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

Steve is waiting to hear from Old Lyme Shores about a meeting to discuss the Sheffield Brook outlet.

**X. OLD BUSINESS**

- a. FY 2026 budget-
  - i. The BoG has the proposed 2026 budget to present to General Membership for vote at the June meeting. Motion (Humes/Maselli) to move the proposed budget and mil rate of 2.45 to General Membership for vote. Motion approved unanimous.
  - ii. The Town of Old Lyme will give us \$10,904 towards security. Doug is meeting with them to get the amount increased.
  - iii. Interest on our bank account is 3.74 or 3.75%, which is good.
  - iv. The mil rate for OCBA taxes will be set at 2.45.
- b. 4<sup>th</sup> July security-
  - i. The OLPD Rangers will help patrol on July 4<sup>th</sup>. If the OLPD is closing the public beach (Sound View) on July 4<sup>th</sup>, they will notify us before it is closed and we will lock our gates.
  - ii. Additionally, there will be an extra USA Security guard on duty July 4<sup>th</sup>. There will be no guards Tues. or Wed. nights since they are normally slow. Doug will send Janet the updated guard schedule.
- c. Daily rentals-
  - i. The bi-laws do not prohibit daily rentals. The BoG will monitor daily rentals and readdress bi-law changes if needed.
- d. Treasurer position-
  - i. This position has not yet been filled. The BoG discussed hiring a day-to-day operations person to oversee the duties.

**XI. NEW BUSINESS**

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June Semi-annual Membership meeting

- The BoG developed the agenda for the semi-annual Membership meeting on June 14<sup>th</sup>. Motion to adopt the agenda (Maselli/Humes). Motion approved unanimous. WPCA positions due for reelection
- Doug made a motion to re-appoint Steve Humes and Nancy Zimmerman to the WPCA.  
Motion (Whalen/Maselli) approved unanimous.

OCBA Newsletter

- Doug has been receiving many pictures and stories for the OCBA 90<sup>th</sup> Anniversary Newsletter. It is currently at 26 pages. A discussion about printing versus electronic copies of the newsletter was had. Most of the BoG felt that printing would be very costly and that everyone has, or knows someone with email access and can print their own copies if desired.

XII. PUBLIC COMMENT:

Harvey Schiller said there was an article in the New London Day about the sewer project. No members of the BoG have a subscription to the Day.  
No other public comment.

The next BoG virtual meeting will be June 10, 2025 at 6:30 PM. The Zoom link is:

<https://us02web.zoom.us/j/89251389723>

The Semi-Annual General Membership meeting will be Saturday, June 14, 2020 at 10:00 AM at the Soundview Community Center, Hartford Ave. The agenda and meetings documents will be emailed out by the first week of June.

A motion to adjourn the meeting was made (Maselli/Humes). Motion approved unanimous.  
Meeting was adjourned at 7:30 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  
May 13, 2025

Balance July 1, 2024	\$1,070,756.19
	\$252,186.22 *
	(\$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:	\$251,522.30
Expenses:	\$229,936.43
Balance April 30, 2025	\$1,092,342.06
General Fund Checking	\$57,432.46
Capital Fund MM Savings	\$2,500.42
Municipal General Fund MM	\$206,848.92
Municipal Capital Fund MM	\$98,869.38
Municipal Loan Fund MM	<u>\$726,690.88</u>
Balance April 30, 2025	\$1,092,342.06

\*\* 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

April 30, 2025

	<u>Jul '24 - Apr 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>	
<b>Income</b>	
<b>Income Capital Fund</b>	
Interest Income Municipal C MM 3374	5,187.79
Interest Income Municipal L MM 3358	24,139.38
Interest Income - Cap Fund 7045	<u>0.42</u>
Total Income Capital Fund	29,327.59
<b>Income General Fund</b>	
Interest Income Municipal G MM 3367	6,856.70
Property Taxes	191,467.68
Late Fee Income	221.25
<b>Fundraiser</b>	
Recreation Raffle	2,383.00
Merchandise	<u>1,286.00</u>
Total Fundraiser	3,669.00
<b>Miscellaneous Revenue</b>	
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>14,475.00</u>
Total Income General Fund	<u>222,858.63</u>
Total Income	<u>252,186.22</u>
Gross Profit	252,186.22
<b>Expense</b>	
<b>Expenses Capital Projects Fund</b>	
Sheffield Brook Outlet Repair	47,000.00
Cameras	2,100.00
<b>Loan Interest Expense</b>	
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	3,969.03
Total Expenses Capital Projects Fund	120,414.74

# OLD COLONY BEACH CLUB ASSOCIATION

## Treasurer's Report

April 30, 2025

	<u>Jul '24 - Apr 25</u>
<b>Expenses General Fund</b>	
Fire Protection	9,958.71
 General & Administrative	
Web Services	115.85
Copies and Reproductions	316.79
Postage / Reg., Cert. Mail	31.87
Rental Fees	1,222.50
Officers Stipend	900.00
Supplies	454.76
Total General & Administrative	3,041.77
Insurance	8,199.92
Lighting	
Streetlights	3,696.04
Electricity for fence lock	561.98
Total Lighting	4,258.02
Professional Fees	
Legal Fees	500.00
Total Professional Fees	500.00
Public Safety	
Security for Gates	7,501.35
Cameras	6,530.46
Other	1,232.14
Guards	25,410.00
Total Public Safety	40,673.95
Public Works	
Sheffield Brook pipe cleanouts	3,150.00
Roads Maintenance	2,837.73
Beach Maintenance	15,386.10
Land Maintenance	8,372.50
Total Public Works	29,746.33
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

# OLD COLONY BEACH CLUB ASSOCIATION

## Treasurer's Report

April 30, 2025

	<u>Jul '24 - Apr 25</u>
Total Expenses General Fund	<u>109,521.69</u>
Total Expense	<u>229,936.43</u>
Net Ordinary Income	<u>22,249.79</u>
Net Income	<u><u>22,249.79</u></u>

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	57,432.46
Capital Fund MM Savings 7045	2,500.42
Municipal General Fund MM 3367	206,848.92
Municipal Capital Fund MM 3374	98,869.38
Municipal Capital Loan Fund MM 3358	726,690.88

Month End Balances per Bank Statements	
General Fund Checking 7032	57,482.46
Capital Fund MM Savings 7045	2,500.42
Municipal General Fund MM 3367	206,848.92
Municipal Capital Fund MM 3374	125,910.08
Municipal Capital Loan Fund MM 3358	726,690.88

Outstanding Checks Not Cleared By Bank	
General Fund Checking 7032	50.00
Capital Fund MM Savings 7045	0.00
Municipal General Fund MM 3367	0.00
Municipal Capital Fund MM 3374	27,040.70
Municipal Capital Loan Fund MM 3358	0.00

Bank Ending Balances After Uncleared Transaction Adjustment	
General Fund Checking 7032	57,432.46
Capital Fund MM Savings 7045	2,500.42
Municipal General Fund MM 3367	206,848.92
Municipal Capital Fund MM 3374	98,869.38
Municipal Loan Fund MM 3358	<u>726,690.88</u>
Ending Balance April 30, 2025	1,092,342.06

Prepared By: \_\_\_\_\_  
Janet A. Montano, Treasurer