

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 September Semi-Annual General Membership Meeting of said Association is scheduled for Saturday September 19, 2026, at the Soundview Community Center, Hartford Ave. at 10am

Douglas Whalen

Douglas Whalen, Chairman
August 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 September 19, 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 4 & 5 related to the votes to be taken at the September 19th meeting and enclose them with your proxy, The Clerk will then observe your wishes anonymously and vote as you indicate.

OLD COLONY BEACH CLUB ASSOCIATION SEMI-ANNUAL MEETING AGENDA

SATURDAY, September 19, 2026 10:00AM

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

- Call to Order
- Approval of June 13, 2026, Semi-Annual Meeting Minutes
- Treasurers Report
- Board of Governor's report:
 - Chairman: Doug Whalen
 - Treasurer: Enzo Radinieri
 - 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
 - Management Committee
- Old Business
- New Business
 - OCBCA Women's Club
 - Bylaws VIII section 3 membership must approve any adjustments for overages over 2,500.00 in budget line items. **VOTING ITEM**
 - ✓ **OCBCA Budget Adjustments-** the end of year budget had a surplus of \$25,385.49, Even with this surplus of funds we had a few line items that went over budget. Under article VIII section 3 of the bylaws any line item that is over \$2,500.00 a meeting must approve the overage. For Public Works we had to re-grade the beach after we had some severe beach erosion from winter storms which put our budget for public work over by \$3,959.83. The general fund account had an additional cost for a 3-year GoDaddy license that put the General fund over by \$5,467.27. For Professional fees we have the 2024 audit and the 2025 audit which put professional fees over by \$7,562.50.
- Board of Governors appointments- There are two Board positions open for voting ****VOTING ITEM****

- Public Comment
- Next Meeting: **Saturday June 12, 2027, Soundview Community Center, Hartford Ave.**
- Adjournment:
- Join Zoom Meeting
 - <https://us06web.zoom.us/j/83259236899>
 - One tap mobile
 - +13052241968,,83259236899# US
 - +13092053325,,83259236899# US

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 September 19, 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 Adjustments-** the end of year budget had a surplus of \$25,385.49, Even with this surplus of funds we had a few line items that went over budget. Under article VIII section 3 of the bylaws any line item that is over \$2,500.00 a meeting must approve the overage. For Public Works we had to re-grade the beach after we had some severe beach erosion from winter storms which put our budget for public work over by \$3,959.83. The general fund account had an additional cost for a 3-year GoDaddy license that put the General fund over by \$5,467.27. For Professional fees we have the 2024 audit and the 2025 audit which put professional fees over by \$7,562.50.



Approve - Adjustment to the following line items: Public Works- need to approve adding 3,959.83, General administration- need to approve adding \$5,467.27, Professional fees- need to approve adding \$7,562.50



Do Not Approve- Adjustment to the following line items: Public Works- adding 3,959.83,
General administration- adding \$5,47.27, Professional fees- adding \$7,562.50

2. OCBCA Board of Governors elections- There are 2 Board of Governor positions open
this year





SIGNATURE OF OWNER OR DESIGNATED VOTER

*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. -

Draft Minutes of 6-13-26 membership meeting

Call to Order

The Old Colony Beach Club Association Semi-Annual meeting was called to order on June 13, 2026, 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 (Zoom), Catherine Foster, Megan DuBaldo, Enzo Radineri and Tony Camileri. The Chair confirmed that we had a quorum and declared it an official meeting. 78 residents were present in-person and six attended via Zoom.

Approval of Previous Minutes

The minutes of September 9, 2025, Semiannual Meeting were presented for approval. A motion was made by (Seavers/Balducci), to approve the minutes. The motion carried unanimously.

Treasurer's Report

Treasurer Enzo Radineri presented the financial summary:

Balance as of May 31 ,2026	1,115,929.19
General Fund Checking 7032	30,302.75
Capital Fund MM Savings 7045	2,500.94
Municipal General Fund MM 3367	214,705.89
Municipal Capital Fund MM 3374	129,687.18
Municipal Capital Loan Fund MM 3358	<u>738,732.43</u>
	1,115,929.19

Chairman' report- Doug Whalen- thanked all the Board of Governors who have been working throughout the year to make our community one of the most sought-after communities in the shoreline. Doug also wanted to thank Sal Calafiore for his help with the bike racks taking them up to New Britain to be refurbished. Doug also thanked John Winters for his help with his staff to clear up all the hanging wires on the telephone poles throughout the community. The Association is looking good due to the many residents who have upgraded their home or just gave the home a fresh look. Doug thanked Frank Noe, Steve Humes and Joe Cancelliere for all their work with the sewer program. Frank Noe & Joel Weisman started this project close to 15 years ago and we will see the fruits of their labor soon. Kristina has put together a fun-filled summer of activities for the community, and those events will be posted on the website and each beach bulletin board. Doug thanked Kathie Pace who has taken on the responsibility of the OCBCA financials. Kathie has some big shoes to fill as Janet Montano was our treasurer for many years and kept some very

tight books for the Association. Doug reminded everyone of the meet & greet Sunday morning at 10am at the volleyball court. Doug also received some suggestions that while we have the tent up on the beach, we should get a wine tasting or bourbon night for the association.

Clerk- nothing to report

Treasurer- Nothing to report

Tax Collector- Taxes will be handed out at the meet & greet once the membership votes on the tax rate today. All the taxes were paid for last year.

Public Safety- Security is all set for this year, a special security program for the 4th of July will follow once the 4th of July committee reports back to the Board of Governors. Car stickers & White gate cards can be obtained at 41 Old Colony Road

Public Works- Tony reported the beach cleaning this year came out very good, and the community is all set for the summer. We are still working on getting the fence installed by the church but have been having trouble with the vendor getting a fence that matches the one that is there.

Recreation- There is a list of activities that will be posted on the website and on the bulletin boards by the beach. Meet & Greet is Sunday 6/14, July 4th parade 9:30am volleyball area, July 18 sandcastle contest at 10am, July 18th OCBCA Beach Bash, Juke box Radio band from 6:30pm-11:00pm BYOB, July 25th Christmas in July 6pm Pot luck dinner, BYOB and bring a dish to share with the members, July 30th Summerween, trick or treat starting at 6:30, movie on the beach following trick or treat, August 9th Sandcastle contest & Kids beach break.

Public Comments:

Charlie Flannagan- if we are going to have a wine tasting or bourbon night event we need to check with our insurance company for coverage.

Michele Gavins- asked to have a group go around the neighborhood after summerween to pick up the papers left by the kids. We are asking parents to please help keep our community clean and pick up after the kids on that event.

Donna Maselli- is concerned about the 6 golf cart parking spots on the concrete pad by the volleyball court. She feels there is a safety concern with people walking on the road and golf carts backing up.

Don DuBaldo- feels the association is getting to the point where we need a paid manager for the community. The responsibility for the Board of Governors should be an advisory board with a person who is paid by the Association to run the day-to-day operations during the summer. It was suggested we form a committee to research the feasibility of getting a paid manager.

Mark Riccio- is concerned about people stopping at stop signs and parking in areas not designated for parking.

Lisa & Peter Zilensky – concerned that people are not stopping at the stop signs.

Lenny Grigorian- would like speed bumps at every stop sign.

Sheffield Brook outflow report- Steve Humes reported that the committee reviewed the brook discharge and after consulting with DEEP & Engineers the project to redo the west groin would be at a cost of about \$500,000.00. There were no funding sources available to help cover the cost of the work, so the project needs to be put on hold until we find a funding source.

4th of July committee report-Megan DuBaldo & Tony Camilleri are working with the Town first selectwoman and the Resident Trooper to work out a plan for the 4th of July events. They hope to have some suggestions for the Board of Governors so they can take the appropriate action to prevent the issues we had last year.

WPCA report-Frank Noe, Don Brouder and Steve Humes provided a PowerPoint presentation on the update of the sewer program (see attached).

Unfinished Business- nothing to report

New Business

FY2027 budget - Motion to approve the budget and set the mill rate at 2.45 (Kingston/Riccio) no discussion, motion passed unanimously.

New Beach passes for 2026- the new beach passes for 2026 are being distributed. After July 1st anyone with the old beach passes will be allowed to stay on the beach but the beach pass will be taken away, and they will need the new pass once they leave the beach.

Golf Cart registration - the golf cart committee made a new golf cart & moped registration form. The Board of Governors approved the new form and will require everyone with a golf cart to fill out the new registration form and sign it. This is putting the responsibility of the golf cart owner to agree to the rules of the association and that the golf cart meets the minimum requirements to be used in OCBCA.

Adjournment- A motion was made to adjourn the meeting at 11:55am (Zimmerman/DuBaldo).