

ATTENTION

OLD COLONY BEACH CLUB ASSOCIATION MEMBERS

In Accordance with Article VII, Section 4 of the Bylaws of the Old Colony Beach Club Association you are hereby advised that the June Semi-Annual General Membership Meeting of said Association is scheduled for Saturday June 13, 2026, at the Soundview Community Center, Hartford Ave. at 10am

Douglas Whalen

Douglas Whalen, Chairman
June 7, 2026

Please note that this packet contains a form entitled Old Colony Beach Club Association Proxy. In accordance with Article VII Section 6 Paragraph B of the Charter members may designate a proxy if they are unable to attend a membership meeting. A member may designate a proxy holder by completing the enclosed Proxy form and submitting it prior to or at the June 13, 2026, General Membership Meeting. **A scanned copy of the Proxy with the appropriate signature can be returned by email to clerk@oldcolonybeach.org. This form will count toward attendance and the designated proxy holder can participate in all voting at this meeting. The member wishing to designate a proxy holder can either name the OCBCA Clerk or another party who will attend this meeting to serve as their proxy. If you designate the Clerk as your proxy, you can complete the enclosed page 3 related to the votes to be taken at the September 6th meeting and enclose them with your proxy, The Clerk will then observe your wishes anonymously and vote as you indicate.**

The last page of this packet contains a form entitled EMAIL STATEMENT AND REQUIRED DOCUMENTS AUTHORIZATION FORM. If you already have email delivery of official Old Colony Beach Club Association you can ignore this form. If you have not already considered signing up for paperless delivery of important OCBCA documents, please do so. The fewer US Mail letters that must be sent to members is a savings for all.

**OLD COLONY BEACH CLUB ASSOCIATION
SEMI-ANNUAL MEETING AGENDA**

SATURDAY, June 13, 2026, 10:00AM

**Location: Soundview Community Center, Hartford Ave, Old Lyme, CT
or by Zoom**

- Call to Order
- Approval of September 6, 2025, Semi-Annual Meeting Minutes
- Treasurers Report
- Board of Governor's report:
 - Chairman: Doug Whalen
 - Treasurer: Enzo Radineri
 - Clerk: Catherine Foster
 - Tax Collector: Megan DuBaldo
 - Public Works: Tony Camilleri
 - Security: Steve Humes
 - Recreation: Kristina Wilson
- Public Comment- Association member comments on Board of Governor's report
- Committee Reports
 - Water Pollution Control Authority
 - Sheffield Brook Outflow Subcommittee
 - 4th July committee report
- Unfinished Business
 -
- New Business
 - FY 2027 OCBCA Budget approval set mil rate at 2.45mil. (Voting item)
 - New Beach passes for 2026
 - Re-register all golf carts in community
- Public Comment
- Next Meeting: **Saturday September 19, 2026 10:00AM,
Soundview Community Center, Hartford Ave.**
- Adjournment:

Join Zoom Meeting

<https://us06web.zoom.us/j/86333116335>

Meeting chat link

<https://us06web.zoom.us/launch/jc/86333116335>

Meeting ID: 863 3311 6335

**OCBCA
LIMITED PROXY/MEETING
BALLOT**

The undersigned, owner or designated voter of: _____ appoint
(OCBA Property Address)

(Check one*)

_____ a) Clerk of Old Colony Beach Association,

_____ b) _____ (if you check b, write in the name of your proxy), as my proxyholder* to attend the Semi-Annual General Membership meeting of the Old Colony Beach Association (OCBA) to be held **Saturday, June 13, 2026 at 10:00 AM** at the **Soundview Community Center, 39 Hartford Avenue, Old Lyme, CT and remotely via Zoom**, and any adjournment/recess thereof. In the event I attend the meeting in person, this will act as my meeting ballot. The proxyholder named above has the authority to vote and act for me to the same extent that I would if personally present, with power of substitution, except that my proxyholder's authority is limited as indicated below:

LIMITED POWERS (FOR YOUR VOTE TO BE COUNTED ON THE FOLLOWING ISSUES, YOU MUST INDICATE YOUR PREFERENCE IN THE BLANK(S) PROVIDED BELOW).

I SPECIFICALLY AUTHORIZE AND INSTRUCT MY PROXYHOLDER TO CAST MY VOTE IN REFERENCE TO THE FOLLOWING MATTERS AS INDICATED BELOW:

1. OCBCA Budget-

a. Approve the July 1, 2026 -June 30, 2027, budget of \$247,592.00 and set the Mil rate at 2.45

b. Do Not Approve the July 1, 2026 – June 30, 2027, budget.

SIGNATURE OF OWNER OR DESIGNATED VOTER (Date)

*Failure to check either (a) or (b), or, if (b) is checked, failure to write in the name of the proxy, shall be deemed an appointment of the Clerk of the Association as your proxyholder.

THIS LIMITED PROXY/MEETING BALLOT IS REVOCABLE BY THE HOMEOWNER AND IS VALID ONLY FOR THE MEETING FOR WHICH IT IS GIVEN AND ANY LAWFUL ADJOURNMENT. IN NO EVENT IS THE PROXY VALID FOR MORE THAN NINETY (90) DAYS FROM THE DATE OF THE ORIGINAL MEETING FOR WHICH IT WAS GIVEN.

OCBCA 2027 Fiscal Year proposed Budget

	Actual FY 2023	Actual FY 2024	Actual 6/30/2025	Budget FY 2026	Actual 3/31/2025	Proposed FY2027
Revenues						
Property Taxes + finance charges	190,609.93	190,507.40	191,688.93	205,800.00	205,638.52	204,533.00
Town of Old Lyme	9,014.00	8,419.00	10,415.00	10,904.00	11,056.00	13,742.00
Vendor Fees	1,300.00	1,300.00	800.00	850.00		850.00
Registrations	150.00	250.00	250.00	100.00	300.00	100.00
Reimbursement for Bank Charge	19.89	10.00				
Gate Swipe Cards	223.00	267.00	215.00	100.00	150.00	100.00
Additional Beach Passes	30.00	200.00	180.00		40.00	
Fines	70.00	60.00	20.00		40.00	
Web Site overpayment returned			99.00			
Frontier Communications Rebate			100.00			
Zodiac boat sale		315.00				
Swim line repair payment	602.67					
Beach construction debris repay	550.00					
Sign damage payment						
Donations			118.90		900.00	
Beach Cleaning Donations	715.00				1,525.00	
Deposit error funds returned			4,060.00			
Interest Income General Fund	2,693.22	8,873.97	8,169.62	6,000.00	5,424.29	6,500.00
Interest Income Capital Accounts	1,714.67	6,461.03	5,803.02	4,500.00	3,598.50	5,000.00
Interest Income Loan Account	10,344.47	31,880.17	28,751.88	16,000.00	19,011.95	16,267.00
Public Works OLS Sheffield Brook cost share	3,437.50	800.00	1,400.00		1,375.00	
OLS share Ramboll Sheffield Brook repair					9,979.65	
Recreation Dinner		6,580.00	4,835.00	5,000.00	4,290.00	
Raffle		2,615.00	2,383.00	2,000.00	3,887.00	
Reimbursement for fence damage from Insurance					3,600.00	
Merchandise	1,838.00	1,644.00	1,286.00	500.00	148.00	500.00
Total Revenues	223,312.35	260,182.57	260,575.35	251,754.00	270,963.91	247,592.00
Expenditures General Fund						
Public Safety	39,426.04	42,453.97	50,559.29	48,000.00	32,147.59	47,000.00
Public Works	43,357.13	44,990.65	41,663.44	45,000.00	31,740.67	45,500.00
Insurance	6,826.76	7,194.92	8,199.92	9,000.00	7,767.59	9,000.00
General Administration	3,431.67	5,349.76	5,806.77	7,000.00	3,885.75	6,388.00
Deposit error funds returned			4,060.00			
Electricity	5,468.40	5,279.56	5,029.03	7,000.00	3,262.15	7,000.00
Fire Protection (Hydrants)	11,783.73	11,478.74	12,137.01	14,000.00	9,931.30	14,000.00
Recreation including Dinner	4,082.97	10,489.93	11,539.94	14,950.00	14,103.79	10,450.00
Raffle		152.90	278.57	200.00	235.63	200.00
Merchandise	2,767.23	558.00	2,077.37	4,000.00		4,000.00
Professional Fees	13,687.50	10,000.00	500.00	14,000.00	10,562.50	15,000.00
Donations	200.00	100.00			900.00	
Bounced Tax Check Bank Fee/Charge	4.89	10.00			339.20	
Property Taxes	1,119.34	1,119.34	1,162.18	1,282.00	1,259.78	1,282.00
Subtotal	132,155.66	139,177.77	143,013.52	164,432.00	116,135.95	160,270.00
Contingency Fund Capital Account		15,000.00	10,000.00	20,000.00	20,000.00	20,000.00
Capital Improvements/Expenditures						
Stormwater Loan Interest + Principal	67,392.42	67,369.44	67,345.71	67,322.00	66,648.08	67,322.00
Wires for OCR beach pole placed underground	2,782.34					
Security Cameras			2,100.00			
Sheffield Brook Project (Ramboll)		4,875.00			6,977.00	
Bank fee/reconciliation adjustment		10.00				
Fencing						
Border lot survey						
Stormwater Study					4,331.98	
Permit					803.94	
Subtotal	70,174.76	72,254.44	69,445.71	67,322.00	78,761.00	67,322.00
Total	202,330.42	211,432.21	212,459.23	251,754.00	194,896.95	247,592.00
Mill Rate	4.00	4.00	4.00	2.45	2.45	2.45
Profit/Loss	20,981.93	48,750.36	48,116.12			
Grain Repair Capital Fund Contingency Expense			47,000.00			
Swim Lines Capital Fund Contingency Expense			4,725.00			
Stormwater Project (Loan Funds)		49,408.72	3,969.03			
Total Loan & Contingency Funds		49,408.72	55,694.03		-	
Total Expenditures		260,840.93	268,153.26		194,896.95	

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Semi-Annual Membership Meeting
Saturday, September 6, 2025
Sound View Community Center, Hartford Ave., Old Lyme

Draft Minutes

Call to Order

The Old Colony Beach Club Association Semi-Annual meeting was called to order on September 6, 2025 at 10:05 AM by Board of Governor's (BoG) Chairperson Doug Whalen.

The meeting was held at the Sound View Community Center and was available via Zoom. Present: Doug Whalen, Steve Humes, Kristina Wilson, Janet Montano, Les Webb, Enzo Radineri and Donna Maselli. The Chair confirmed that we had a quorum and declared it an official meeting. Fifty-two (52) residents were present in-person and three attended via Zoom. The meeting began with a moment of silence in honor of past members and their families that we lost.

Approval of Previous Minutes

The minutes of the June 14, 2025 Semiannual Meeting were presented for approval. A motion was made by (Balduzzi/Newsome), to approve the minutes. The 2025-2026 BoG meeting dates were revised to read Tuesday, 9/16/25 and Tuesday, October 7, 2025. A motion was made (Balducci/Newsome) to approve the 6/14/24 Semi-annual General Membership meeting minutes as corrected. There being no further discussion, the motion carried unanimously.

Treasurer's Report

Treasurer Janet Montano presented the financial summary:

- Balance on July 1, 2025: \$1,062,514.36
- Income: \$225,000
- Expenses: \$126,432.13
- Balance on September 6, 2025: \$1,171,138.50

Additional account balances were provided, including checking, savings, and municipal funds. The Treasurer confirmed a full report, including all checks issued, would be sent to the Board and membership. See attached.

Board of Governors Reports

Chairman Report (Doug Whalen): Les Webb (Public Works) and Janet Montano's (Treasurer) board positions are up for reelection and both have notified us that they will

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not be running again. Both positions will leave a void with their tremendous experience and dedication to OCBA. The Chair acknowledged the 12-year total dedicated service of Les Webb (Public Works Director) and stated that Les was always there to take care of a problem regarding public works or any other issues where something was needed. He also thanked our Treasurer Janet Montano for her 17 years of total service on the Board. Janet assured our financials were scrutinized right down to the last penny. Gift certificates were presented to each.

Chairman Report (Doug Whalen):

- Doug attended numerous Town of Old Lyme meetings related to the associations. These meetings included the First Selectperson's meetings.
- Meetings with the town building officials, meetings with the town Fire Marshall.
- One-on-one meetings with the First Selectperson's. Meetings with the town clerk, town Assessor's Office, and numerous public meetings at the Town Hall in the high school.
- Les Webb and Doug made sure the garbage cans and street gates were open and ready for the weekly garbage and recycle pickup. Thank you, Les, for your help with this. We may be looking to have one of our youngsters in the community help us. By taking out the beach garbage cans on Mondays during the summer, we will pay this person for this job. If you have any youngsters looking for some work over next summer to take the garbage cans off the beach and onto Hartung Place please let Doug know.
- OCB had many successful community events, including the 90th Anniversary Celebration, Christmas in July, Summer-ween, and the 4th of July Parade.
- He worked with Steve Humes on security this summer, reviewed security measures and coordination with USA Security, did beach pass checks, and addressed an incident involving large groups of non-residents on July 4th.
- Doug attended 3 meetings with the town and the resident trooper to make sure some of our concerns are addressed for next year. Next year will be the 250th anniversary of the United States and July 4th falls on a Saturday. It is expected to be very hectic. We will be putting together a committee to address security for the next 4th of July.
- We did the security system upgrades with new cameras, pedestrian gate access swipe cards, and Frontier Wi-Fi installation. He thanked Dominic of DuBaldo Security Systems, Inc. for giving us good a good price and service.

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- The Board is distributing new standardized 2026 beach passes to improve identification and eliminate the use of older, various colored passes. Two passes were distributed to each resident address that were present at the September 6th meeting. Owners not in attendance can get their beach passes next May. Instructions will follow.
- Letters were sent to the 36 Swan Avenue residents requesting voluntary donations to offset beach maintenance costs and they contributed over \$1,000.
- The Chair participates in the Federation of Beaches meetings, including election forums and joint concerns on speeding and safety. This is comprised of representatives from each of the 16 beaches in Old Lyme. The next meeting is September 13th, 12:00 noon, at the Sound View Community Center and anyone can attend.

The BoG continued the monitoring of the sewer project, including collaboration with Frank Noe, OCBA WPCA Chair. Doug approves the invoices for the project. Doug thanked Frank Noe for his persistence in getting the sewer project off the design table and into a construction phase. He also thanked past and current WPCA members.

Treasurer Report (Janet Montano): Janet said she will work with the new bill Payer, Treasurer and Tax Collector to make sure there is a smooth transition. She thanked everyone for having trust in her over the years.

Tax Collector (Enzo Radineiri): Taxes collected to dated are \$201,462.31. Late fees collected are \$56.24. There are still six homeowners who are delinquent on taxes and letters will go out this week.

Public Works (Les Webb):

- The Fence repairs on Old Colony Road by the church is scheduled for the next few weeks. There was positive feedback on beach grooming services. Anthony Services did a great job. He arrives around 5:45 AM and is there for 45 minutes, sometimes longer. We are locked into one beach groomer and his rates will be increasing next year. If anyone knows of anyone interested in doing the beach grooming so we are not locked into one supplier, let the board know.

Public Safety (Steve Humes):

- The insurance claim was pursued for the damaged fence and it is our expectation that we should be fully reimbursed over the next few months. The security

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guards did a great job this year. The speeding and stop sign enforcement challenges are noted and will continue to be addressed.

Clerk Report (Donna Maselli):

- Donna thanked all homeowners for providing their email addresses. We now have emails for all homeowners and will not be mailing out meeting packets through the USPS. This is a huge savings to the OCBA, with paper, ink, postage, labels, envelopes and time to stuff packets.
- There is a need for correction to the BoG meeting dates for 2025-2026 that were approved at the June Membership meeting. The September meeting is changed to September 16th, 6:30 PM and the October meeting date is corrected to Tuesday, October 7th, not Tuesday, October 8th.
- Residents have sent emails and videos of cars or scooters not stopping at stop signs and speeding and accusations that the board is doing nothing about it. The license plates and persons are not identifiable, yet the homeowners do not want their video shared because it will be evident who submitted it to the Board. Board is aware of the problem and Security will address this next season.
- We looked at vehicles, scooters, ATV registrations and the Board has a Golf Cart committee that will be looking at vehicle safety measures.
- CT Water sent notices that they will not be turning the water ON/OFF at the street this year. Homeowners are responsible for doing their own. There are 6 keys in the guard shack and many residents have the key. Any board member can get you in the guard shack. Frank Noe said there are two keys, a CT Water key and your home key.
- The board did an assessment of all properties for maintenance, disrepair and other back in June. Thank you to everyone who completed the repairs. Most did it in a few days. If you can correct the issue, please do. The board will be sending out letters and fines for those ordinance violations still not corrected.
- The Board recognized our new owners since the June meeting at 3 Brookside, 11 Gorton, 33 Gorton and 41 Gorton. Welcome all!

Recreation (Christina Wilson):

- We hosted nine successful events this season and I am always open to new ideas for future events, so please email me if you have any.

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6. Public Comments

- One resident read a written statement with complaints of the lack of action by the Board in enforcing stopping at stop signs, speeding, unlicensed golf carts and he criticized the Board for inadequate enforcement. A copy of the letter was not given to the Board. He would like to see surveillance. He suggested that each board member sit at an intersection for a few hours to enforce the issue. One resident noted that we can not issue violations for speeding if we do not have a way of measuring the speed. Another resident suggested the lighted signs with the speed limit posted. The resident said security said they report the violations to the Chair, but nothing is done. Doug Whalen said the Board is concerned and we are addressing it. Doug said that we have had security sit at stop signs and noted that it is difficult to distinguish between a rolling stop and complete stop. Doug thanked him for bringing the issues up and said Public Safety would address it next year.
- One resident said many license plates are faded. The board stated that new plates will be issued as needed next season.
- Several residents expressed concerns over speeding, stop sign enforcement, golf cart registration, and golf cart parking locations. Several suggestions were made, including speed humps, versus bumps, stop bar markings, increased surveillance, and stricter citation enforcement. One resident said that speed bumps are the only thing that works. Without them, golf carts on the roads would be like a drag way.
- Doug said our traffic engineer's plans include speed humps in between stop signs and stop bars with a white line at stop signs in the upcoming road improvement plans. A Golf Cart Committee will draft plans to present to the Board pertaining to overseeing the registration, inspection, and designated parking areas for vehicles.
- One resident noted that sight lines need to be cleared, especially at intersections. Bushes need to comply with OCB Ordinances and not obstruct the view of children, pedestrians, bicycles or vehicles.
- One resident noted that vehicles coming from the east end of Hartung fly through the stop sign and this is right where people exit the beach at Gorton.
- One resident suggested Nightscope AI Robots to roam around and get videos. He said they are effective and inexpensive.
- Doug suggested the Security Rover monitor various intersections next season.

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- One resident asked if we can get speed detectors to note what the speed is. We had them last year and can get them again through the resident trooper. He asked Steve from Public Safety to address this next year to see if we can get them 1-2 times a month.
- One resident said we should have security enforce blowing through stop signs and start giving out tickets. Almost nobody stops at the stop sign at Gorton or Hartung and that is where they blow through the beach. Steve can identify post orders for Security next year. Another resident said that based on what was said today, the Board should make safety a high priority for next year.
- One resident said that sight lines need to be addressed. Cars coming down the east end of Hartung and those kids never stop at Gorton and Hartung stop sign.
- To the resident that said we have unregistered golf carts Doug said that we have a golf cart committee that includes Steve Humes, Les Webb, Joe Frutuoso, Ira Feigenbaum and Charlie Flanagan. Their charge is to review and make recommendations to the Board to: 1) identify the golf cart application, 2) develop a checklist for inspection to see what they have, and 3) determine where golf cart parking areas are. They have to be established by the BoG. Doug said that we have done it already for Breen Ave. and it is the only area identified by the BoG as a golf cart parking area. Once the Breen pad cease-and-desist order was lifted by the Town we made it a golf cart parking area. We have not established that there is parking on the east side of Hartung but we gave the Golf Cart committee the charge to review and recommend what areas can be golf cart parking areas and the Board will vote on them.
- One resident noted that he went through Board minutes as far back as 2012 and Brookside and Breen are designated parking areas. He questioned why the sudden change to say Breen is the only designated golf cart parking area now? If that was the case, why were golf carts that parked on the east end of Hartung not ticketed all summer? He stated that Breen has 22 parking spots. People have been waiting in their golf carts for parking spots to open up. He said that he has been to every meeting and the Breen Golf cart pad was paved because people were getting stuck in the sand, not to make it the only parking area. He said the Board is sending out the wrong message and should not create uneasiness for our residents. The resident stated that parking is approved and permitted on Breen and Brookside by Hartung, both of which are streets. Doug acknowledged that is true and parking is allowed on Brookside and said the Golf Cart

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Committee will make recommendations to the Board on establishing parking on Brookside as an official parking area.

- The Clerk reported that there is a total of 179 total vehicles registered that includes:
 - o 97 Golf carts
 - o 21 Mopeds
 - o 4 Quads/ATVs
 - o 19 Scooters
 - o 33 Unknown
- The Golf Cart Committee has their work cut out for them because there is clearly a need for additional parking. All vehicles will be checked in the Spring and new license plates will be given out if faded. Residents will not be charged the \$50 again. The Golf Cart Committee will develop a plan and will submit it to the Board. We can sort it by address to see the number of vehicles on each street to assess the need and location. People should not have to park three streets over. The Golf Cart Committee will come up with a plan and hopefully everyone will be satisfied.
- The Clerk noted that when the BoG did the blighted property assessments in June, many, many houses were not numbered. A reminder for all homeowners to consider having their house number visible on the exterior of the home so that there are no response time delays by Emergency Medical Services, Fire, or Police because they can't find the home.
- Doug Whalen read a correspondence letter (in part) given to the Clerk requesting that the Board of Governor nullify a vote that was taken by the Board on July 9, 2025 as it opposed the Charter Ordinance 2.6 that states,

“No property owner or contractor may cut into Association roads or other property without the express written permission of the Board of Governors. All cuts into the road must be patched by an approved contractor and will be overseen by the Board. Failure to contact the Board of Governors in writing prior to any work being started shall result in a fine of \$1,500 per cut. The water company is exempt as per original 1935 Charter Section 8 as amended in 1947.”

The correspondence (attached) alleged that the vote by the Board was a clear violation of the Association's Charter, as the Board of Governors **does not have the authority to allocate the usage of Association property without the explicit**

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consent of the membership. The letter further alleged that the vote undermines the intent of the Charter and, by extension, the rights of property owners within the Association.

Doug said there was no vote taken against Ordinance 2.6 because there was no cut in the road, but rather a resident planted something on association property at the end of Hartung on Brookside Street. He further said that the vote discussed the assessment letters sent out and response from one homeowner. During the assessment it was noted that one resident had two flower plantings and a small garden gate on OCBA property by the telephone pole on Brookside at the end of Hartung. Doug said the vote was taken because the owner who planted the plantings and got the violation letter said he didn't want to remove the plantings because it was a safety issue with the turning of Fed Ex trucks and other vehicles. Doug said this is one of the reasons why the Board formed the Golf Cart Committee and identified the person who wrote the petition and put him on the committee so he can help to make the right changes and present them to the BoG. Doug said to let everyone know, and for anyone who signed the petition, that we had a 4 to 3 decision not to ask the homeowner to remove the plantings because he identified it as a public safety issue. We want to check it and make sure it isn't a safety issue and do the right thing to determine safer ways to make more golf cart parking areas available in the community. It is the end of the season and we have all winter to determine it.

Doug said we the Board is not taking the petitions up because there was no vote on Ordinance 2.6. No motion was made regarding the petitions and they were not submitted for further action.

One resident responded that the Chair should have recused himself from the vote because he allowed the homeowner to plant the planting on OCBCA property. He further stated that Ordinance 2.6 said a cut in the road or other property. If you put a shovel in the ground that is a cut in "other property". He also clarified that he was not put on the committee, but rather he volunteered to be on the committee and was initially denied by the Committee Chair because he had a conflict of interest. He again asked to be on the committee and it was approved. He explained that the reason the petition was circulated was because the Board was a little more powerful than they should be. He said that the board should be transparent and treat everybody alike. The resident clarified that the

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petition was not about the resident who planted the flowers, but against the Board's decision to vote on it.

One resident stated this should not be an issue because "a property line is a property line is a property line" and If anybody does anything outside of their property lines and it is on association property, they are wrong... period. And when that happens, the Board needs to say I am saying you are wrong and move it, not...well... Even though if we wanted to identify this as a legitimate public safety issue, and we all know who the owner is, you tell him to get those flowers out of there because the flowers are there to try to prevent people from parking there. Then, legitimately then the Board does its job to decide if should we allow people to park there. We cannot allow citizens in this community, anywhere in this community, to tie the Board's hands by taking action on Association property, which is the Board's order is to protect, and then sit back and say we are going to make a decision when we decide to enforce our rights. If I did that on my neighbor's property I would have to remove it-he would say get it off now. No discussion. The board should really do the same thing. You can't do it because you like a homeowner, or a homeowner is more powerful than others. You've got to take that stance on behalf of the entire community.

Water Pollution Control Authority (WPCA) Report (Frank Noe, Chair)

Frank Noe provided the following updates on the sewer project:

- The Miami Beach project bids exceeded the budget by \$4 million, requiring further consideration and possible need for a referendum.
- Old Lyme Shores received DEEP approval; and their bids are expected soon.
- Sound View Beach remains delayed and they are putting off another referendum. DEEP may intervene.
- The funding remains stable with 25% state reimbursement and forgivable loan support, though town delays continue to affect progress. The Town of Old Lyme is at risk for losing the funding, but it is still available to the 3 beaches.
- One resident asked if the 3 beaches can proceed without the Town? Frank said that will be explored and is under discussion.
- Another resident noted that the delays by the Town have led to our increased costs and need to rebid last year.
- One resident asked if we can sue the Town because they are the reason our costs have increased. Frank said our EDU assessment that we have today is pretty close to

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what it has been for 10 years. It was compensated by the forgivable loan Sheffield Brook (Steve Humes)

- Steve will be meeting with Old Lyme Shores regarding possible funding sources for Sheffield Brook.
- We are using an engineering firm to make recommendations to improve the flow of Sheffield Brook into the jetty. They are collaborating with the Town who did a similar project at the Hawk's nest jetty.
- The Town of Old Lyme offered to assist with Sheffield Brook, but more information is needed. Members were reluctant to have any Town oversight in OCB.
- Absentee ballots were distributed. They are also on the Old Lyme website and get absentee ballot. The vote will likely be in the winter when none of us are here. Frank Noe urged everybody to go out and vote. Any deeded owner of property can vote. For questions pertaining to voting and LLCs contact the Town of Old Lyme.

Old Business

None

New Business

- There is a budget line-item adjustment for the removal and replacement of cameras from Comcast to Frontier that went over by \$2,059.29. Janet pointed out that we are moving funds from another line item to cover this expense. Doug pointed out that we no longer have to pay Comcast the monthly fee. There was a motion to approve the adjustment (Balducci/Livingston). All voted in favor. Motion passed unanimously.
- Election of Board members: There are 3 positions whose terms have ended. Two board members are not running again and Kristina Wilson will stay on if re-elected. Two other residents volunteered to be on the Board: Megan DuBaldo and Tony Camillieri. Doug asked for additional nominations from the floor. No additional nominations were offered from the floor. Motion (Frutoso/Lagano) to accept the nominations Kristina Wilson, Megan DuBaldo and Tony Camillieri. All voted in favor. Motion passed unanimously. The Chair thanked all the volunteers. The positions will be decided at the September 16, 2025 Board of Governor meeting.

OLD COLONY BEACH CLUB ASSOCIATION
Semi-Annual Membership Meeting
Saturday, September 6, 2025
Sound View Community Center, Hartford Ave., Old Lyme

- One Board member addressed the need for additional paddleboard rack storage and oversight. Many paddleboards were observed to not have OCB stickers on them. All paddleboards stored on the racks MUST be registered with OCB. One day there were 11 children's kayaks unsecured and laying in the area by the volleyball court. Sound View Beach prohibits paddleboards and their residents are storing their paddleboards and kayaks on the West rack and Old Lyme Shores are storing theirs on the East rack. Swan Ave residents that were granted access to our beach by the court are not allowed to store their paddleboards, kayaks, floats on our beach racks. Unsupervised children were seen almost daily climbing all over the paddleboards and racks. Security will be asked to monitor this next season. ALL PADDLEBOARDS MUST BE MOVED OFF THE BEACH BY NOVEMBER 1st. The racks are being moved for the winter. A second paddleboard rack for next year is planned.
- One resident noted that the police were recently called to 14 Purtill four times in the past two weeks and asked if we can prohibit daily rentals? The Chair said he has been in contact with the owners of the property, who confirmed he does not do daily rentals and one overnight stay is required. The signage says Daily Rentals, but the owner said he buys signs in bulk and will change it if needed. Doug thanked everyone who submitted videos of the activities.
- One resident asked if the Town was going to be in charge of beach cleaning? Doug said they wanted to purchase a machine to clean all the beaches and have OCB contribute to the cost. Residents and the Board were against this because it would not be known what time of day they would get to OCB. Our current beach cleaner comes early before most people have set up their chairs. The Board may need to restrict the time that people can set up on the beach in the morning to assure that chairs, umbrellas, canopies are not in the way of the cleaning machine.
- The same resident asked about a discussion of having the Town taking over the sewer project. He said he was opposed, as the Town does not have our best interest at heart. The Town may want to be in charge after the system is built, but Frank Noe and the WPCA Board are all over that and not in favor of it.
- One resident complained that the tents have taken over the beach. The Board drafted a Tent/Canopy Ordinance restricting canopies to no larger than 10 x 10 with open sides and agreed that the 2024-2025 season would be a pilot to see how it went. The homeowner said a lot of people use canopies and it is prohibitive trying to get to the water and is a tripping hazard with the ropes

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- sticking out. Recently the whole beach front was filled with canopies and made it difficult to get to the water, or see children in the water. One member noted that Miami Beach does not allow canopies at all. The Board will address the tent and canopy draft policy and pilot before next season. The Chair asked residents to send any comments to any Board member.
- Doug said that the Iannucci's will repair the beach bulletin boards over the winter to prevent water from coming in.
 - One resident noted that the beach signs say *Ball Playing Only in Designated Areas*, but no area is designated. The Chair said that the designated area is by the volleyball court and the Board will address this over the winter.

Adjournment

The Chairperson thanked all members for their participation and contributions. A motion was made to adjourn the meeting (Zimmerman/Turley). All voted in favor. The meeting was adjourned on September 6, 2025 at 11:36 AM.

Respectfully submitted,

Donna Maselli, Clerk, OCBCA

Encl.:
Treasurer Report
Letter to Clerk