

OLD COLONY BEACH CLUB ASSOCIATION
WPCA
MAY 4, 2026

CALL TO ORDER: the meeting was called to order at 6:35 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 Alternate: Donna Maselli

ABSENT: Marc Peterson, WPCA alternate

GUEST: Joe Frutuoso, Harvey Schiller, Larry Michaud, Doug Whalen, Rich Wu, Ron Brown, Jonathan

APPROVAL OF THE 4.6.26 minutes: A motion was made by Steve Humes & 2nd by Donna Maselli to approve the 4.6.26 minutes. No discussion, none opposed, motion passed.

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

NOTICE TO PROCEED: This means that Old Colony Beach did sign the Notice to Proceed with DEEP for the shared and the internal. This means that the contractors now can proceed in ordering the material and starting the process of starting the project. The contractor is anxious to be able to place orders for materials because he fears that there will be a lot of price escalation and he wants to place orders ASAP so that the material is close to what he bid it for. Joe said that on the shared, the contractor is looking for the Notice to Proceed from each beach community and Frank will address that as follows.

As of now, Old Colony Beach has signed the shared and we need 3 beaches to sign the shared. Frank requested that the IFO (interim funding obligation) is going to be all 3 parties as signatories. Steve mentioned that the town as well. Frank stated that as of now, DEEP is adamant that it will only be the 3 beaches. Steve asked that the shared infrastructure committee be the one to make the decisions to Notice to Proceed, so it would be a representative from each of the beaches plus a representative from the town? Frank said that according to DEEP, the town is not part of this project. Steve said they are wrong that DEEP is misunderstanding the contract. For purposes of managing the project, we should treat the town like a party. Donna said that we have a signed contract with them, so unless the town is in breach of the contract, DEEP can't say that they are not a party to it. Joe said some components that the town won't sign. 1. The Notice to Proceed; 2. The contract with the contractors and 3. The IFO for funding. Frank isn't sure how to get the town to sign the 3 documents and for us to keep this project moving. Donna said that they don't want

sewers, so they won't sign, but we do have a signed CSA with the town which is an obligation to pay their share of the CSA. Joe said that OLS has signed the Notice to Proceed and Miami Beach has not signed as of yet because the President of Miami Beach is adamant that he will not sign it. Miami Beach has 5 members on the board and 3 of them are against the sewers due to the cost. Miami Beach is having a meeting on 5.5.26 and Frank said that he will know more after that meeting.

Steve said that DEEP is going to insist that the IFO's be just between the 3 beaches, which means that the 29.7% share of the shared infrastructure that's fairly allocated to the town is going to be carried by the 3 beaches, so our cost for the foreseeable future is going to include carrying the town's share. Steve would like to keep on a monthly basis a tally of what we're carrying for the town and interest on that, so that in the end when the town says that they are ready to join our project, we can tell them that we have been carrying this account for a period of time and you need to pay your pro rata share, plus interest, plus the costs that we have incurred, which will include fees if we have to go to court.

PROJECTED CONSTRUCTION COST FOR SHARED & OCBCA INTERNAL: Please see the attached report.

PROJECTED COST OF BENEFIT ASSESSMENT: Please see the attached report.

PROJECTED COST OPERATION & MAINTENANCE: Please see the attached report.

OTHER BUSINESS: Don Brodeur stated that he agrees with Steve Humes, that we need to hold the town responsible for their share of the project.

PUBLIC COMMENT: Larry Michaud said that he is very pleased with the WPCA and agrees that we need to pursue the town of Old Lyme. He did as that if the town of Old Lyme does not participate and not held liable if we go to court. He said that he understands that these sewers will increase the value of our home and he wonders if we can get the values of our homes frozen for 20 years and they can't tax us on the fact of the sewers if they cost us more money by delaying. Donna Maselli stated that very few of us do not have children in their schools, but a chunk of our taxes are going towards the schools and we are paying for something that we don't benefit from. Joe states that we have been damaged by the town and by the DEEP for years, so we have a lot of damages to provide if we have to go to litigation.

NEXT MEETING: the next meeting will be on Monday, June 1, 2026 at 6:30 pm.

ADJOURNMENT: A motion was made by Nancy Zimmerman and 2nd by Steve Humes to adjourn the meeting. The meeting was adjourned at 8:00 pm.

Respectfully submitted, Nancy Zimmerman, Secretary

Old Colony Beach Club Association - WPCA

Treasurer's Report as of May 4, 2026

OCBCA WPCA Operating Acct #0804

Checking Account Balance As of April 6, 2026	\$	<u>16,003.03</u>
Deposits		
Transfer from Tri Beach		7,076.57
Total Deposits	\$	<u>7,076.57</u>
Disbursements		
Douglas Whalen	\$	1,250.00
Total Disbursements	\$	<u>1,250.00</u>
Checking Account Balance As of May 4, 2026	\$	<u>21,829.60</u>

Tri Beach Infrastructure Share Acct #8573

Checking Account Balance as of April 6, 2026	\$	<u>2,945.08</u>
Deposits		
State of CT	\$	7,076.57
Total Deposits	\$	<u>7,076.57</u>
Disbursements		
Transfer to WPCA	\$	7,076.57
Total Disbursements	\$	<u>7,076.57</u>
Checking Account Balance as of May 4, 2026	\$	<u>2,945.08</u>

Section 4 - Project Cost Summary Shared Infrastructure Project
Shared Sewer Infrastructure

	A	B	C	D	E	F	G
	Total Project Cost	Funding from Other Sources	Local Share	Eligible Project Cost	Grant Amount	Local Proportion ¹	Loan Amount
Technical Services:							
Planning							
Technical Services²	576,218.65			576,218.65	518,462.59	546,344.37	517,831.93
Design							
Technical Services:	560,108.80			560,108.80	515,775.80	538,174.88	511,688.12
Construction Admin:							
Technical Services:	549,408.00			549,408.00	512,600.80	538,174.83	495,745.18
Rustated Pipe Installation							
Technical Services:	542,588.00			542,588.00	516,673.58	524,518.25	517,371.41
Specialty Services							
Subtotal Tech Svcs:	61,974,348.88			61,974,348.88	3,688,572.31	61,326,876.46	6,019,268.24
Labour³	31,511,323.89			31,511,323.89			31,511,323.89
Other ⁴							
Subtotal Legal & Other:	31,511,323.89			31,511,323.89			31,511,323.89
Construction	51,317,788.00			51,317,788.00	51,274,415.99	51,777,532.86	4,615,712.12
Contract No. Shared Pump Station Project							
Contract No. Shared Shoreline Sewer Project ⁵	124,912,800.00			124,912,800.00	64,558,520.00	51,271,768.28	51,271,768.28
Escalation Clause: Shared Shoreline Pump Station ⁶	8,999,342.24			8,999,342.24	174,545.54	51,72,086.10	501,581.02
Escalation Clause: Shared Shoreline Sewer ⁷	6,687,543.79			6,687,543.79	1,80,304.93	50,81,631.41	541,875.41
Letter Contracts							
Equipment/ Materials							
Subtotal Construction	213,442,827.19	50.00	50.00	213,442,827.19	58,876,453.22	111,253,191.37	54,211,897.00
Contingency (8%)⁸	17,075,426.18			17,075,426.18	14,063,847.21	17,075,426.18	17,075,426.18
Interest During Construction⁹	1,278,000.00			1,278,000.00			1,278,000.00
Other: CPDDT Bridge Project	3,451,970.00			3,451,970.00	51,72,767.00	6,998,428.24	517,982.24
Other: IMA Revisions¹⁰							
Grand Total	\$29,444,095.78	\$0.00	\$0.00	\$29,444,095.78	\$6,504,458.44	\$18,000,000.00	\$4,939,628.33

- Notes:
- \$19,090,000 applied to the Loan portion of the small community set aside CWP Grant and Loan defrayment after the 25% grant is applied per DEEP conversation with all Associations and stakeholders on March 13, 2026.
 - Assumed 1% interest over construction project.
 - IMA Buyin Costs pursuant to E-mail from DEEP dated 1/29/2026 are CWP Ineligible, unless those costs are invested in some form of capital wastewater improvement project that can help the downstream community to be more prepared or better equipped to receive the external flows and provide adequate conveyance and/or treatment. Buyin costs based upon 2018 IMAs Executed with New London and East Lyme. Increased by 9.3% for New London IMA Amendment 2024. Does not include \$24,106.32 increase for additional 50k flow to EL. 8/18/2022. Pursuant to email received from Association Members dated April 13, 2026 IMA Costs will be included as C&M.
 - Legal and Administrative Costs estimated based on 0.8% of construction cost. Loan only services include Bond Counsel costs, Finance Director Costs, setup assessment policy, setup user fee policy, create programmatic administrative policies, estimate and land acquisition procurement costs, and misc. legal and admin. costs during design and construction of the project.
 - Includes reduction for payment from Town of \$272,279, provided as part of the execution of the 2020 C&A.
 - Escalation provided by J. Raymakers & Sons dated April 7, 2026.
 - Escalation provided by Ballazer Contractors dated March 25, 2026.
 - Contingency increased to 8% based on actual escalation values received from Contractors and DEEP spreadsheet provided on January 12, 2026.
 - \$698,310 subtracted from the Shared Shoreline Sewer Project for the installation of screens on Hartung Place and is included in the Table 4 for OCBCA Interim Infrastructure.

Handwritten calculation:

$$\begin{array}{r}
 4,939,628 \\
 \times 34.6\% \\
 \hline
 1,709,111
 \end{array}$$

OCBCA

Section 4: Project Cost Summary
 Old Colony Beach Club Association Sewers and Association Improvements

	A	B	C	D	E	G
	Total Project Cost	Funding from Other Sources	Local Share	Eligible Project Cost	Grant Amount	Loan Amount
Technical Services:						
Planning:						
Technical Services:						
Design:	\$453,000.00			\$453,000.00	\$148,250.00	\$444,750.00
Technical Services:						
Construction Admin:	\$218,000.00			\$142,500.00	\$48,025.00	\$116,975.00
Technical Services:						
Resident Representative:	\$216,000.00			\$206,000.00	\$125,000.00	\$275,000.00
Technical Services:						
Specialty Services:	\$31,000.00			\$31,000.00	\$7,750.00	\$23,250.00
Subtotal Tech Svcs:	\$1,288,000.00			\$1,206,500.00	\$296,025.00	\$978,225.00
Legal:	\$28,450.00			\$28,450.00		\$28,450.00
Other:	0			0	0	0
Subtotal Legal & Other:	\$28,450.00			\$28,450.00	0.00	\$28,450.00
Construction						
Contract No. - OCBCA Sewers and Association Improvements ¹	\$7,128,295.00			\$1,296,295.00	\$1,431,733.74	\$6,494,721.26
Contract No. - OCBCA Storm Drainage Improvements Project ²						
Escalation Clause ³	\$253,000.00			\$253,000.00	\$75,207.38	\$219,802.62
Labor Contracts						
Equipment/ Materials						
Subtotal:	\$7,381,295.00			\$1,549,295.00	\$1,506,941.12	\$5,325,058.88
Contingency	\$415,719.23			\$415,719.23	\$483,859.56	\$211,789.67
Interest During Construction ⁴	\$78,092.50			\$78,092.50		\$78,092.50
Other:						
Other:						
Grand Total	\$9,432,231.73			\$9,450,731.73	\$2,335,395.68	\$7,115,336.05

- Notes:
- \$15,000,000 applied to total shared project costs prior to small community program CWF Grant and Loan defrayment per DEEP conversation with all Associations and stakeholders on 1/12/2026.
 - Assumed 1% interest over construction project.
 - Storm Drainage Improvements not included herein and to be paid by private financing.
 - Escalation provided by Genovest Construction, LLC dated February 25, 2026
 - Contingency increased to 5% on Construction and Construction Services
 - \$696,310 add from the Shared Shoreline Sewer Project for the installation of sewer on Hartung Place.

7,115,336
 1,709,111

 \$ 8,824,447

**Table 2b: Estimated Annual O&M Costs for
Centralized Sewer System Options to East Lyme - OCBCA**

O&M COSTS (2025)	
Contract Operations Fee ⁽³⁾	\$6,667
Annual Payment to East Lyme for conveyance/treatment at New London WPCF ⁽¹⁾	\$59,000
Electricity (Assume 4 hr/day operation, 2@ 75 hp pumps, 60% efficiency) ⁽²⁾	\$13,555
Gas and oil for generator(s)	\$400
General Engineering/Legal	\$2,000
Audit	\$500
Discretionary Fund	\$500
Odor Control (Conservative)	\$11,000
Short lived asset account (Reserve for capital non-recurring)	\$2,500
State fees	\$300
Billing & Collection	\$2,500
Annual OCBCA O&M Cost (Rounded)	\$99,000

1) Based on 2025 East Lyme Sewer Rates of \$12.88/1000 gallons of wastewater and 2016 Cost Sharing Agreement EDU Numbers.

2) Based on \$0.28/KW-h, 4 hrs per day summer operation, 60% efficiency, 300 gpm flowrate, 75 hp pumps for all Associations

3) Based on EL adding Shared PS and Internal Infrastructure O&M to Contract Operations, escalated 100% from draft agreement 2018

Shared Loan Amount	\$4,939,628.33
Old Colony 34.6%	\$1,709,111.40
Old Colony Internal Loan Amount	\$7,115,336.05
Old Colony 34.6%	\$1,709,111.40
Total of Shared & Internal	\$8,824,447.45

Annual O&M	\$99,000.00
Annual East Lyme Buy-in	\$11,096.00
Annual New London Buy-in	\$35,374.00
Total O&M	\$145,470.00
Old Colony per EDU	\$729.17

Construction Cost Based on Engineers Estimate of 3/14/26	\$8,824,447
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Benefit Assessment Calculation Based on Number of Laterals

	Properties		Structures	
Properties with 1 struct.	178		178	
Properties with 2 struct's	12		24	
Properties with 3 struct's	1		3	
Properties with 4 Units	1		1	
Properties with 5 struct's	1		5	
Commercial Property	1		1	
	194		212	

25% surcharge for each additional lateral (+) (Varies)
BASE ASSESSMENT \$44,067.15

TOTAL BENEFIT ASSESSMENT (Varies)

	178 1 Structure on Property	12 2 Structures on Property	1 3 Structures on Property	1 4 Condo Units on Property	1 5 Structures on Property	1 Commercial Property
Benefit Assessment	\$44,067.15	\$55,083.94	\$66,100.73	\$77,117.51	\$88,134.30	\$88,134.30
Annual Payment	(\$2,695.00)	(\$3,368.75)	(\$4,042.50)	(\$4,716.25)	(\$5,390.00)	(\$5,390.00)
Total Collected	\$7,843,952.89	\$661,007.27	\$66,100.73	\$77,117.51	\$88,134.30	\$88,134.30

Total Collected	\$8,824,447.00
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4/14/2026