

OLD COLONY BEACH CLUB ASSOCIATION
WPCA
AUGUST 3, 2026

CALL TO ORDER: the meeting was called to order at 6:32 pm by Frank Noe, Chairman. This was a ZOOM meeting.

PRESENT: Frank Noe, Joe Cancelliere, Steve Humes, Frank Nicotera, Nancy Zimmerman.

WPCA ALTERNATE: Donna Maselli

ABSENT: Bob Asal, Don Brodeur, Mark Peterson – WPCA alternate

GUEST: Pat Matthews, Dimitri Tolchinski, Andy Reynolds, Doug Whalen – OCBCA Chairman

APPROVAL OF THE 6.1.26 Minutes: A motion was made by Steve Humes & 2nd by Frank Nicotera to approve the 6.1.26 minutes. No discussion, none opposed, motion passed.

TREASURER'S REPORT: Please see the attached report from Don Brodeur, Treasurer. A motion was made by Steve Humes & 2nd by Nancy Zimmerman to approve the treasurer's report. All in favor, none opposed, motion passed.

DISCUSSION: Steve Humes had a question about a tax break for Real Estate Taxes on the pump station site. Frank Noe stated that once town joins, taxes will be waived. Steve stated that we should be keeping tabs on this since the town should be bearing some of the cost because it is part of the CSA (cost sharing agreement.)

CONSTRUCTION CWF (clean water fund) & IFO (interim funding obligation) closings: the closing was on 7/31/26 & was signed by Enzo Radiniere, treasurer & Doug Whalen, Chairman it was \$7,451,140 and that's for the internal. This is the loan and we will pay the contractors and any other expenses that we have. After the project is completed, it will turn into a PLO (permanent loan obligation) that will be adjusted based on whatever the outstanding balance is at the time and that will become our benefit assessment along with the balance of the shared.

This is the Shared portion of the project that is broken down into 3 categories:

1. Miami Beach's obligation is \$1,171,190 and will be based on the outstanding balance of the construction loan & any other expenses that we have and based on Miami's EDU's.
2. OCBCA is responsible for \$2,645,791. This number is higher than MB because they have a higher expense than we do. For the purpose of construction, we are carrying MB by around \$1 million dollars. At the end of the construction period, it will be based on the EDU's of the outstanding balance, our obligation is roughly \$1 million dollars. We have to do this because MB's resolution fell short of the shared funds. Steve Humes asked if they would assume the obligation at the PLO stage? Frank said that yes, at the PLO stage they will assume their EDU percentage, right now it is not based on their EDU's. This also includes the 25% CWF money and the forgivable loan. Frank said that the project is about a \$27 million project. In this \$27 million, the \$15 million is coming off, the 25% is coming off, which leave us roughly \$5 million obligation for the 3 beaches. We take the \$5 million and put it into our EDU's, so our responsibility at the end for the PLO would be \$1.5 million.
3. Old Lyme Shores obligation is about \$1,563,553. Right now, this is based on 20 years at 2% and we are not accruing any interest on construction costs. We are only accruing interests on ineligible costs, such as attorney's fees, but we are going to be depleting the \$15 million from the start. After this is depleted, then this is when we will start accruing interest on any disbursements thereafter.

CONSTRUCTION SCHEDULES: Joe Cancelliere said the shoreline project will go from Hartung to the pump station. The Force Main & Bioxide Station are still part of the Shared project. The Bioxide Station will be on Gorton Avenue Ext. Rt. 156 where OLS had a basketball court. The estimated completion date is August, 2027 . Baltazar construction contract will be for all of the Shared project as well as for Miami Beach's internal & Old Lyme Shores internal. The blueprints are in the Hartung guard shack.

OCBCA's internal contract was awarded to Genovese, but we do not have a start date or completion date as of yet.

DOT paving of Rt. 156 will be done in the fall on 2027 after Baltazar completes the Force Main. All of this is dependent on the weather.

The pump station contract was awarded to Rainmaker and should be starting in January, 2027, and the estimated completion date in September, 2027. The pump station is pre-built and will be brought to the site to be put together.

Please see the attached spreadsheets for the construction schedules.

WELL ABANDONMENT: Originally, a C900 pipe was to be installed for homeowners with existing wells, but that is no longer needed. We have 50 wells in OCBCA, with 10 of them already abandoned and certified. Frank Nicotera & Bob Asal will contact homeowners with existing wells that are within 75' of the sewers and a 25' radius to discuss the abandonment plan. We have 6 residents that plan to keep their wells and are within the radius. We have 5 properties that are going to keep their wells, which will be an approximate cost to them of \$7,000/house. Steve Humes asked about the 5 homes keeping their wells and they will have to install an SDR 35 pipe, 150 liner' is needed if you want to keep your well.

One property has 5 homes that are within the 25' radius and will cost the homeowner \$66,625 to keep these wells. The abandonment of these wells has to be ASAP and the average cost is \$500.00. Genovese will install the pipes if the homeowner wants to keep their wells at an additional cost to the homeowner. This cost will be passed on to the homeowners when we are formally assessed for the EDU's. We have 1 homeowner that is not connected to Connecticut Water and Don Brodeur will reach out to CT Water for advice.

OTHER BUSINESS: Steve Humes said that in February, 2026, we sent a letter to the town to advise them that they voted in December, 2025, to not have Sound View Beach connected to the sewers. The town did join the sewer project back in 2020 & the town is a party to the 3 beaches. The town's portion is 29.7% of the Shared infrastructure project, which includes the piping that connects the 3 beaches over to the pump station, the bioxide facility and the force main that goes down Rt. 156 and the town did commit by signing the CSA to share the cost. The town did not respond to this letter. Steve stated that we need to send another letter to the town and put them on notice that they are responsible for the 29.7%. The pro-rata share to the town is \$1.6 million and the 3 beaches are now bearing that cost because the town has signed on to these financing documents. We need to put the town on notice that they are accruing a financial obligation and liability to cover its \$1.6 million dollars. Steve will prepare another letter to send to the town. A motion was made by Steve Humes & 2nd by Donna Maselli to send another letter to the town concerning the town's obligations for the Shared Infrastructure project under the CSA. No discussion, none opposed, motion passed.

PUBLIC COMMENT: Pat Matthews stated that she is proud to be a part of this community.

NEXT MEETING: the next meeting will be on Monday, September 14, 2026 at 6:30 pm.

ADJOURNMENT: a motion was made by Joe Cancelliere & 2nd by Frank Nicotera to adjourn the meeting. The meeting was adjourned at 8:08 pm.

Respectfully submitted,

Nancy Zimmerman, Secretary

Old Colony Beach Club Association - WPCA

Treasurer's Report as of August 3, 2026

OCBCA WPCA Operating Acct #0804

Checking Account Balance As of June 1, 2026	\$ 21,829.60
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Deposits

No Activity

Total Deposits	\$ -
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Disbursements

Frank Noe Reimbursement - Staples	17.02
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Fuss & O'Neill	16,968.98
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Total Disbursements	\$ 16,986.00
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Checking Account Balance As of August 3, 2026	\$ 4,843.60
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Tri Beach Infastructure Share Acct #8573

Checking Account Balance as of June 1, 2026	\$ 2,945.08
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Deposits

No Activity

Total Deposits	\$ -
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Disbursements

Old Lyme Tax Collector	\$ 327.08
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Total Disbursements	\$ 327.08
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Checking Account Balance as of August 3, 2026	\$ 2,618.00
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Update Schedule Data Date: June 12, 2026

Notes: 1. This is a forecasted schedule that is subject to change at any time due to weather, site conditions, utility work required by others, and material and subcontractor availability.

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Old Lyme Pump Station - Phase Summary Gantt

