

DRAFT

OLD COLONY BEACH CLUB ASSOCIATION

BOARD OF GOVERNORS MEETING

MINUTES — AUGUST 25, 2026

The meeting of the Board of Governors of the Old Colony Beach Club Association was held at 41 Old Colony Road and via Zoom on August 25, 2026.

- **Call to Order**

Chairman Douglas Whalen called the meeting to order at **7:02 p.m.**

Roll Call

Board Members Present:

Douglas Whalen, Tony Camilleri, Megan DuBaldo, Catherine Foster (Zoom), Steve Humes, Enzo Radinieri (Zoom), and Kristina Wilson.

All seven members of the Board were present, and a quorum was established.

Members of the Association Present:

Peter Colavecchio (Zoom), Donna Maselli (Zoom), Nicki Patel (Zoom), Jay Patel (Zoom), Harvey Schiller.

- **Approval of Minutes**

The minutes of the July 14, 2026 Board of Governors meeting were presented for approval.

Steve Humes moved to approve the July 14, 2026 minutes. Tony Camilleri seconded the motion.

The motion **passed**.

The Board noted that the recording of the July 14 meeting had ended prematurely and therefore had not preserved the Board's action concerning formation of the Management Subcommittee. The matter was placed under New Business at this meeting so that the Board's action could be formally recorded.

- **Treasurer's Report**

Treasurer Enzo Radinieri reported the following balances as of July 31, 2026:

- Total balance: **\$1,226,785.30**
- General Fund Checking: **\$52,270.38**
- Municipal General Fund: **\$218,335.75**
- Municipal Capital Fund: **\$217,719.06**
- Municipal Loan Fund: **\$738,460.11**

The Treasurer's written financial report will be incorporated into the Association's records.

• Correspondence

The Board reviewed correspondence received since the previous meeting, including:

- A complaint from 2 Old Colony Road concerning persons cutting through private property. A notice had been sent reminding residents not to trespass on the property.
- Correspondence concerning disposal of dog waste in residents' private trash containers.
- Correspondence concerning trash cans and other items on the beach.
- State of Connecticut documents relating to financing of the internal and shared sewer projects.
- A request from Peter Zielinski to permit up to six vehicles belonging to older guests attending a private event to park temporarily in the security parking area on August 29, with no overnight parking.

Megan DuBaldo moved to permit up to six vehicles for the Zielinski event to use the security parking area, with appropriate parking passes to be provided. Steve Humes seconded the motion.

The motion **passed**.

Additional correspondence and property-related complaints were reviewed. Appropriate follow-up with the affected property owners was authorized where necessary.

• Committee and Officer Reports

Chairman

The Chairman reported on Association administrative matters, correspondence, sewer financing documentation, and other ongoing Association business.

Treasurer

The Treasurer had no additional report beyond the financial report presented earlier in the meeting.

Clerk

No additional report.

Tax Collector

The Board received an update regarding tax collections which are strong and related billing matters.

Recreation

The Board received an update on summer recreation activities and related matters.

Public Safety

The Board reviewed summer security operations, traffic and sight-line concerns, stop-sign compliance, and reported construction violations.

The Board discussed sight-line issues at intersections. It was noted that sight-line improvements are included in the planned road improvement work.

Reported violations of the Association's construction restrictions were referred for appropriate follow-up.

Public Works

The Board received an update concerning the installation of fencing and barriers and the condition of Sheffield Brook.

The Board discussed potential measures to improve drainage at Sheffield Brook, including possible use of pipe covers and duckbill-type devices.

The Board also discussed property-maintenance concerns and agreed to conduct a **Board property/blight review in September**, with the date to be determined.

• *WPCA Report*

The Board received an update concerning the sewer program.

The design phase of the project was reported to have been completed under budget.

The Board was advised that the Association has moved from the design phase into the construction phase of the State financing program.

The Chairman reported that the total cost of the internal sewer project is approximately **\$10.1 million**, with approximately **\$7 million** ultimately financed as a loan.

The Board was also advised of Change Order No. 1 relating to the shared sewer infrastructure project following withdrawal of the original low bidder. The second bidder assumed the work, and the project remains within the previously presented budget.

Construction schedules were reviewed. The shoreline portion of the project is presently projected for completion in approximately March 2027, and the pump station/force-main work is presently projected for completion in 2027.

The Chairman will endeavor to make project schedules available on the Association website.

- **Unfinished Business**

Bulletin Boards

The new bulletin boards have been installed.

The Board agreed that the cost of the three bulletin boards should be charged as a **capital expense** rather than to Recreation.

One portion of the bulletin-board space will be available for community notices in accordance with Association practice.

- **New Business**

Management Subcommittee

Because the action establishing the Management Subcommittee at the prior meeting was not preserved on the recording, the Board formally considered the matter.

Megan DuBaldo moved to establish the **Management Subcommittee to review the Association's management needs**, retroactive to July 2026. Steve Humes seconded the motion.

The motion **passed**.

The Subcommittee reported that it has begun reviewing the work performed by the Board and volunteers and whether some Association functions would benefit from professional management assistance. No recommendation has yet been made regarding hiring a management company or manager.

The Subcommittee will report its findings and recommendations to the Board before any proposal is presented to the membership.

September 19, 2026 Membership Meeting

The proposed agenda and materials for the Semi-Annual Membership Meeting scheduled for **September 19, 2026 at 10:00 a.m. at the Sound View Community Center** were reviewed.

Steve Humes moved to approve the membership meeting agenda. Tony Camilleri seconded the motion.

The motion **passed**.

FY26 Budget Adjustments

The Board reviewed fiscal-year-end budget results. Although the fiscal year ended with an overall surplus of **\$25,385.49**, three individual budget categories exceeded their approved amounts by more than \$2,500 and therefore require membership approval.

The proposed adjustments are:

- **Public Works:** \$3,959.83
- **General Fund/Administration:** \$5,467.27
- **Professional Fees:** \$7,562.50

The Public Works overage included costs associated with regrading the beach following severe winter storm erosion.

The General Fund/Administration overage included the decision to purchase a multi-year GoDaddy license rather than pay annually.

The Professional Fees overage resulted from expenses associated with the 2024 and 2025 audits being incurred during the fiscal year.

Douglas Whalen moved to approve presentation of these budget adjustments to the membership for approval at the September 19 Semi-Annual Membership Meeting. Megan DuBaldo seconded the motion.

The motion **passed**.

Proposed Women's Club

The Board discussed a request to establish an OCBCA women's club.

No formal Board action was taken. The proposal will be presented to the membership at the September 19 meeting.

Board Email, Website and Electronic Systems

The Board discussed the possibility of moving or integrating Board email accounts, website services, and other electronic functions through a Google municipal account or another coordinated platform.

The Chairman will investigate available services, including opportunities to improve the website and automate Association processes such as electronic payments and tax-related functions, and will report back to the Board.

No formal action was taken.

• Public Comment

Public comment was received.

Questions were raised concerning the Management Subcommittee and the sewer project. It was reiterated that the Management Subcommittee has not made a recommendation and that any recommendation will first be presented to the Board and subsequently, as appropriate, to the membership.

A request concerning a matter for future Board consideration will be placed on an agenda for a meeting in the spring.

- **Next Meeting**

Although the published agenda identified September 8, 2026 as the next Board meeting, the Board determined that another meeting so close to the September 19 Semi-Annual Membership Meeting was unnecessary.

The date of the next Board of Governors meeting will therefore be **determined later**.

- **Adjournment**

Steve Humes moved to adjourn. Megan DuBaldo seconded the motion.

The meeting was adjourned at **8:30 p.m.**

Respectfully submitted,

Catherine Foster

Clerk

Old Colony Beach Club Association