

OLD COLONY BEACH CLUB ASSOCIATION
WPCA
JANUARY 5, 2026

CALL TO ORDER: The meeting was called to order at 6:32 pm by Frank Noe, Chairman.

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

ABSENT: Marc Peterson, WPCA alternate, Donna Maselli, WPCA alternate.

GUEST: Dimitri Tolchinski, Ronald Brown, Joe Frutuoso, Anthony Camelleri, Jonathan Grossman.

APPROVAL OF THE 12.1.25 MINUTES: A motion was made by Frank Nicotera & 2nd by Bob Asal to approve the 12.1.25 minutes. No discussion, none opposed, motion passed.

TREASURER'S REPORT: Please see the attached treasurer's report from Don Brodeur, treasurer. A motion was made by Frank Nicotera & 2nd by Steve Humes. No discussion, none opposed, motion passed.

SEWER PROJECT UPDATE: the town of Old Lyme went out for referendum. The vote was 925 nays & 363 yeas, so the referendum did not pass. DEEP sent out a letter to the first select woman indicating that they need to figure out a way to take care of their pollution. We are waiting to hear from the town and the Chairman of the town's WPCA resigned as of 12.31.25, and at this time we do not know who the new Chairman will be.

Miami Beach went out for referendum and it did pass with a narrow margin of 68 yeas and 62 nays, all 3 beaches will be moving forward. We all signed the letter of intent that DEEP was requiring us to submit to them stating that we do want to proceed and we want to proceed to award the bidding contractors to proceed. We are waiting for Fuss & O'Neill & DEEP to go through the awarding process. We are planning to have a meeting with DEEP because there are a lot of unknown questions at this time regarding the financial end of this project and now that the town is out, they are responsible for 29.7% of the shared design portion of the project and how the state and DEEP are going to allocate the \$15 million. At this time, we are waiting for DEEP to respond to us regarding the meeting that we requested with them regarding these questions.

The other part of this is with us and the 3 beaches is also is planning a meeting with them to decide which Cost Sharing Agreement (CSA) we are going to use. Are we going to use the original CSA signed by all parties, or the new CSA and omitting the town of Old Lyme?

Steve Humes said that without question, we should take the position that the original CSA is valid, enforceable and governs the relationship of the parties at this time. We did make a major revision to the agreement as requested by the town and the town has decided not to go forward, and so we can take the town's requested edits and put them on the back burner and go back to where we were before. Steve doesn't think that we should attempt to modify that document that never got finalized to maybe pick what we like about the revisions or not. We have an agreement in place and the 3 beaches should confirm with each other that that's what governs and the town has their responsibility for the 29.7%, even though the town is not committed to go forward with the project. We can send the town the bills when they accrue and ask the town to pay its part and just move forward with the project with the 3 beaches without the town. When the town comes back to us and asks to join the project, at that time, they can take it as they find it. DEEP is asking where we stand, we should adopt

a resolution endorsing the CSA, so that it is clear where we stand. Steve made a motion that the Old Colony Beach Association WPCA reaffirm and ratify, as of today, the existing CSA dated April 25, 2016, that includes the beaches of Old Colony Beach, Miami Beach & Old Lyme Shores as modified by the town joining the CSA in February, 2021. The motion was 2nd by Bob Asal, no discussion, none opposed, motion passed.

Frank said that we are in the process of putting in our application to the Clean Water Fund monies for the shared and for the internal and have submitted everything that has been requested. Frank asked Attorney Brendan Sharkey for a letter from him regarding that all easements have been obtained in the association for the shared and the internal and we are waiting to hear back from him.

Joe asked about the January deadline to award the contracts. Frank stated that 3 contractors have given us an extension until January 31, 2026.

Frank stated that Joe helps us to be able to stop the pavement to East Lyme. We got a letter from the DOT indicating that they no longer can wait on us and that they are going to plan to repave in 2027. Joe states that if we award the bids on January 31, 2026, we should get a letter out to the DOT and let them know that we are moving forward and even if we have a preliminary schedule of the activity on Rt 156, because in the 2027 paving program, we still have enough room/time to fit the Rt 156 paving in.

Frank Nicotera asked if we still have the \$15 million to go ahead with the shared? Frank Noe said that it's about \$21 million for the shared, shoreline and the pump station. We're entitled to 25% of the Clean Water Fund money, so that will bring us down to being short for the \$15 million to be paid in full with the \$15 million forgivable loan.

OTHER BUSINESS: NONE

PUBLIC COMMENT: Dimitri Tolchinski states that Steve Humes is saving us against the sewer people. Dimitri wants Steve to consider if the town now is different administration since Griswold resigned on 12.31.25 and also they were working to participate in 2021 when the vote was for the sewer was \$1 million. What do they now say that is different now and it costs more money and the town should do it also. Is that true? Steve states that the town is a non-politicking corporate subdivision of the state of CT and is tied to update to honor their contracts and commitments. The fact that a political leader comes and goes is no consequence. It is a valid and enforceable contract that the town signed. The town did not insert any caveat in their commitment that the cost of the project exceeds \$900 or what they thought it was.

NEXT MEETING: The next meeting will be on 2.2.26 at 6:30 pm.

ADJOURNMENT: A motion was made by Frank Nicotera & 2nd by Bob Asal. No discussion, none opposed, motion passed. The meeting was adjourned at 7:28 pm.

Respectfully submitted,

Nancy Zimmerman, Secretary

Old Colony Beach Club Association - WPCA
 Treasurer's Report as of January 5, 2026

OCBCA WPCA Operating Acct #0804

Checking Account Balance As of December 1, 2025	\$	6,270.52			
Deposits	\$	-			
Total Deposits	\$	-			
Disbursements	\$	905.00			
Fuss & O'Neill	\$	905.00			
Total Disbursements	\$	905.00			
Checking Account Balance As of January 5, 2026	\$	5,365.52			
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Tri Beach Infrastructure Share Acct #8573					
Checking Account Balance as of December 1, 2025	\$	6,885.61			
Deposits	\$	1,540.86			
State of CT Deposit	\$	1,540.86			
Total Deposits	\$	1,540.86			
Disbursements	\$	2,165.00			
Fuss & O'Neill	\$	2,165.00			
Total Disbursements	\$	2,165.00			
Checking Account Balance as of January 5, 2026	\$	6,261.47			