

Old Colony Beach Club Association

Board of Governors meeting

July 14, 2026

DRAFT

Meeting at 41 Old Colony Road And conducted on Zoom was called to order at 7:02pmpm

Attendance: Whalen, Camilleri, Radinieri, Humes, Foster, DuBaldo & Wilson

Public: Frutuoso, Pace, Tolchinsky

Approval June 30, 2026, meeting- motion to pass (DuBaldo/Humes) Motion passes .

Treasurer's Report through February 2026

Balance July 1, 2025	\$1,062,514.36
Income:	\$282,531.21
Expenses:	\$257,164.93
Balance as of June 30, 2026	\$1,087,880.64
General Fund Checking 7032	\$3,601.50
Capital Fund MM Savings 7045	\$2,500.98
Municipal General Fund MM 3367	\$215,258.76
Municipal Capital Fund MM 3374	\$130,021.12
Municipal Capital Loan Fund MM 3358	<u>\$736,498.28</u>
Balance as of June 30, 2026	\$1,087,880.64

Correspondence:

Committee Reports:

Chairman- working with sewer team to get program into construction phase. Zoning Public hearing on July 13th to approve the lay down areas for the sewer project was successful and we have all the approvals needed to move the project into the construction phase.

Treasurer- No additional information to report

Clerk-nothing to report

Tax Collector-Tax collection is going well and we have a good amount of the taxes already collected.

Recreation- A notice went out to get a teenager or adult to assist in the movies on Friday night. A person from the community submitted his name and phone number to help with the movies. We will pay him \$35.00 per movie (approx. 2-3 hours a night). Kristina & Doug will provide the training. The sign by the lifeguard chair is worn and needs to be replaced. Ice Cream truck does not play the music, and the kids do not know it is up at the beach entrances. Will talk to the vendor.

Public Safety- Security is going well this year. Security was properly staffed this year for the fireworks

Public Works - The fence contractor has the material and should be installing the new fence by the Church in a few weeks. Need a new sign at the open street entrance guard shack and on the beach by the lifeguard chair. Discussed having the rules section of the beach signs updated. Rules were approved and signs will be made to replace the rules section of the beach signs.

4th July Committee: attempting to get an after-action meeting and report for the 4th of July events.

Sheffield Brook Outflow- nothing new to report,

WPCA Report- Construction will begin after Labor Day. Bond Attorney will be sending all the closing documents for the July 31st closing of the Construction IFO (loan & grant documents for construction)

Unfinished Business- Breen ave bulletin board was installed and is looking good, there will be a section for OCBCA documents, a section for activities and a section for the Synagogue and other items to share with residents.

It was suggested to purchase 2 more bulleting boards to have three bulletin boards the same, the consensus was to purchase two more and install them on Old Colony & Gorton at each beach entrance

New Business-

A motion was made to add general discussion on 6.9 Emergency Request review to new business (Whalen/DuBaldo) motion passed. Boad members discussed the intent of 6.9 and the language. Some members feel it identifies all types of construction even if it is not heard outside the house. Some members feel the language in 6.9, *peace, tranquility, and reasonable quiet enjoyment during the prohibited period* is intended to be no noise. Some members feel the Board should have discretion on a case-by-case basis and evaluate the specific incident. The Chairman explained the procedure that was directed to Security if a complaint is filed with them. The security officer will go to the home in question and stand outside the home. If they hear any noise that is identified in 6.9 the homeowner is to be advised they are violating section 6.9 and need to stop construction. If there is no noise, then there is no violation. If the homeowner does not stop, they are to be given a violation notice. The Board has been advised that if they want to change the instructions to security we should discuss further. No motions were made and no further discussion.

21 Brookside emergency request for putting in a propane line on Northwest corner of house. Homeowner requested a 4-hour window of work with 30-minutes of digging a trench to bury a propane line on the side of the house to hook up heating/AC & cooking service to house. The home had many issues with the Town of Old Lyme and stopped construction last summer to comply with 6.9 and is trying to complete construction to use the house in August this year. This critical part is to provide A/C, heating and cooking service to the home so it can be inhabited this summer. Motion (Whalen/Humes) to approve the request. Motion passed unanimously.

15 Gorton ave request to replace broken screen door in front porch- homeowner stated a window was broken and the screen door needs to be replaced. Motion (Humes/Camilleri) to approve screen door replacement with the following guidelines, must be between M-F 10am-3pm and completed by July 30th. Motion passed unanimously.

Review Association duties from July 21 to August 23rd. Board members were provided with a list of duties needed to be completed during this time period. Board members will handle those duties.

Parking ticket review for 68 Old Colony Road- Owner sent in a request to have the parking violation of a landscape truck with a trailer on the back issued to 68 Old Colony removed. Owner stated she had her landscape company replacing some dead bushes in the back yard and felt that the violation was issued in error as other landscape trucks park on the street and they are not issued tickets. Security was directed by a board member to issue the ticket for the truck parked in the road. Owner stated there was plenty of room for other vehicles to pass on the road. Discussion about landscape trucks allowed to park in the roadway, one board member stated most landscape trucks are short term parking and this one was extended parking. After discussion there was no action taken on the ticket. Parking ticket to 37 Gorton Ave- Owner requested we waive the 2 parking tickets for two vehicles that parked in the guard parking lot on Gorton Ave. Owner explained she asked a security guard if she could park 2 cars there as a temporary event during the day. Night guard came in and ticketed the cars. There was no overnight parking involved. Motion (Whalen/Humes) to wave the parking tickets, motion passed unanimously,

Public Comments-

Dmitri Tolchinsky- wanted to thank the board for all their hard work, especially for the sewer program.

Joe Frutuoso- Joe is concerned about the Board having discretion. Joe also asked to have a list of responsibilities for the Board members in writing.

Next meeting- next meeting is scheduled for August 25, 2026

Adjourned- motion for Meeting adjourned at 8:40pm (Humes/Camilleri) passes 7-0

Treasurer's Summary
Board of Directors Meeting
September 30, 2025

Old Colony Beach Club Association
FY2026
July through June 2026

Balance July 1, 2025	\$1,062,514.36
	\$282,550.42 *
	(\$27.70) FY 2024 tax overpayment made in 20.
	<u>\$8.49</u> FY 2025 tax overpayment credit*
Income:	\$282,531.21
Expenses:	\$257,164.93
Balance as of June 30,2026	1,087,880.64
General Fund Checking 7032	3,601.50
Capital Fund MM Savings 7045	2,500.98
Municipal General Fund MM 3367	215,258.76
Municipal Capital Fund MM 3374	130,021.12
Municipal Capital Loan Fund MM 3	<u>736,498.28</u>
	1,087,880.64

*QuickBooks does not consider tax overpayments made in one FY as income in that year but as income in the following FY.