

OLD COLONY BEACH CLUB ASSOCIATION  
WPCA  
FEBRUARY 2, 2026

CALL TO ORDER: the meeting was called to order at 6:40 pm by Frank Noe, Chairman. This was a ZOOM meeting.

PRESENT: Frank Noe, Bob Asal, Don Brodeur, Joe Cancelliere, Steve Humes, Frank Nicotera, Nancy Zimmerman.

WPCA ALTERNATES: Donna Maselli, Marc Peterson

GUEST: Dimitri Tolchinski, Joe Frutuoso, Michael Cohen, Anthony Camilleri, Ron Brown, Steve Wallet, Rich Wu.

APPROVAL OF THE JANUARY 5, 2026 minutes: A motion was made by Bob Asal & 2<sup>nd</sup> by Frank Nicotera to approve the 1.5.26 minutes. No discussion, none opposed, motion passed.

TRESURER'S REPORT: Please see the attached report from Don Brodeur, Treasurer. A motion was made by Frank Nicotera & 2<sup>nd</sup> by Steve Humes to approve the treasurer's report. No discussion, none opposed, motion passed.

SEWER PROJECT UPDATE: on Saturday, January 30, 2026, Old Lyme Shores did vote on the resolution. They had to go back out to referendum because in their resolution they were showing that the town of Old Lyme had to be a participant in the shared sewer project. The town of Old Lyme did not vote for the project, so they were not part of this project. It would just be the 3 beaches. They voted late Saturday morning and the bids with our contractors should have been awarded by January 31, 2026. The vote was 57 in favor & 43 not in favor, so it did pass.

All the paperwork was put in place so that we can award the contracts to the bidders. The president of Old Lyme Shores & Miami Beach & Old Colony Beach signed all the necessary paperwork on January 31, 2026.

The Notice of Award for Old Colony Beach sewer project, just for the internal, is Genovese & his bid price was \$6,629,595.00, and this is the contracted price with them at this time.

In order for us to get the extensions from the contractors that we awarded, we had to put in an escalation clause of 6%. They will have to show us when the bid to present, any of the costs that have gone up, ie: wages/labor for the internal as of January 31, 2026. Steve Humes said that the escalation point should be from the date of the extension to January 31, 2026.

Steve said that we should put the construction management contract out to bid rather than awarding it because it's important to get competitive bids instead of Fuss & O'Neill increasing their price and Frank Noe agrees. We owe it to the public to make sure that we

are getting the best price for construction management. Frank said that at this time, the overall cost of construction for Old Colony Beach is very conservative estimated to be \$7,057,145.00 for the Old Colony Beach internal only.

Right now the amount for the shared is coming in at \$9,806,759.05. Of that number, Old Colony Beach is responsible for 35.3% of that number, which is \$4,198,250.00. If we take the \$4,198,250.00 plus the \$7,057,145.00, the overall cost will be \$11,255,395.00. These numbers are very conservative estimates at this time.

Originally, we were misled by DEEP about the forgivable loan. The rules of the Clean Water Fund monies state that if we are getting any outside source of funds, that money has to be used first before we can use the Clean Water Fund money. That means that we were looking at taking the \$30 million dollars and taking 25% of that as Clean Water Fund grant money and then applying the forgivable loan. They want us to use the \$15 million first, then get the 25% grant money. By doing it that way, it is a \$6 million difference in cost. This forgivable loan is not an outside source of money or grant money. The Attorney General's office is looking at it and if that is the case, that will reduce the overall cost of the shared by \$6 million dollars. These numbers are subject to change and that some of the estimates we do not have the actual final numbers on the escalations from the contractors at this point.

Joe Cancelliere asked if we could go out to bid for the professional services since he doesn't think that we are allowed to do that and that DEEP would not allow us to bid professional services. They may want qualification based selection. If we do go out with another firm, we would have to request their qualifications and select them on that basis and start the negotiation fees. Steve Humes asked 1. if we can hold Fuss & O'Neill to their original bid since we already have their original bid and 2. how can they increase their original price after we're locked in. Donna asked Joe if the state has a list of approved vendors? Joe said "yes, they certainly do." Joe asked if the contracts were actually signed and Frank said "no." Steve states that we have an obligation to protect the public's trust, so we should try to lower Fuss & O'Neill's cost of construction oversight role. Frank Nicotera states that we should negotiate with Fuss & O'Neill to try to get their price down.

Frank Nicotera asked Frank about the town of Old Lyme participating in the shared project. Frank Noe said that as of now they own the share of the \$273,000 of the design, so the town owes the shared project of \$273,000. Frank Noe asked Steve if the town of Old Lyme would have to pay their pro-rata share of the Cost Sharing Agreement & owe their percentage of the sewer project. Steve states that the town of Old Lyme is 100% responsible for their 29.7% share of the infrastructure and the design & construction. Steve states that we should continue to keep the town in the loop, including giving the award and send them a bill for the balance of the engineering services and tell them what they owe. We have to keep them in the loop from the communication perspective and give them a chance to vote, but they are 1/4<sup>th</sup> of the vote under the management arrangement in the CSA and treat them as a party. They would be responsible for 29.7% of the \$12 million dollars, which is \$3.5 million dollars. Steve states that we need to notify the town now that the project is approved and going forward and their portion is 29.7% of the project and pay

us the balance of the engineering and design costs and they will be billed for the construction portion. Steve states that we send them a bill and give them a deadline to pay and if they don't, then we will have our attorney send them a letter.

OTHER BUSINESS: none

PUBLIC COMMENT: Loretta Brown stated that it seems that there are 3 beaches and that it is roughly \$9 million for each of the 3 beaches and then the shared portion that came to about \$12 million dollars and asked if that got split between the 3 beaches. If the town is part of it, isn't it split 4 ways and not 3 ways? Loretta also asked if we have a rough estimate of what it will cost the individual households. She wants to know if it's at the level of \$60,000 right now? Frank stated that it would be estimated to be \$3,437.00/year for 20 years for one structure.

Steve Wallet wanted confirmation that \$3,437.00 is correct and Frank said yes, at this time. Dimitri Tolchinski stated that he thinks that the town of Old Lyme should pay for the sewer project. Rich Wu asked Frank about awarding the \$6 million to a contractor? Frank said that we awarded a contract of \$6,482,695.00 for the Old Colony Beach internal. What we awarded for the shared was \$16,778,780.00.

NEXT MEETING: the next meeting will be on Monday, March 2, 2026 at 6:30 pm.

MOTION TO ADJOURN: a motion to adjourn was made by Steve Humes & 2<sup>nd</sup> by Frank Nicotera. The meeting was adjourned at 7:56 pm.

Respectfully submitted,

Nancy Zimmerman, Secretary

**Old Colony Beach Club Association - WPCA**  
**Treasurer's Report as of February 2, 2026**

**OCBCA WPCA Operating Acct #0804**

<b>Checking Account Balance As of January 5, 2026</b>	<b>\$ <u>5,365.52</u></b>
<b>Deposits</b>	
Transfer from Tri Beach	3,316.39
<b>Total Deposits</b>	<b>\$ <u>3,316.39</u></b>
<b>Disbursements</b>	
<b>Total Disbursements</b>	<b>\$ <u>-</u></b>
<b>Checking Account Balance As of February 2, 2026</b>	<b>\$ <u>8,681.91</u></b>

**Tri Beach Infrastructure Share Acct #8573**

<b>Checking Account Balance as of January 5, 2026</b>	<b>\$ <u>6,261.47</u></b>
<b>Deposits</b>	
<b>Total Deposits</b>	<b>\$ <u>-</u></b>
<b>Disbursements</b>	
Transfer to WPCA	3,316.39
<b>Total Disbursements</b>	<b>\$ <u>3,316.39</u></b>
<b>Checking Account Balance as of February 2, 2026</b>	<b>\$ <u>2,945.08</u></b>