



# Old Lyme Shores Beach Association

## **Annual Fall Meeting**

Saturday, September 9, 2023 – 10:00am

Old Lyme Middle School Auditorium



# Agenda

- I. Welcome
- II. Approval of Minutes
- III. Nomination Committee -- Association Vote
- IV. Financials
  - a. Current Year Budget with Mill Rate --- Association Vote
  - b. FY 2022-2023 Balance Sheet and Income Statement
  - c. Current 2023-2024 Balance Sheet and Income Statement
- V. Beach
  - a. Storms and Sheffield Brook
  - b. Maintenance
  - c. Removal of Boats
- VI. Gate and Beach Attendants, Traffic, Safety
- VII. July 4<sup>th</sup>, 2024
- VIII. WPCA Update
- IX. Roads and Drainage System
- X. New and On-Going Business
  - a. Federation of Beaches
  - b. Issues and Actions
- XI. Adjournment



# Nominating Committee



# Nominating Committee

## Governors

## BOG Term Expires

MaryKate Reynolds

6/30/2024

Open

6/30/2024

Lou Riccelli

6/30/2025

Kathi Stickley

6/30/2025

Al Roy

6/30/2026 --- Vote

John Mandracchia

6/30/2026 --- Vote



# Financials



# Old Lyme Shores Beach Association Proposed Budget for Y/E June 30, 2024

		Mill Rate
<b>Income</b>		
Taxes - Members	152,000.00	0.002305
Town Subsidy	4,000.00	
<b>Total Income</b>	<u>156,000.00</u>	
<b>Expenses</b>		
Beach Cleaning / Maintenance	44,820.00	
Capital Projects	12,500.00	
Insurance	15,000.00	
<b>Professional Fees:</b>		
Legal and Accounting	57,500.00	
Engineering	10,000.00	
Hosting/IT	4,000.00	
Miscellaneous	4,500.00	
<b>Payroll Expenses</b>		
Personnel / consultants	3,000.00	
Taxes	3,690.51	
Wages	35,147.74	
Taxes	100.00	
Utilities	5,724.00	
Water Pollution Control Authority	25,000.00	
<b>Total Expenses</b>	<u>220,982.25</u>	
<b>Net Income</b>	<u>(64,982.25)</u>	



# Old Lyme Shores Beach Association

## Balance Sheet

As of June 30, 2023

	TOTAL
<b>ASSETS</b>	
Current Assets	
Bank Accounts	
Business Checking	0.00
Capital One	116,015.43
Citizens Bank 8837	15,180.85
WPCA - 2232599145	0.00
<b>Total Bank Accounts</b>	<b>\$131,196.28</b>
Other Current Assets	
Due from Affiliate	1,025.15
Payroll Refunds	0.00
Undeposited Funds	0.00
<b>Total Other Current Assets</b>	<b>\$1,025.15</b>
<b>Total Current Assets</b>	<b>\$132,221.43</b>
<b>TOTAL ASSETS</b>	<b>\$132,221.43</b>
<b>LIABILITIES AND EQUITY</b>	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Buy a Brick Account	426.04
Direct Deposit Payable	0.00
Payroll Liabilities	503.88
<b>Total Other Current Liabilities</b>	<b>\$929.92</b>
<b>Total Current Liabilities</b>	<b>\$929.92</b>
<b>Total Liabilities</b>	<b>\$929.92</b>
Equity	
Opening Balance Equity	0.00
Retained Earnings	158,003.82
Net Income	-26,712.31
<b>Total Equity</b>	<b>\$131,291.51</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$132,221.43</b>



# Old Lyme Shores Beach Association

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

July 2022 - June 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
<b>Income</b>				
Interest Income	4,303.27		4,303.27	
Taxes - Members	119,115.98	116,200.00	2,915.98	102.51 %
Town Subsidy	8,461.00	4,000.00	4,461.00	211.53 %
Unapplied Cash Payment Income	0.00		0.00	
<b>Total Income</b>	<b>\$131,880.25</b>	<b>\$120,200.00</b>	<b>\$11,680.25</b>	<b>109.72 %</b>
<b>GROSS PROFIT</b>	<b>\$131,880.25</b>	<b>\$120,200.00</b>	<b>\$11,680.25</b>	<b>109.72 %</b>
<b>Expenses</b>				
Beach Cleaning / Maintenance	40,012.62	41,500.00	-1,487.38	96.42 %
Capital Projects Reserve	9,582.46	10,000.00	-417.54	95.82 %
Insurance	15,887.00	19,000.00	-3,113.00	83.62 %
Legal & Professional Services	22,460.00	22,500.00	-40.00	99.82 %
Miscellaneous	4,933.37	3,300.00	1,633.37	149.50 %
Payroll Expenses	35,271.71	38,500.00	-3,228.29	91.61 %
Taxes	56.40	100.00	-43.60	56.40 %
Utilities	5,389.00	5,300.00	89.00	101.68 %
Water Pollution Control Authority	25,000.00	25,000.00	0.00	100.00 %
<b>Total Expenses</b>	<b>\$158,592.56</b>	<b>\$165,200.00</b>	<b>\$ -6,607.44</b>	<b>96.00 %</b>
<b>NET OPERATING INCOME</b>	<b>\$ -26,712.31</b>	<b>\$ -45,000.00</b>	<b>\$18,287.69</b>	<b>59.36 %</b>
<b>NET INCOME</b>	<b>\$ -26,712.31</b>	<b>\$ -45,000.00</b>	<b>\$18,287.69</b>	<b>59.36 %</b>



# Old Lyme Shores Beach Association

## Balance Sheet

As of September 7, 2023



	TOTAL
<b>ASSETS</b>	
Current Assets	
Bank Accounts	
Business Checking	0.00
Capital One	95,074.94
Citizens Bank 8837	100,159.17
WPCA - 2232599145	0.00
<b>Total Bank Accounts</b>	<b>\$195,234.11</b>
Other Current Assets	
Due from Affiliate	1,111.00
Payroll Refunds	0.00
Undeposited Funds	8,747.68
<b>Total Other Current Assets</b>	<b>\$9,858.68</b>
<b>Total Current Assets</b>	<b>\$205,092.79</b>
<b>TOTAL ASSETS</b>	<b>\$205,092.79</b>
<b>LIABILITIES AND EQUITY</b>	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Buy a Brick Account	426.04
Direct Deposit Payable	0.00
Payroll Liabilities	1,553.68
<b>Total Other Current Liabilities</b>	<b>\$1,979.72</b>
<b>Total Current Liabilities</b>	<b>\$1,979.72</b>
<b>Total Liabilities</b>	<b>\$1,979.72</b>
Equity	
Opening Balance Equity	0.00
Retained Earnings	136,818.62
Net Income	66,294.45
<b>Total Equity</b>	<b>\$203,113.07</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$205,092.79</b>



# Old Lyme Shores Beach Association

## Budget vs. Actuals: Budget\_FY24\_P&L - FY24 P&L

July 2023 - June 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
<b>Income</b>				
Interest Income	27.88		27.88	
Taxes - Members	110,166.15	152,000.00	-41,833.85	72.48 %
Town Subsidy	4,050.00	4,000.00	50.00	101.25 %
Unapplied Cash Payment Income	8,747.68		8,747.68	
<b>Total Income</b>	<b>\$122,991.71</b>	<b>\$156,000.00</b>	<b>\$ -33,008.29</b>	<b>78.84 %</b>
<b>GROSS PROFIT</b>	<b>\$122,991.71</b>	<b>\$156,000.00</b>	<b>\$ -33,008.29</b>	<b>78.84 %</b>
<b>Expenses</b>				
Beach Cleaning / Maintenance	14,707.81	44,820.00	-30,112.19	32.82 %
Capital Projects Reserve		12,500.00	-12,500.00	
Insurance	17,136.04	15,000.00	2,136.04	114.24 %
Interest Paid	18.37		18.37	
Legal & Professional Services		71,500.00	-71,500.00	
Miscellaneous	2,710.63	4,500.00	-1,789.37	60.24 %
Office Supplies & Software	115.34		115.34	
Payroll Expenses	20,742.96	41,838.25	-21,095.29	49.58 %
Taxes	56.40	100.00	-43.60	56.40 %
Utilities	1,209.71	5,724.00	-4,514.29	21.13 %
Water Pollution Control Authority		25,000.00	-25,000.00	
<b>Total Expenses</b>	<b>\$56,697.26</b>	<b>\$220,982.25</b>	<b>\$ -164,284.99</b>	<b>25.66 %</b>
<b>NET OPERATING INCOME</b>	<b>\$66,294.45</b>	<b>\$ -64,982.25</b>	<b>\$131,276.70</b>	<b>-102.02 %</b>
<b>NET INCOME</b>	<b>\$66,294.45</b>	<b>\$ -64,982.25</b>	<b>\$131,276.70</b>	<b>-102.02 %</b>



# Beach Maintenance



# Gate and Beach Attendants, Traffic, Safety



# Gate and Beach Attendants

- Name Change – We will not be calling them “Guards” any longer
- More resident vehicles attached windshield stickers this year making residents more easily identifiable
- Thank you to Chris Bird for leading the Gate and Beach Attendants for another season
  - New Leadership will be identified for 2024 as well as a number of additional Attendants
- Generally, less activity than the past couple years
- Summer weekends 2023 saw fewer people that were not guests of residents looking for access to the beach
- Very few security issues on the beach this season, the one exception being July 4<sup>th</sup> evening
  - BOG will discuss the issues that took place this year and decide if there are any precautions that need to be taken on or around July 4th
    - Coordination with local police and law enforcement
    - Option in hiring private security to be positioned on the beach in the evening hours on or around July 4th
- Underran the budget for Gate and Beach Attendants by \$3.5K or nearly 17% for the period July 3 through September 4, 2023



# Traffic Safety

- Installed additional radar speed signs
  - Thank you, Roger Zito, for attaching them to the traffic gates and making them functional
  - Indicates speed of vehicles only when in excess of 15 MPH
  - Speed of vehicles entering OLS appears to be generally slower
  - Please do not move or relocate the gates with radar signs attached
- Two gates open on weekends and all gates open during the week were effective in reducing volume of traffic and created a safer environment
- 10 new STOP signs were installed, replacing old or faded signs
- Sea Spray Road and Canty Lane fallen signs as well as Bellaire Road faceplate will be addressed this Fall and Winter season
- Traffic on Bellaire remains a serious issue for local residents
  - Volume is heavy regardless of which or how many gate(s) are open during the weekend
  - Speed is unnecessarily and dangerously fast
  - Distance between stop signs is approximately 165 feet
  - Many drivers roll through stop signs making the intersections dangerous for other vehicles, bikers and walkers
    - We will have Gate Attendants address in 2024 with entering vehicles



# Safety

- Theft, vandalism and damage to property remains a concern
  - We continue to experience occasional theft from vehicles
    - This is typically during the overnight hours
    - We have no reports of vehicles being “broken into”
      - Theft is reported to be from unlocked vehicles
      - Please lock vehicles, garages and homes
- We have seen some random acts of vandalism, primarily on or around the beach
- No reported damage to residents' homes



July 4<sup>th</sup>, 2024





# WPCA Update



# Roads and Storm Drainage System



# Roads and Storm Drainage

- Roads and Storm Drainage System have not been seriously addressed in many years, beyond issues requiring immediate attention
- Road conditions have deteriorated...more rapidly since installation of deep-water lines
- We will identify multiple options to address the roads
  - **Good**
    - Patch worst areas, planning to perform work after Labor Day Weekend
  - **Better**
    - More extensive repair work and paving, **ultimately this depends on near term developments related to the sewer project**
  - **Best**
    - Complete regrading and paving of the roads
- Any action beyond patching the more difficult areas will first be discussed with the association and presented for a vote by the association
  - Will only be considered if sewer project remains on an indefinite hold



# Roads and Storm Drainage (continued)

- Storm Drainage Repairs
  - We have Fuss and O'Neill design work as a baseline
  - Consider changes to plan, as well as materials
  - Sheffield Brook
- If we are going to address the roads, we are going to need to complete the work on the storm drainage system first if the storm drain infrastructure is within the same area
- More detailed options and associated costs will be identified once we have some clarity on the developments related to the sewer project
- Roads and Storm Drainage System work will require a vote by the association due to the nature, complexity and cost of the effort



# New and On-Going Business



# Federation of Beaches

- Formed about 15-20 years ago, give or take
- Was not very active just prior to pandemic and then not at all active from pandemic to current day
- Is now coming back around. Kick off meeting was a success with 11 of 17 beaches represented
- Board members need to be voted in and there are open spots available
- It's constitution also needs to be re-visited
- September 17<sup>th</sup> meeting to meet the candidates is being put together



# Federation of Beaches (continued)

- In an emergency, town officials can reach out to Federation representatives to get word out about town preparations
- Together Old Lyme Beach residents make up 1/3 of the Old Lyme voting block. Power in representation. This year is a big voting year in Old Lyme
- Administratively efficiencies can be learned from other beaches
- Group buying power is also an option. For example, there was a time when many beached banded together for security guard operations
- This group does not discuss WPCA, it's about all the other stuff
- There have been charges in the past to the tune of about \$3/home, currently there is a surplus of about \$15K
- Looking for 2-3 action items from each beach that we'd like to see improved and will look to combine with other beaches recommendations to start an action plan.



Resident Comments  
Limited to 3 minutes  
Adjournment



# OLS Road Closure Schedule 2023

	<u>Sea Spray</u>	<u>Saltaire</u>	<u>Brightwater</u>	<u>Billow</u>
<b>Memorial Day Weekend</b>		Open		Open
<b>June 17 &amp; 18</b>		Open		
<b>June 24 &amp; 25</b>				Open
<b>July 4th Weekend</b>	Open		Open	
<b>July 8 &amp; 9</b>		Open		Open
<b>July 15 &amp; 16</b>	Open		Open	
<b>July 22 &amp; 23</b>		Open		Open
<b>July 29 &amp; 30</b>			Open	
<b>August 5 &amp; 6</b>	Open			
<b>August 12 &amp; 13</b>		Open		
<b>August 19 &amp; 20</b>			Open	
<b>August 26 &amp; 27</b>				Open
<b>Labor Day Weekend</b>	Open		Open	

# OLS Road Closure Actual 2022\*

	<u>Sea Spray</u>	<u>Saltaire</u>	<u>Brightwater</u>	<u>Billow</u>
<b>Memorial Day Weekend</b>	<b>Open</b>			<b>Open</b>
<b>June 25-26</b>	<b>Open</b>			
<b>July 4th Weekend</b>		<b>Open</b>		<b>Open</b>
<b>July 9-10</b>		<b>Open</b>	<b>Open</b>	
<b>July 16-17</b>				<b>Open</b>
<b>July 23-24</b>	<b>Open</b>			
<b>July 30-31</b>		<b>Open</b>		
<b>August 6-12</b>				<b>Open</b>
<b>August 20-21</b>	<b>Open</b>			
<b>August 27-28</b>		<b>Open</b>		
<b>Labor Day Weekend</b>			<b>Open</b>	

\*Schedule not published in advance, best information available