

OLD COLONY BEACH ASSOCIATION WPCA  
OCTOBER 5, 2026

CALL TO ORDER: The meeting was called to order at 6:35 pm by Frank Noe, Chairman.  
This was a ZOOM meeting.

PRESENT: Frank Noe, Bob Asal, Don Brodeur, Joe Cancelliere, Steve Humes, Frank Nicotera, Nancy Zimmerman.

WPCA Alternate: Donna Maselli

ABSENT: Marc Peterson, WPCA Alternate

GUEST: Harvey Schiller, Doug Whalen

APPROVAL OF THE 8.3.26 minutes: A motion was made by Bob Asal & 2<sup>nd</sup> by Frank Nicotera to accept the 8.3.26 minutes. No discussion, none opposed, motion passed.

TREASURER'S REPORT: Please see the attached report from Don Brodeur, Treasurer. A motion to accept the treasurer's report was made by Steve Humes & 2<sup>nd</sup> by Nancy Zimmerman. Frank Noe states that the checks to Fuss & O'Neil are for engineering costs. The \$350.00 was to get a permit from DEEP. It was \$700.00 and we sent a check for \$350.00 and another check for \$350.00 will be sent. Raymaaker has been submitting what are called submittals for costs associated with the project, but they have not done any excavation at this point. This is basically for their performance bond. The checks for Shipman & Goodwin checks was for the construction IFO's for the 3 beaches that were charged individually. No discussion, none opposed. Motion passed.

CONSTRUCTION UPDATE: Miami Beach has black pipes for dewatering and they may go down 13' to 14' into the ground for dewatering. The water is being pumped out of the ground to the parking lot near Pond Road to dumpsters that will filter the water and then it goes into their brook. Old Lyme Shores has half of one street already done and the sewer lines are in. Old Colony Beach has Genovese and they did some test borings from Purtill north to find the depth of the water. They are planning to start construction on October 14<sup>th</sup>, 2026, to start doing the open cut. We do have a construction meeting on October 13<sup>th</sup> at 10 am, in their office on Breen Avenue, Michael Cohn's home that is being rented for the office. These meetings will be weekly and one will be in person and the other one will be virtual. On Hartung you will see a white dotted line from Ira's home to the gate & beyond that is for the water line. It has to be moved from the south side of Hartung to the north side of Hartung. This might be started in a few weeks. After the water line is moved over, Baltazar will come in and start doing the direct drilling for the sewer line. From the corner of Gorton to the corner of Ira's home will be open cut. From the corner of Gorton to the pump station, that will be direct drill. After the direct drill, Baltazar will come back and put the laterals in. Genovese will put in their pipe north of Purtill first and then Baltazar is done, then they will start moving from Purtill down south to connect to the collection pipe on

Hartung. No definite schedule now, but each week we will know the schedule better and let the residents know what street they will be on. Don asked Frank about the contractor moving the water pipe and wanted to know if that is through CT Water or part of the sewer project and Frank stated that it is through CT Water. Donna asked if CT Water gave him an insurance certificate for their vendor and Frank said not yet. Frank sent an email to the project manager insisting that we need a certificate of insurance to make sure that Old Colony Beach is insured. We do have the performance bond, but no liability for the homeowner.

WELL ABANDONMENTS: One property on Brookside the water line did not go that far up, so they were not able to connect to water. Don said that on Brookside the water main goes to 3 Brookside, but the last house is 1 Brookside had a well and the main wasn't extended up there so Don measured it out and about 30' would get the main to past the driveway to the house. Don spoke to the 2 owners and they indicated that they wanted the sewer line to go to the south side of the house and the water main go on the north side of the house, closer to 156. There isn't a hydrant in that vicinity, so Don spoke to Chris at CT water and they indicated that they would pick up the cost of the hydrant and any main extension from the last lateral to wherever the hydrant would be proposed. If we had a hydrant there, it would service 156 and Groton Avenue. It is something that CT Water would support. They would like a plan from our engineer taking into consideration the last extension that they did on Brookside and also try to incorporate Fuss & O'Neill's plan on the sewer system and the lateral coming off of that. With that plan, then the idea would be to put it out to bid. Donna asked if CT Water would pay for it and Don said yes that they would pay for part of it. They will pay for a hydrant, they would pay for the last lateral to the hydrant and cost of the hydrant and the installation.

Frank said that a few people want to hook up to CT Water, but they should have a lateral from their house and be a customer of CT Water. Frank has one homeowner that he is having a hard time getting ahold of to discuss his well. Donna suggested sending him a certified letter if we can't get in touch with him.

We have wells that are within 75' or more and wells within 25'. Frank Nicotera said that they sent out 16 letters and they received some responses that they did receive the letters. They have invoices from contractors that disconnected the well. Frank said that they have 5 people that either didn't receive the letter or didn't respond. Some of the wells were disconnected 25-30 years ago and the homeowner doesn't have any paperwork. Frank Noe said that they might be disconnected, but they have to be abandoned. One person said that they had a contractor come out and they couldn't find the well. The previous owner had the well abandoned. Frank Noe said that Fuss & O'Neill will have to address that when they are ready to lay down the pipe. Frank Nicotera said that out of the 16 letters that we sent out, he received 3 invoices and 3 that said their wells were abandoned, but they don't have any paperwork.

TOWN UPDATE: Steve Humes said that the town denies responsibility of being a part of the sewer project, even though the town signed the Cost Sharing Agreement (CSA), made

payments and did the financing and the voters approved the 9.5 million appropriation in August, 2019. The town signed an agreement to amend the CSA and that agreement made the town a party to the CSA at 29.7%. We have been trying to have the town active participation. In December they had another referendum that failed when the town tried to have the parties increase its bond resolution authorization from 9.5 million to 13 million, so the town's position is that the town doesn't have the money and voter approval and can't move forward with the project. Financially the impact to our community for an EDU for a single family home is basically \$46,000. If the town were a party to the project that would lower our EDU's by \$2,800. Old Lyme Shores and Miami Beach agree with us that the town is legally bound to the CSA with respect to the shared infrastructure. We decided to hire outside litigation, and we had the attorney to start in August to review the documents and give us an assessment and to prepare a litigation strategy. We have a draft of a lawsuit that we are prepared to present to the town. New London is aware that the town's position and has seen reports in the press that the town isn't going forward with the project. New London sent us a letter saying that we are in breach of the contract and wanted to know what's going on. We sent a letter to the city of New London on behalf of the 3 beaches stating that we are not in breach, we started construction prior to June 2<sup>nd</sup> and we provided documents to verify that. Martha Shoemaker said that she would keep the lines of communication open with us, that she would hold a meeting with the board of selectmen to discuss litigation. That meeting was last Friday and no official action happened. It appears that the meeting was a matter of bringing the other members up to speed about what's happening and what the claims are. They adjourned that meeting and decided that they would reconvene on October 18, so at this point, we are waiting to see what the town does at the next meeting on October 19<sup>th</sup>. The town said that they are sending a letter to New London stating that started construction and that they are not in breach of the contract. We have not seen that letter as of yet.

**OTHER BUSINESS:** Frank Noe met with an organization named Moon Shot. It is a non-profit organization that DEEP set us up to help us with their expertise in sewer projects and they will help us navigate through the process of reaching out to the residents, to help us with the sewer project and how they can help us with whatever we need. It's for the 3 beaches for the shared as well as the internals. Donna asked if they could help with the weekly construction meetings? Frank said that they couldn't do that since they are in the background, just an added value. They are a liaison, but not to take control. Steve asked if they could help us set up a website, construction progress, and Frank said yes, they could. Don said that maybe they could help with the management structure. Maybe we need to hire someone part time to help with the accounting part of this project. Frank said that the WPCA may have to hire a part time bookkeeper to keep up with the invoices and writing out checks. Steve said that a resident has been an assistant treasurer for the past year and managing the accounting aspects of the association. They may contact her to see if she would be willing to help the WPCA. She has access to the bank accounts and how the money is flowing between the WPCA and the association. Doug said that at this time, she does not handle any of the WPCA stuff, but she does get paid \$500.00 to handle the internal stuff. Donna Maselli had a question. With the state money we are getting, are they requiring an audit? Frank said yes, that we have to have a full audit. Doug said that we do a compilation report which has been accepted so far, it's \$11,000 and we've done it since we

have had this project in the design phase, and they have been accepting it. A compilation report is not a full audit, but Doug again said that they have been accepting it every year. Donna said that we should check so that we don't get hit with needing a full audit because the compilation report states that it does not verify anything, just the numbers that we give them. Don said the cost of financial statements have gone up and it may cost 3-4 times that \$11,000. Don agrees with Donna that with the magnitude of the sewer project, they will probably require a certified audit verses our statement as an association.

PUBLIC COMMENT: none

NEXT MEETING: the next meeting will be on Monday, November 2, 2026 at 6:30 pm.

ADJOURNMENT: A motion was made by Steve Humes & 2<sup>nd</sup> by Don Brodeur. No discussion, none opposed, motion passed. The meeting was adjourned at 7:52 pm.

Respectfully submitted,

Nancy Zimmerman, Secretary

# Old Colony Beach Club Association - WPCA

Treasurer's Report as of October 5, 2026

## OCBCA WPCA Operating Acct #0804

|                                               |    |                 |
|-----------------------------------------------|----|-----------------|
| Checking Account Balance As of August 1, 2026 | \$ | <u>4,843.60</u> |
|-----------------------------------------------|----|-----------------|

### Deposits

|                       |                  |
|-----------------------|------------------|
| State of CT - 8/10/26 | 20,984.40        |
| State of CT - 9/18/26 | <u>58,849.11</u> |

|                |    |                  |
|----------------|----|------------------|
| Total Deposits | \$ | <u>79,833.51</u> |
|----------------|----|------------------|

### Disbursements

|                                                         |               |
|---------------------------------------------------------|---------------|
| Fuss & O'Neill - Check #236                             | 9,484.39      |
| Shipman & Goodman - Check #238                          | 11,500.00     |
| Nancy Zimmerman - Check #239 (Cassette player/recorder) | 42.53         |
| CT Deep - Check #240                                    | <u>350.00</u> |

|                     |    |                  |
|---------------------|----|------------------|
| Total Disbursements | \$ | <u>21,376.92</u> |
|---------------------|----|------------------|

|                                                |    |                  |
|------------------------------------------------|----|------------------|
| Checking Account Balance As of October 5, 2026 | \$ | <u>63,300.19</u> |
|------------------------------------------------|----|------------------|

## Tri Beach Infrastructure Share Acct #8573

|                                               |    |                 |
|-----------------------------------------------|----|-----------------|
| Checking Account Balance as of August 1, 2026 | \$ | <u>2,618.00</u> |
|-----------------------------------------------|----|-----------------|

### Deposits

|                       |    |                   |
|-----------------------|----|-------------------|
| State of CT - 8/19/26 | \$ | 44,065.26         |
| State of CT - 9/18/26 | \$ | <u>344,885.08</u> |

|                |    |                   |
|----------------|----|-------------------|
| Total Deposits | \$ | <u>388,950.34</u> |
|----------------|----|-------------------|

### Disbursements

|                                                         |    |                  |
|---------------------------------------------------------|----|------------------|
| CT Department of Energy - Check #1039                   | \$ | 350.00           |
| Fuss & O'Neill - Check #1040 (Draw #51)                 | \$ | 44,065.26        |
| Fuss & O'Neill - Check #1042 (Draw #49)                 | \$ | 25,414.41        |
| Fuss & O'Neill - Check #1043 (Draw #52)                 | \$ | 36,442.18        |
| Fuss & O'Neill - Check #1044 (Draw #50)                 | \$ | 41,552.50        |
| JL Raymakers & Sons - Check #1045 (Excavation Services) | \$ | 148,821.78       |
| Shipman & Goodwin, LLP - Check #1046                    | \$ | 25,000.00        |
| Shipman & Goodwin, LLP - Check #1047                    | \$ | 25,000.00        |
| Shipman & Goodwin, LLP - Check #1048                    | \$ | <u>25,000.00</u> |

|                     |    |                   |
|---------------------|----|-------------------|
| Total Disbursements | \$ | <u>371,646.13</u> |
|---------------------|----|-------------------|

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|------------------------------------------------|----|------------------|
| Checking Account Balance as of October 5, 2026 | \$ | <u>19,922.21</u> |
|------------------------------------------------|----|------------------|