

Old County Beach Club Association

Semiannual Membership Meeting Minutes

Date: September 19, 2026

Location: Sound View Community Center

Presiding: Douglas Whalen

Minutes Prepared By: Catherine Foster

1. Call to Order

The semiannual membership meeting of the Old County Beach Club Association was called to order by Douglas Whalen on September 19, 2026.

2. Approval of Agenda

The order of business was amended to move the Water Pollution Control Authority report before the Treasurer's Report. The amended agenda was approved.

3. WPCA / Sewer Project Report

Steve Humes presented a report on the WPCA sewer project. He reviewed the current construction status, shared infrastructure among Old Lyme Shores, Old County Beach, and Miami Beach, anticipated project timeline, estimated homeowner assessments, financing terms, and annual operations and maintenance costs.

The current estimated assessment for a single-family home was reported as approximately \$46,505, payable over 20 years at 2% financing. Estimated annual operations and maintenance costs were reported as approximately \$729. Plus, an estimated one-time individual hook-up cost of \$3,500.

The membership was also advised that the 3 beaches are preparing litigation against the Town of Old Lyme due to the Town breaching its contract to share in the shared infrastructure costs. Steve reported that a meeting with the First Selectman and attorneys was scheduled for September 29, 2026.

The WPCA PowerPoint presentation will be posted on the Association website. Members with individual questions were invited to speak with Douglas Whalen after the meeting.

4. Treasurer's Report

The Treasurer's Report was presented. Total Association account balances as of August 31, 2026, were reported as \$1,230,334.75. The Association ended the fiscal year with an excess of \$25,385.49.

Budget adjustments were reviewed for expenses exceeding the previously approved budgets for specific line items, including beach regrading, GoDaddy licensing, audit fees, public works expenses, general fund items, and professional fees. Budget adjustments totaling approximately \$25,000 above the \$2,500 threshold were approved, but the line-item transfers did not impact the overall year-end excess reported above.

5. Security Report

The membership was informed that USA Security had been sold and is now operating under new ownership as Safety First. Security coverage and scheduling were discussed, including the use of guard coverage from 6:00 p.m. to 2:00 a.m. to address evening and post-bar activity concerns.

6. Management Committee Report

Douglas Whalen reported on the ongoing review of Association management needs. Steve Humes is chairing the Management Committee, which is reviewing current board responsibilities and considering options for either hiring a manager, hiring a management company, or increasing volunteer participation.

The committee will continue its work over the winter and present recommendations to the Board for consideration in connection with the next budget and the June membership meeting.

7. Website and Communications

Douglas Whalen reported that he and Joe will work with the web designer to update the Association website. Planned improvements include website messaging, posting functions, privacy protections, a private member directory, and possible vendor ordering options, including apparel.

8. Recreation and Community Activities

Kristina will collect member input by email regarding ideas for 2027 summer events and will use that input to help plan the 2027 recreation schedule.

Kathie Pace proposed forming a Women's Club for social and community service activities. Interested members were asked to contact her by March.

9. Board Elections

Nominations were presented for two open positions on the Board of Governors. The candidates were Douglas Whalen, Donna Mazzelli, and Catherine Foster.

Voting procedures were reviewed. Members were advised that each parcel was entitled to one vote and ballots need to select two candidates to be counted.

The vote was tabulated and reported as follows:

- Douglas Whalen: 47 votes
- Donna Mazzelli: 38 votes
- Catherine Foster: 36 votes

Douglas Whalen and Donna Mazzelli were announced as winning the vote..

10. Public Safety Concerns

Members raised concerns regarding motor vehicle violations, stop sign compliance, road width, pedestrian safety, and the safety of children in the community. The Board will review these concerns over the winter and consider possible responses, including signage, enforcement, guards, or other safety measures.

Donna's emergency contact list will continue to be maintained and used when urgent homeowner contact is needed.

11. Next Meeting

The next semiannual membership meeting is expected to be held in June 2027. Because of a potential conflict with a Jewish holiday, the Board will conduct a winter survey to determine the best date and time and will notify the membership once the meeting date is set.

12. Adjournment

There being no further business, the meeting was adjourned.

Respectfully submitted,

Catherine C. Foster
Clerk
Old County Beach Club Association