



Old Lyme Shores Beach Association

Annual Fall Meeting

Saturday, September 24, 2022 – 10:00am

Old Lyme Middle School Auditorium



Agenda

- I. Welcome
 - a. Introductions and Remarks
 - b. Approval of Minutes of Spring Meeting
- II. Financials
 - a. YTD Budget Review
 - b. 2023 Tax Collection
- III. Safety, Security, Guards
- IV. Beach
- V. WPCA Update
- VI. Issues and Actions
- VII. New Business
 - a. July 4th, 2023
- VIII. Resident Comments
- IX. Adjournment



Financials



Old Lyme Shores Beach Association

Budget vs. Actuals: FY 2023 - FY23 P&L

July 2022 - June 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
Taxes - Members	108,646.92	116,200.00	-7,553.08	93.50 %
Town Subsidy	4,055.00	4,000.00	55.00	101.38 %
Unapplied Cash Payment Income	10.12		10.12	
Total Income	\$112,712.04	\$120,200.00	\$ -7,487.96	93.77 %
GROSS PROFIT	\$112,712.04	\$120,200.00	\$ -7,487.96	93.77 %
Expenses				
Bank Fees	35.00		35.00	
Beach Cleaning / Maintenance	12,067.78	41,500.00	-29,432.22	29.08 %
Capital Projects Reserve	8,475.00	10,000.00	-1,525.00	84.75 %
Insurance	15,887.00	19,000.00	-3,113.00	83.62 %
Legal & Professional Services		22,500.00	-22,500.00	
Miscellaneous	2,319.67	3,300.00	-980.33	70.29 %
Payroll Expenses	31,429.91	38,500.00	-7,070.09	81.64 %
Taxes	56.40	100.00	-43.60	56.40 %
Unapplied Cash Bill Payment Expense	0.00		0.00	
Utilities	1,348.07	5,300.00	-3,951.93	25.44 %
Water Pollution Control Authority		25,000.00	-25,000.00	
Total Expenses	\$71,618.83	\$165,200.00	\$ -93,581.17	43.35 %
NET OPERATING INCOME	\$41,093.21	\$ -45,000.00	\$86,093.21	-91.32 %
NET INCOME	\$41,093.21	\$ -45,000.00	\$86,093.21	-91.32 %



Old Lyme Shores Beach Association

Balance Sheet
As of June 30, 2022

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
Business Checking	0.00
Capital One	131,712.16
Citizens Bank 8837	27,264.55
WPCA - 2232599145	0.00
Total Bank Accounts	\$158,976.71
Other Current Assets	
Undeposited Funds	0.00
Total Other Current Assets	\$0.00
Total Current Assets	\$158,976.71
TOTAL ASSETS	\$158,976.71
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Buy a Brick Account	426.04
Direct Deposit Payable	0.00
Payroll Liabilities	
CT Income Tax	0.00
CT Unemployment Tax	60.15
Federal Taxes (941/943/944)	484.28
Federal Taxes (941/944)	0.00
Federal Unemployment (940)	2.42
Total Payroll Liabilities	546.85
Total Other Current Liabilities	\$972.89
Total Current Liabilities	\$972.89
Total Liabilities	\$972.89
Equity	
Opening Balance Equity	0.00
Retained Earnings	188,084.27
Net Income	-30,080.45
Total Equity	\$158,003.82
TOTAL LIABILITIES AND EQUITY	\$158,976.71



Old Lyme Shores Beach Association

Balance Sheet

As of September 22, 2022

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
Business Checking	0.00
Capital One	111,712.16
Citizens Bank 8837	86,947.87
WPCA - 2232599145	0.00
Total Bank Accounts	\$198,660.03
Other Current Assets	
Payroll Refunds	0.02
Undeposited Funds	1,525.20
Total Other Current Assets	\$1,525.22
Total Current Assets	\$200,185.25
TOTAL ASSETS	\$200,185.25
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Buy a Brick Account	426.04
Direct Deposit Payable	0.00
Payroll Liabilities	
CT Income Tax	0.00
CT Unemployment Tax	492.76
Federal Taxes (941/943/944)	-0.01
Federal Taxes (941/944)	153.36
Federal Unemployment (940)	16.07
Total Payroll Liabilities	662.18
Total Other Current Liabilities	\$1,088.22
Total Current Liabilities	\$1,088.22
Total Liabilities	\$1,088.22
Equity	
Opening Balance Equity	0.00
Retained Earnings	158,003.82
Net Income	41,093.21
Total Equity	\$199,097.03
TOTAL LIABILITIES AND EQUITY	\$200,185.25



Old Lyme Shores Beach Association

Budget vs. Actuals: FY 2022 - FY22 P&L

July 2021 - June 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
Taxes - Members	104,163.66	107,400.00	-3,236.34	96.99 %
Town Subsidy	8,157.00	4,000.00	4,157.00	203.93 %
Unapplied Cash Payment Income	5.51		5.51	
Total Income	\$112,326.17	\$111,400.00	\$926.17	100.83 %
GROSS PROFIT	\$112,326.17	\$111,400.00	\$926.17	100.83 %
Expenses				
Beach Cleaning / Maintenance	40,297.83	39,000.00	1,297.83	103.33 %
Capital Projects Reserve	271.18	10,000.00	-9,728.82	2.71 %
Insurance	15,045.17	18,000.00	-2,954.83	83.58 %
Legal & Professional Services	23,411.75	22,500.00	911.75	104.05 %
Miscellaneous	3,562.29	3,300.00	262.29	107.95 %
Payroll Expenses	29,454.30	33,500.00	-4,045.70	87.92 %
Taxes	55.92	100.00	-44.08	55.92 %
Unapplied Cash Bill Payment Expense	0.00		0.00	
Utilities	5,308.18	5,000.00	308.18	106.16 %
Water Pollution Control Authority	25,000.00	25,000.00	0.00	100.00 %
Total Expenses	\$142,406.62	\$156,400.00	\$ -13,993.38	91.05 %
NET OPERATING INCOME	\$ -30,080.45	\$ -45,000.00	\$14,919.55	66.85 %
NET INCOME	\$ -30,080.45	\$ -45,000.00	\$14,919.55	66.85 %



Neighboring Associations' Tax/Mill Rates

105	Old Lyme	NA	2022	23.5000	23.5000		\$33,729,923.26
	Miami Beach Association	Beach	2022	3.5000	0.0000	0	\$197,352.56
	Old Colony Beach Club Association	Improvement	2022	4.0000	0.0000	0.00	\$186,300.00
	Old Lyme Shores Beach Association	Improvement	2022	1.7612	0.0000		\$116,200.00
	Point O'Woods Association Inc (The)	Beach	2022	3.4000	0.0000		\$413,616.00
	Rogers Lake West Shores Inc	Improvement	2022	1.0000	0.0000		\$52,420.72
	White Sand Beach Association	Improvement	2022	4.0520	0.0000		\$176,484.00



Safety, Security, Guards



Guards

Issues raised by residents during Summer 2022

- Vehicles entering the beach other than residents or guests
- Guards not getting off chairs and verifying guests
- Uniforms – wearing flip flops or barefoot
- Number of guards on duty and their location and mobility/open roads
- Enforcement of the association rules and regulations



Security

- Nighttime behavior on beach – drinking and mayhem
- Vandalism – several locations throughout the summer – most recently 22 Sea Spray
- Motion Sensor lights
- Security Cameras



Safety

- Speeding – the speed limit is 15MPH – Bellaire and Sea Lane 5MPH
- Stop Signs – all vehicles, bikes, scooters, skateboards need to stop – complete stop
- Radar Signs – 3 new signs have arrived and will be deployed in 2023



Beach



WPCA Update

OLS Infrastructure Project



Overview

- What Are our Options Currently?
- Brief History Recap
 - Summary Timeline
- Project Scope
- Bond Resolution
- Shared Infrastructure - Cost Sharing Alliance
- Project Status / Recent Activity
- Next Steps



Our Options?

- Immediately available options are very limited
- Encumbered with several legal contracts and obligations
- Options 2 and 3 are illustrative only
 - Reflects thoughtful, deliberate contemplation
 - Requires further in-depth analysis and risk assessment**
- Collectively, consideration of Options 1, 2 and 3 would be sequential

OPTION 1: Stay the course

- a. Pursue substantial grant funding
- b. CWF Loan repayment deferred to January, 2024
- c. Execute the construction phase - Q4 2023?
- d. In compliance with the consent order
- e. **Supported by DEEP**

**Preliminary review and analysis has been completed



Our Options? (cont'd)

OPTION 2: Pause the Project - 2 to 3 years

- a. Explore reconfiguration; Town-led effort
- b. **DEEP's Posture - Unknown**

OPTION 3: Abort the project

- a. Secure required legal representation/retainers
- b. Breach various contracts
- c. Strategic approach to limit financial exposures
- d. **DEEP's Position? - Unknown; May elect to invoke enforcement action at some point**

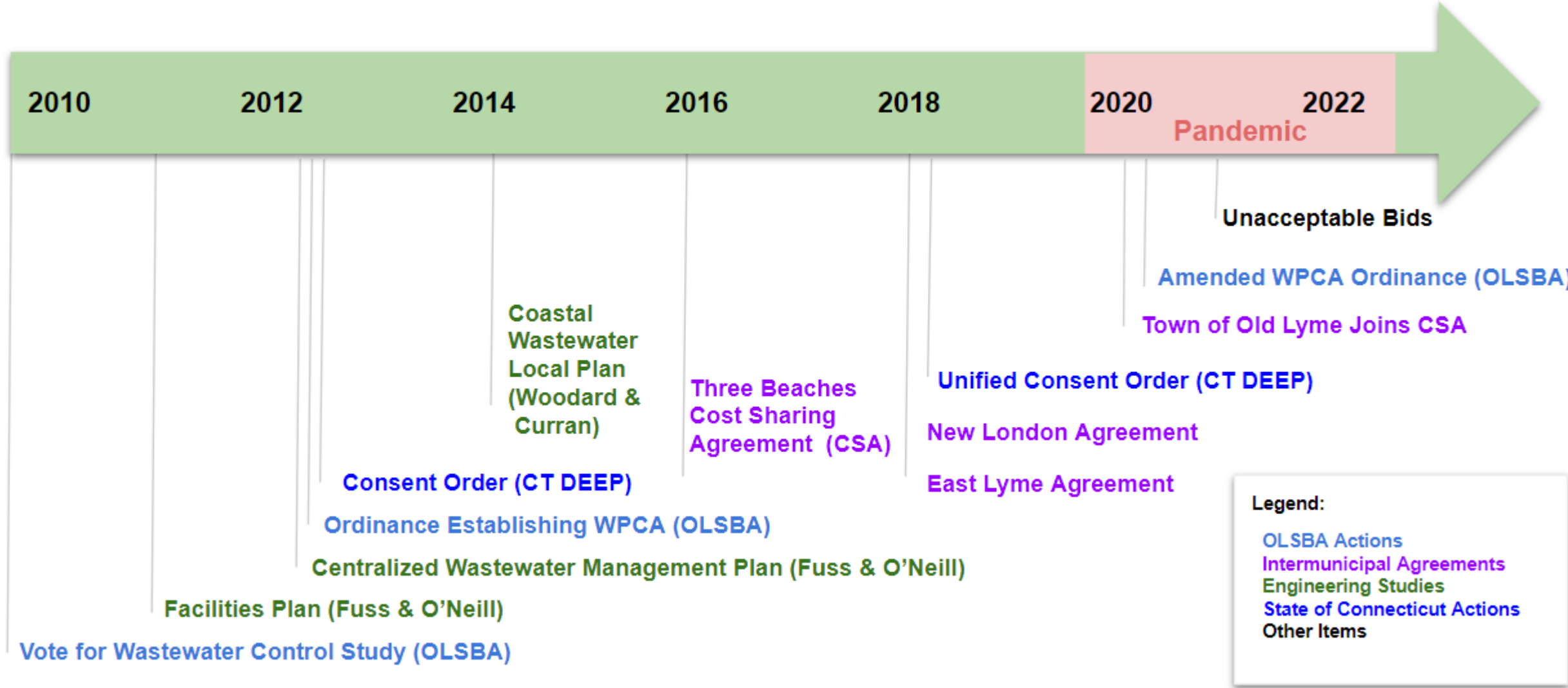


Brief History Recap

- Refer to Timeline
- For more information, refer to:
 - History of the WPCA at: [WPCA History | OLS Standard \(oldlymeshores.org\)](https://oldlymeshores.org/wPCA-History-OLS-Standard)
 - OLSBA [Spring Meeting Minutes](#)
 - OLSBA WPCA - [Revisiting Our History](#)



Summary Timeline



Legend:

- OLSBA Actions
- Intermunicipal Agreements
- Engineering Studies
- State of Connecticut Actions
- Other Items



Project Scope

- **Wastewater Management**
 - Engineering studies found sewers offer best functional & economic solution
- **Drinking Water Supply**
 - Connecticut Water Company offered to install new water mains at their cost
- **Road Regrading & Repaving**
 - Roads in disrepair need attention; road repairs related to sewer installation are CWF eligible; extensive road improvements are ineligible
- **Stormwater & Drainage Management**
 - Significant impact to beach infrastructure and a minority of residents
 - Aged and failing infrastructure requiring costly emergency repairs
 - 20% of stormwater improvements are eligible for CWF subsidies

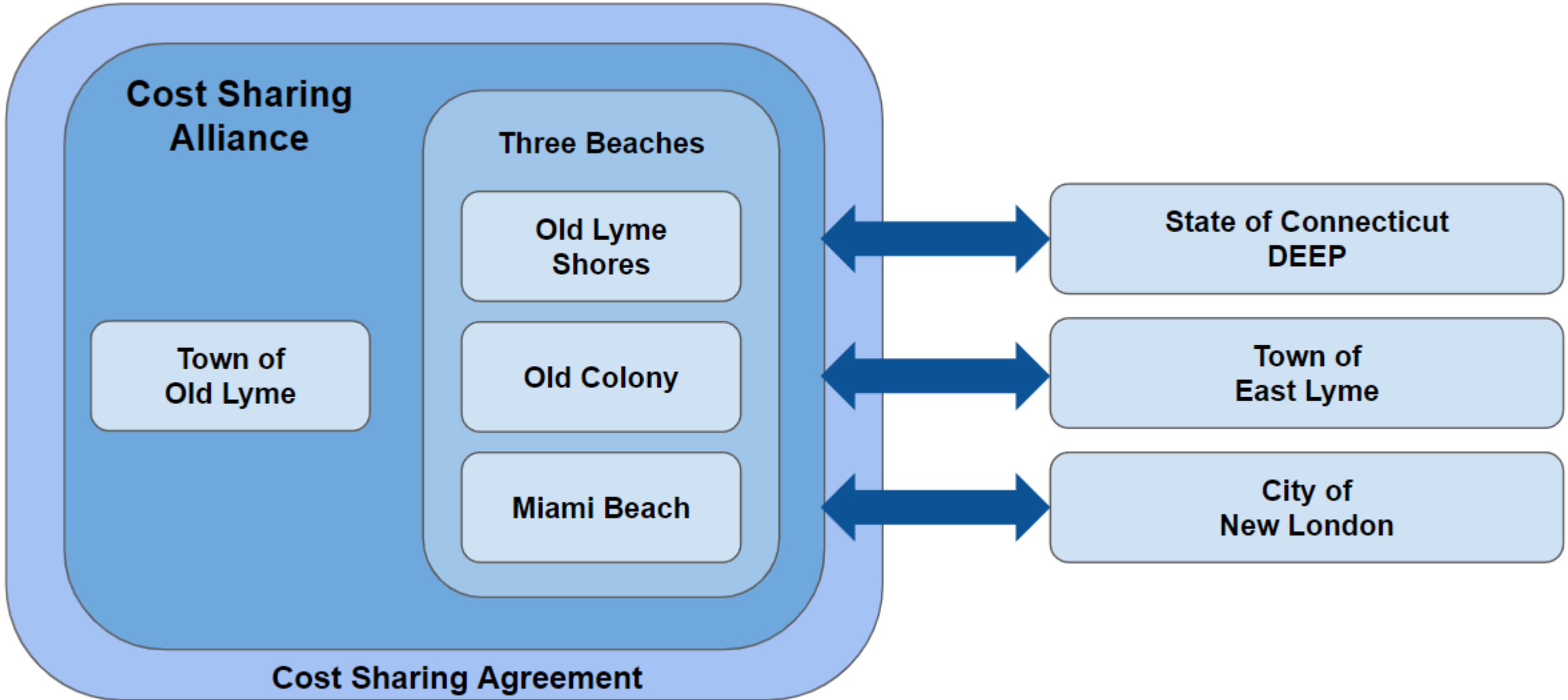


Bond Resolution

- **Bond authorized by association vote**
 - Voted 2012
 - Authorized \$9.7M
 - Required to complete work scope within the bond limitation regardless of possible infusion of grant funding
 - Current situation would require a new or amended resolution to go forward



Summary Organizational & Relationship Structure





Project Status/Recent Activity

- **Project is On Hold**
 - No new expenditures authorized
 - Will incur legal expense for CWF loan closings in January, 2023

- **Loan repayment obligation deferred to January, 2024 (per recent agreement with CT Treasury)**
 - Will continue to accrue interest
 - Fairest outcome for all residents
 - WPCA is unable to commence benefit assessment at this juncture
 - If payment started in January, 2023, the association would have had to raise funds via the tax roles



Project Status/Recent Activity (cont'd)

- **Recent meeting with officials from DEEP and CT Treasury**
 - Loan repayment schedule deferred (due to successful petition)
 - DEEP acknowledged our good-faith efforts and due diligence to date to comply with the consent order (strategically significant)
 - DEEP will not pursue enforcement *actions at this time*; (subject to change)
 - DEEP supported loan repayment deferral petition, but expects continued efforts by the alliance to secure grant funding in 2023, and anticipates our ability to proceed with the project
 - No clear signals from DEEP on their posture should efforts to secure significant grant funding are unsuccessful



Next Steps

- **Continue collaboration with the Shared Municipal Sewer Alliance**
 - Strategically important until certain unknowns are resolved
 - Determine likelihood, potential grant funding amounts, and timing for fund availability
 - Refresh projected cost per resident, adjusted market conditions, and offsets from additional grants
- **Formulate a resolution(s) for vote by residents**
 - Resolution to effectively cancel the previous resolution; and
 - Resolution defining a going-forward outcome (TBD); OR
 - Resolution to abort the project - subject to detailed analysis and full disclosure; AND
 - Resolution to address road repair/improvement and stormwater remediation
- **Communications**
 - Periodic updates: October, 2022 to May, 2023
 - Tentative: Association Vote - Spring Meeting, 2023



Issues and Concerns



Issues and Concerns

During the winter months, the BOG members and committees will review beach rules, regulations, ordinances and “customs”

Will attempt to review all as opposed to a small number of the more visible issues

Several issues are new, others are routine, and some are the result of resident's comments and or concerns



Issues and Concerns

Beach

- Boat storage at end of Billow and Sea Spray
 - Need additional boat racks on Billow
 - Build/acquire new racks on Sea Spray similar to those on Billow
- Boat Registration
 - Excellent response by residents a couple years ago with nearly all boats registered on OLS website
 - 2021 and 2022 had more boats and fewer registrations
 - Important for boat/kayak identification to allow for communication with boat owners in case of storms and removal of boats
 - Critical in the case of a lost or abandoned boat that is found in the water in order to avoid an unnecessary response by Coast Guard, EMS or any other first responders



Issues and Concerns

Food and Drinking on Beach

- OLS viewed as the cleanest and best beach in the area
- Several complaints this summer regarding eating and drinking on the beach
- Glass bottles
- Response to guards when dealing with issues
- **Most unfortunate and unpopular action by guards...enforcement of rules**

Marijuana Usage on Beach

- Discussion and research required

Trash and Recycle

- Discuss with Town of Old Lyme moving pick up day back to Monday
- Tuesday pick up new this past summer means many barrels are out for at least two days as many residents leave on Sunday afternoon or evening



Issues and Concerns

Signage

- Some signs are missing, some need to be replaced, new signs are required
 - Beach and traffic signs
 - Stop signs in particular
 - “Private Beach” signs at entrance of Sea Spray, Saltaire, Brightwater and Billow
 - Signs at beach end of Sea Spray, Saltaire, Brightwater and Billow

Safety

- Delivery of radar signs were delayed
 - Ensure all signs functional prior to winter storage
- Discuss and consider issues related to traffic safety, volume and speed
- Work through issues related to the possibility of crosswalk(s) on Route 156
- Hedges and bushes and trees trimmed on properties on Route 156



Issues and Concerns

Finance

- Prepare annual budget, mill rate, M1 form with state of Connecticut
- Tax Collection, timely payment of OLS tax/dues
- Work with all committees to ensure proper funding is identified and available for priorities and general use
- Ensure proper funding available for engineering, legal and professional services

OLS Website

- Continue work on website to provide more information in a timely manner
- Provide additional security, limit access to OLS property owners
- Authenticate users, provide access with ID and password



Issues and Concerns

Insurance

- Renewal of multiple policies in July and August
- Proper level and type of coverages
- Competitive pricing

Property Rentals

- Identification of rental agent to focus on OLS properties
- Document package for use by renters that familiarize them with OLS rules and expectations related to use of the property and beach



Issues and Concerns

Guards

- Review issues the guards had to deal with during 2022 summer season
 - Vehicles entering OLS other than residents and guests
 - Schedule and the number of gates open during the week and weekends
 - Number of guards on beach and jetty
- Most unfortunate and unpopular action by guards...enforcement of rules

Responding to Requests for Information

Vandalism



New Business
Resident Comments
Adjournment