



Old Lyme Shores Beach Association

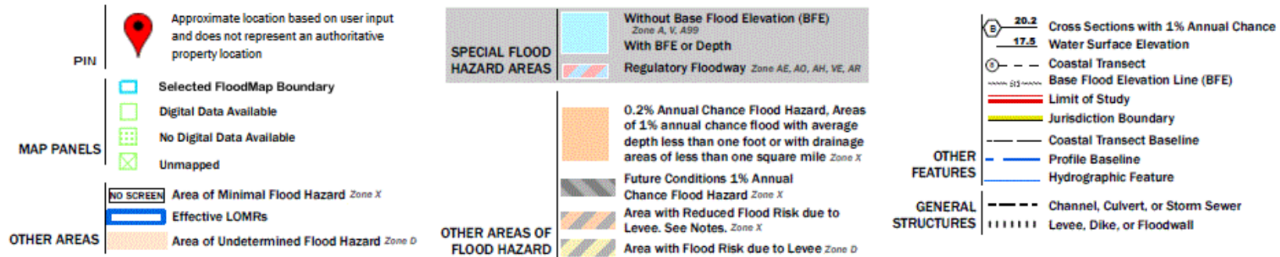
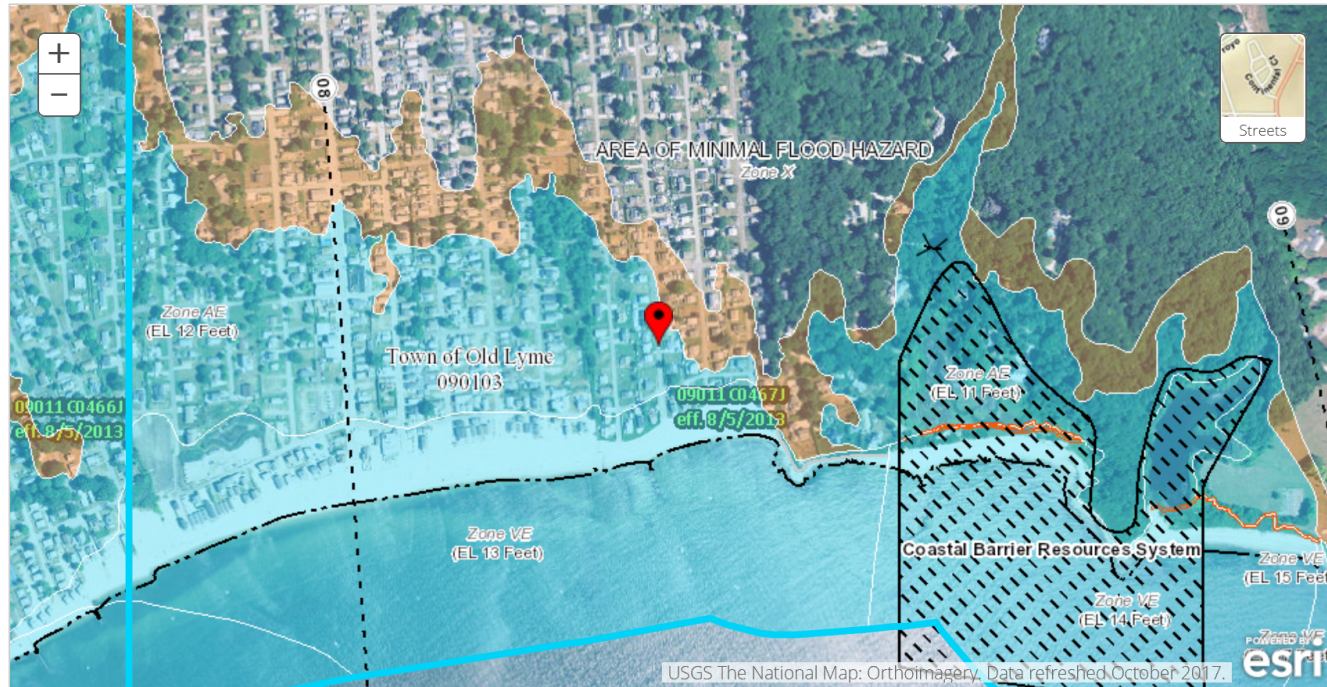
**Fall Meeting
October 6, 2018**

Fall 2018 Meeting Agenda

- ▶ **Welcome/Introductions**
- ▶ **Sheffield Brook**
- ▶ **WPCA**
- ▶ **Security**
- ▶ **Beach**
- ▶ **Communications**
- ▶ **Nominating Committee**
- ▶ **Treasurer's Report**
- ▶ **Traffic & Safety**
- ▶ **OLS Asset Allocations**
- ▶ **Other Business**
- ▶ **Adjournment**

Sheffield Brook Flood Map

Patrick Burns



- ▶ **You may be eligible for flood insurance relief**
- ▶ **Download a [National Flood Insurance Program Elevation Certificate](#) as a PDF at:**
 - <https://www.fema.gov/media-library/assets/documents/160>
- ▶ **Read the [Homeowner's Guide to Elevation Certificates](#) as a PDF at:**
 - <https://www.fema.gov/media-library/assets/documents/32330>
- ▶ **We will post these links for easier access at:**
 - <http://oldlymeshores.org/resources/>

Sheffield Brook Elevation Certificate

Patrick Burns

- ▶ Insurance agencies need the Elevation Certificate (EC) to determine flood insurance premiums
- ▶ Flood means rising water, so the elevation certificate documents the probability of risk to your property
- ▶ Local floodplain managers may already have a certificate on file for your property, perhaps filed with the deed
- ▶ If you need a new EC, you will need to hire a land surveyor, professional engineer, or certified architect who is authorized by law to certify elevation information

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- ▶ **High Risk Flood Zones are designated A or V on a Flood Insurance Rate Map (FIRM)**
 - ▶ **The EC designates the elevation of the lowest floor, building characteristics and flood zone**
 - ▶ **Insurance agents compare this to the Base Flood Elevation (BFE) to rate and calculate insurance cost**

- ▶ **FEMA Flood Plain – 100 year storm**
- ▶ **Sheffield Brook Project**
 - *Designed for the 10 year storm, daily flooding, and brook hydraulics (conveyance through pipes)*
 - *The 100 year storm will always result in flooding*
 - *Brook performance will vary with each unique storm event*
- ▶ **The total cost of the Sheffield Brook Project was \$1.3M, of which OLSBA paid about \$53k**

Sheffield Brook Flood Plain Improvements

- ▶ Upgraded existing culvert and outfall configurations
 - *Restore floodplain and ability to store and convey floodwaters*
 - *Double culvert capacity under the beach*
 - *Reduce shoaling of pipe outlet*
 - *Tide gate to control high tide flooding*
- ▶ Makes it easier to drain water out to Long Island Sound
- ▶ Reduced the number of homes in the 10 year flood plain from **32** to **3**



Sheffield Brook Prior Conditions

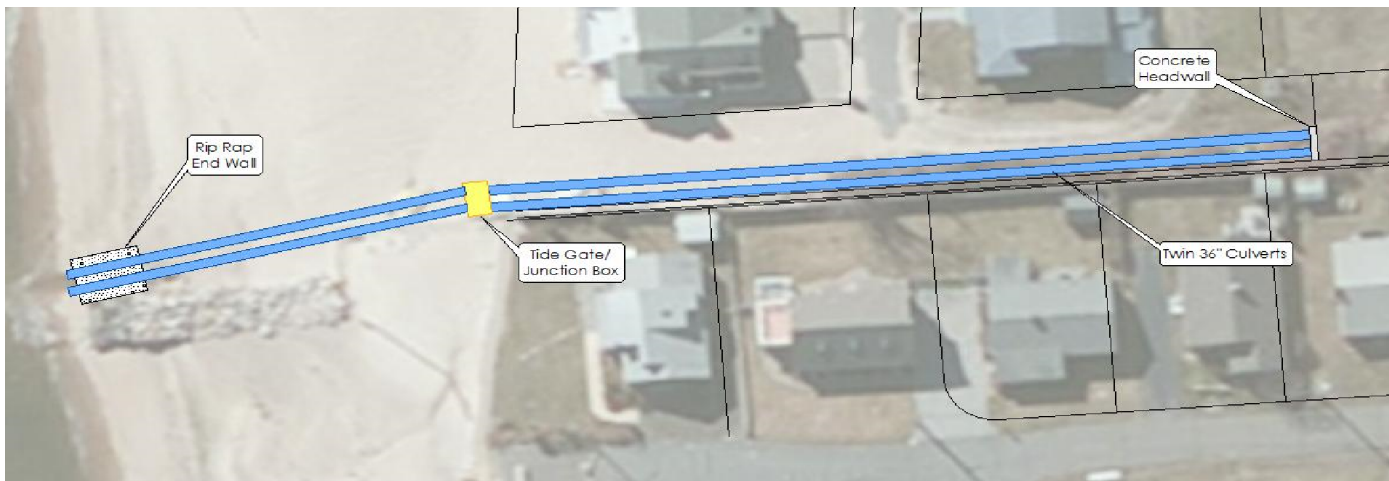
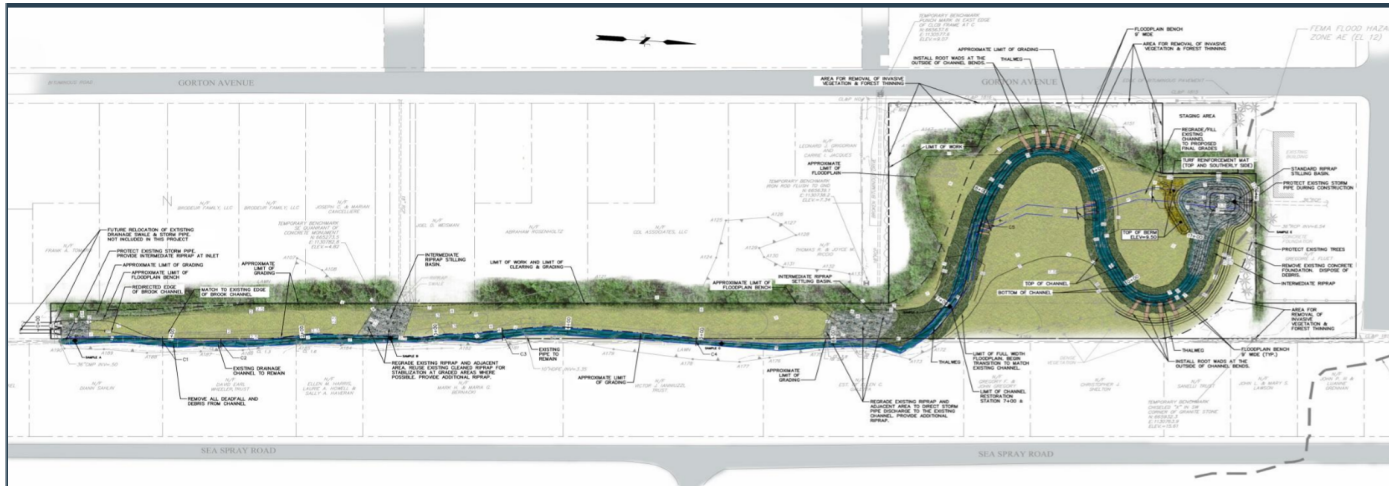
Patrick Burns

Existing Conditions



Sheffield Brook Current Conditions

Patrick Burns





WPCA – Overview

Joe Halloran

Project Phase		Status
Phase I	Planning	COMPLETE
Phase II	Design	IN PROGRESS
Phase III	Construction	
Phase IV	Operation	

- ▶ **Begun in 2010!**
- ▶ **Complex project involving 4 towns, 3 beaches, and the State of Connecticut (each with agenda/politics)**
 - *New London Agreement – **signed!***
 - *East Lyme Agreement – **signed!***
 - *CT DEEP – **Clean Water Fund (CWF) application submitted***
 - *Waterford Agreement – **negotiating buy-in, no impact to CWF app***
 - *Old Lyme Agreement – **Sound View pump station land lease option, scheduled for referendum and vote in 2019***

▶ **Pump Station Options**

- *Option 1 @ Old Lyme Shores*
- *Option 2 @ Sound View*
- *Option 3 @ Miami Beach*

▶ **Priority 1 – Force Main Design**

- *Leverage CT/DOT paving of Route 156 in 2019*

▶ **Stormwater Management Plan**



WPCA – Milestones

Joe Halloran

DATE	MILESTONE
JAN 2019	Clean Water Fund Grant Approval
SEP 2019	Design Complete
JAN 2020	Construction Begins
DEC 2020	Begin Connecting Water/Sewer to Homes
2021	Sewer & Water Project Complete

COSTS (ESTIMATED)

- \$2,700 per household
- \$39,600 total cost

- ▶ **Sewers**
- ▶ **New Water Pipes to All Homes**
- ▶ **Storm Water & Drainage Improvements**
- ▶ **Fire Hydrants**
- ▶ **New Roads**
- ▶ **Sewer & Water Hookups**
- ▶ **Abandonment of Existing Septic Systems**
- ▶ **Subterranean Placement of Power & Communications Lines (possible)**

▶ Financial Transition

- *Successful migration and adoption of cloud-based Quickbooks Online for OLSBA accounting*
- *Simplifies and automates much of our financial management*
- *Will begin to enhance transparency of financial reporting within the beach community*

▶ Board Technology Adoption

- *9 of 9 online with Google for Business*
- *7 of 9 are online with Slack*
- *Need to work through mechanics of adoption in off-season*
- *Adoption could eliminate communications bottlenecks*



Nominating Committee

Tom Annulli

- ▶ **We have board vacancies and are seeking volunteers to join us**



Current Office Holders

Tom Annulli

CURRENT AS OF (SEP 2018)						
Office	2020-2021	2019-2020	2018-2019	2017-2018	2016-2017	2015-2016
Executive Offices (Annual Elections)						
<i>President</i>			Matt Merritt	Paul Yellen	Paul Yellen	Paul Yellen
<i>Vice President</i>			Tom Annulli	Tom Annulli	Tom Annulli	Tom Annulli
<i>Treasurer</i>			Norman Yester	Sheila DeLutrie	Sheila DeLutrie	Sheila DeLutrie
<i>Secretary</i>			Maura Graml	Maura Graml	Maura Graml	Maura Graml
<i>Tax Collector</i>			Norman Yester	Sheila DeLutrie	Sheila DeLutrie	Sheila DeLutrie
Governors (3 Year Terms)						
<i>Governor</i>			OPEN	Polly Merritt Maglio	Polly Merritt Maglio	Polly Merritt Maglio
<i>Governor</i>			Patrick Burns	Patrick Burns	Patrick Burns	Patrick Burns
<i>Governor</i>		Joe Halloran	Joe Halloran	Joe Halloran	Joe Halloran	Jim Zanavich
<i>Governor</i>		Bryan Even	Bryan Even	Matt Merritt	Matt Merritt	Matt Merritt
<i>Governor</i>	John Cunningham	John Cunningham	John Cunningham	John Cunningham	John Cunningham	John Cunningham
<i>Governor</i>	Mary Kate McGilley	Mary Kate McGilley	Mary Kate McGilley	Jay Moynihan	Jay Moynihan	Jay Moynihan
Notes:	<p><i>Names in blue with a yellow background are officeholders up for re-election.</i></p> <p><i>Terms that were shared by more than one member are shown with a gray background.</i></p> <p><i>Names in red represent changes in personnel to that office/position.</i></p> <p><i>Three year Board of Governor terms are boxed for reference. Open terms are unboxed.</i></p>					



Treasurer's Report

Balance Sheet (2018-09-30)

Norm Yester

Assets

Cash	\$232,931.31
Accounts Receivable	\$21,021.06
Total Current Assets	\$253,952.37

Liabilities

Accounts Payable	\$45,117.52
Payroll Liabilities	\$834.08
Total Current Liabilities	\$45,951.60

Total Equity

Total Current Liabilities	\$208,000.77
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Treasurer's Report

Profit & Loss (2018-09-30)

Norm Yester

► Income

- *Budgeted* \$ 156,000.00
- *Actual* \$162,141.72

► Expenses

- *Budgeted* \$ 162,750.00
- *Actual* \$111,698.85

► Net Income

- *Budgeted* (\$6,750.00)
- *Actual* \$50,442.87

	TOTAL		
	ACTUAL	BUDGET	OVER BUDGET
Income			
Interest Income	203.00		203.00
Taxes - Members	157,913.72	152,000.00	5,913.72
Town Subsidy	4,025.00	4,000.00	25.00
Total Income	\$162,141.72	\$156,000.00	\$6,141.72
GROSS PROFIT	\$162,141.72	\$156,000.00	\$6,141.72
Expenses			
Bank Fees	35.00		35.00
Beach Cleaning / Maintenance	12,320.00	20,000.00	-7,680.00
Bulky Waste Pickup	2,909.40		2,909.40
Capital Projects Reserve	3,400.00	10,000.00	-6,600.00
Entertainment			
Carousel Night	150.00	150.00	0.00
Fourth of July	1,080.00	1,000.00	80.00
Music	1,500.00	1,500.00	0.00
Total Entertainment	2,730.00	2,650.00	80.00
Insurance	13,933.00	15,000.00	-1,067.00
Maintenance & Repairs	2,044.26	5,000.00	-2,955.74
Miscellaneous			
Beach Federation Membership	600.00	600.00	0.00
Donations		100.00	-100.00
Mass Cards		200.00	-200.00
Meeting Fees/ Expenses	344.36	400.00	-55.64
Other - Miscellaneous expenses	305.74	1,000.00	-694.26
Postage	30.00	500.00	-470.00
Website		500.00	-500.00
Total Miscellaneous	1,280.10	3,300.00	-2,019.90
Payroll Expenses	23,086.29	33,000.00	-9,913.71
Personnel / consultants	4,000.00	9,500.00	-5,500.00
Sheffield Brook		2,500.00	-2,500.00
Snow Plowing		7,200.00	-7,200.00
Taxes	52.58	100.00	-47.42
Total Drainage		4,500.00	-4,500.00
Utilities	908.22	5,000.00	-4,091.78
WPCA	45,000.00	45,000.00	0.00
Total Expenses	\$111,698.85	\$162,750.00	\$ -51,051.15
NET OPERATING INCOME	\$50,442.87	\$ -6,750.00	\$57,192.87
NET INCOME	\$50,442.87	\$ -6,750.00	\$57,192.87

- ▶ **Vehicle Speed Monitor**
- ▶ **Summer 2019 Installation**
- ▶ **Automated Data Collection**
- ▶ **Study Traffic Patterns**
 - *How many drivers speed?*
 - *How much do they speed?*
- ▶ **Remind drivers of limits**



► Purpose

- *Identify and establish OLSBA owned physical asset inventory*
- *Determine the present value of all assets, considering age, condition, and useful life*

► Benefit

- *Utilize for planning repair and/or replacement actions and associated costs to smooth out annual financial budgeting process*
- *Potentially necessary for insurance declarations*

► Overall Characterization

- *\$37k – Current Valuation of all assets*
- *\$60k – Estimated replacement cost of all assets*
- *Useful life of assets ranges from 2 to 30 years*

► Examples of Assets

- **Infrastructure:** *Fire hydrants, drainage pipes, ball field, roads, etc.*
- **Beach:** *Raft, swim lines, anchors, benches, boat racks, bike racks, sand wheelchair, Brightwater shower, border fence, etc.*
- **Roads:** *Entry gates, traffic barriers, signage, bulletin boards, posts, etc.*
- **Security:** *Radios, umbrellas, chairs, etc.*
- **Miscellaneous:** *Shed, projector, screen, printer, etc.*



Asset Identification & Valuation

Beach Assets

Bryan Even

Beach Asset	Quantity	Unit Cost	Useful Life	Current Value	Total Replacement Cost
Raft	1	3,400	20	2,000	3,400
Lines, Buoys & Chain	VAR	VAR	Var	2,427	4,139
Anchors	9	165	7	800	1,485
Kayak/Boat Racks	3	500	10	1,200	1,500
Benches	7	575	20	2,000	4,025
Wood Barrier by Benches	3	300	20	300	900
Trash/Recycle Barrels	6	80	15	300	480
Sand Wheel Chair	1	1,250	5	250	1,250
Bike Racks	4	350	20	1,000	1,400
Brightwater Shower	1	500	7	250	500
Brightwater Fountain	1	450	7	225	450
OLS/OC Fence	1	3,900	15	3,900	3,900
Sheffield Brook Fence	1	2,000	30	700	2,000
Water Elevation Sign	1	150	20	100	150



Asset Identification & Valuation

Roadway & Traffic Assets

Bryan Even

Roadway Asset	Quantity	Unit Cost	Useful Life	Current Value	Total Replacement Cost
Entry Gates	8	1,250	15	7,000	10,000
Traffic Barriers	21	400	12	6,000	8,400
Stop Signs	32	85	20	2,000	2,720
Street Signs	21	30	15	500	630
Large square OLS Signs	3	100	7	200	300
Bulletin Boards	5	220	7	750	1,100
Flag for open Street	1	35	2	20	35
Road and Traffic signage	39	VAR	20	908	1,210
Wood Posts	52	10	15	475	520
Metal Posts	15	7	30	90	105



Asset Identification & Valuation

Miscellaneous Assets

Bryan Even

Asset	Quantity	Unit Cost	Useful Life (Yrs)	Current Value	Total Replacement Cost
Communication Radios	6	20	4	60	120
Chairs	4	20	4	40	80
Umbrellas	4	15	2	30	60
Storage shed on ballfield	1	5,000	20	2,500	5,000
Movie Projector	1	200	3	0	200
Movie Screen	1	400	5	320	400
Movies	8	20	2	400	160
Laptop computer	1	1,500	3	500	1,500
Printer	1	400	4	200	400

- ▶ **Golf Carts**
- ▶ **New Street Signs**
- ▶ **“Buy-a-Stone” Fundraiser**
- ▶ **New Stairs**
- ▶ **Beach Re-grading**
- ▶ **Beach Boat Storage**

Brick Paver Fundraiser Proposal

MaryKate McGilley

- ▶ **Objective:** Beautification of road/seawall area at beach end of streets
- ▶ **Timeline:** Present full idea at Spring 2019 meeting, fundraise for Spring 2020 installation
- ▶ **Cost:** To be determined, bricks to be \$25-100, depending on size/type



Boat Storage

- ▶ **Boat(s) MUST be removed from the beach by November 1st, 2018.**

- ▶ ***OLSBA Ordinances, Section 4f states:***

The abandonment of any personal property on the beach after November 1st of any calendar year.

If this occurs, the Board shall give said offender written notice and if the property is not removed within 14 days of the mailing of said notice, said Board may dispose of the abandoned property and may bill the person responsible for the actual cost of such service.

Member Concerns & Other Business





Adjourned!

Thank You For Your Help In Keeping Our Beach Safe