

Meeting Minutes of the Regular Meeting of the OLS BOG

7:00 p.m. on Wednesday, April 24, 2024 via Zoom.

I. A quorum was verified and the meeting was called to order at 7:02 PM

President Diane Duhaime welcomed all attendees. All officers (except for Paul Yellen, Vice President) and governors were ultimately present.

**Officers:**

Diane Duhaime (**Diane D**), President

Norm Yester (**Norm Y**), Treasurer

Joanne Gilland (**Joanne G**), Secretary

**Board of Governors:**

John Mandracchia (**John M**)

Jay Moynihan (**Jay M**) arr. at 7:09 PM

MaryKate Reynolds (**MaryKate R**)

Scott Rottinghaus (**Scott R**)

Kathi Stickley (**Kathi S**)

Gregory Symon (**Greg S**)

31 attendees were on the Zoom meeting.





II. **Vote** seeking to approve the minutes for the March 20, 2024 Regular Meeting of the BOG  
Motion made by **Kathi S**/ seconded by **John M**

Roll Call: YES -All (Jay M not here for vote)                      NO- none                      Abstain- none

Motion passes.

III. **Expenses. Vote** seeking to approve payment of the following by our treasurer:

<u>Date Rec.</u>	<u>Vendor Name</u>	<u>For</u>	<u>Amount</u>	<u>Line Item</u>	<u>Line Item Balance Remaining</u>
4/16/2024	Zoom	Annual Subscription Renewal on 6-16-2024	\$159 plus applicable tax	Misc.	<u>          </u>
3/18/2024	Eversource	51590682084, Street lights	\$434.47	Utilities	<u>          </u>
3/18/2024	Eversource	51324992072, Street lights	\$20.55	Utilities	<u>          </u>
3/20/2024	Eversource	51081003006, Street lights	\$20.58	Utilities	<u>          </u>

4/3/2024	Eversource	51054582028, Brightwater	\$9.62	Utilities	
3/28/2024	CT Water	119549	\$290.60	Utilities	
4/4/2024	Anthony's Property Svc	2023-8158	\$2,375.00	Beach	
4/10/2024	Nickerson	27976	\$450	Roads	

Motion made by **Scott R**/ seconded by **Greg S**

Roll Call: YES -All (Jay M not here for vote) NO- none Abstain- none

Motion passes.

- There were not any other bills presented.

IV. **Vote** seeking to approve the following modification to the invoice policy approved by the BOG at its January 24, 2024 meeting to include the following:

**Eversource and Connecticut Water Invoices.** Pursuant to a proper vote of the BOG on April 24, 2024, the Treasurer is approved to pay, and shall pay, each routine, recurring Eversource and Connecticut Water Co. invoice provided that (a) there are sufficient funds in the Utilities line item of the then-current budget to cover the invoice; (b) the amount to be paid to Eversource for the month will not exceed \$166.00, and the amount to be paid to Connecticut Water for the quarter does not exceed \$353.00; and (c) the President or Vice President has provided the Treasurer with approval (e.g., via email) to pay the invoice. The Treasurer will promptly notify the BOG via email if there are insufficient funds to pay any such invoice and/or if the amount of any such invoice exceeds said not to exceed amount.

Motion made by **John M**/ seconded by **Greg S**

Roll Call: YES -All (Jay M not here for vote) NO- none Abstain- none

Motion passes.

V. **Treasurer's Report-Norm Y**

Reviewed financials. Beach cleaning and maintenance are up as are professional fees compared to the prior year. Discussion regarding financial reporting provided on an accrual basis as opposed to a cash basis per the vote at the January 2024 BOG meeting, although financial reports are produced on both cash basis and accrual basis for just this fiscal year and two prior fiscal years.

VI. **Committee Reports**

A. Beach

John M gave a quick overview of updates on the beach. Beach has a lot of debris from the Connecticut River. Should be cleaned up the upcoming month. Sand levels are better. Preparing to get the boat racks ready so that the small watercraft can be loaded on the racks. Asks that owners make sure the identifying DEEP stickers are on the hulls.

B. Communications

**Vote** seeking to appoint Catherine Rottinghaus to the Communications Committee.  
Motion made by **MaryKate R**/ seconded by **John M**

Roll Call: YES -All

NO- none

Abstain- none

Motion passes.

MaryKate R reported that Catherine Rottinghaus will try to initiate a monitored Facebook group for the community; Greg S completed the second newsletter which will be ready for distribution after the meeting. MaryKate made a call to Old Lyme High school to see if there are any students who may want to intern and work on the website.

C. Entertainment

**Vote** to appoint Martin Merritt as a member of the Entertainment Committee

Motion made by **Scott R**/ seconded by **MaryKate R**

Roll Call: YES -All

NO- none

Abstain- none

Motion passes.

A note to look at the newsletter for the dates and times of all Fourth of July events as well as the selling of items for fundraising.

D. Finance

Norm Y mentioned at the initial meeting line items were broken down by committee. Rob Cappellucci has been working on this. Next meeting on May 9.

Greg S explained that the committee members are looking at the expenditures and getting a handle on what is needed to spend money on and what we need to budget.

Jay M wants the committee to look at how much longer will we go on using non-current revenues to pay for current expenses. Concerned about impact on association.

Norm Y reported on the status of the high interest account into which association money will be transferred. Account currently has 4.9% interest and is insured up to a million dollars.

Diane D wants to build up the cash reserves in a separate cash reserve fund for the Association.

E. Infrastructure

John M received a proposal from B and L to patch the roads. Would like to get it done prior to July 1<sup>st</sup>. Looking at an additional bench at Billow and at Sea Spray. Perhaps a new bench could be donated by individuals or families who would like a commemorative plaque on the donated bench (similar to the plaques on the benches at Niantic boardwalk). Infrastructure committee is scheduled to meet on April 29 and will discuss opportunities. Working on the wording and the layout of signs. Rule ordinance to be updated first so that it will match the signs; addressed 9 different areas to update.

**Vote** seeking approval of the updated Rules Ordinance

A motion made by **John M**/ seconded by **Mary Kate R**

**Discussion:** Jay M asked about the penalties of \$25 dollars per day. The dollar amount is limited by the charter. John M encourages owners to alert renters and contractors about the ordinance. Discussion about making copies of the Rules Ordinance available as a handout at the Annual Meeting and at the OLS web site to make it easier for owners to make it available for renters and contractors. Greg S wants the ordinance laminated and distributed to owners. Diane suggested that the Communications Committee undertake it as a project, perhaps putting the ordinance on legal size to fit it to 2 pages. Diane would like in the future a discussion regarding Airbnb rentals in the community.

Paul Graml commented regarding the proposed ordinance change allowing golf cart acceptance, is too lenient; unlicensed drivers, uninsured vehicles and unregistered vehicles. Questioned about insurance and the conflict with the town ordinance. Wants to know if committee called our insurance carrier, our attorneys, the town and the police department.

John M presented the ordinance that clearly shows that the Town of Old Lyme permits golf carts on town roads in Soundview and that it is stated unequivocally on the town's website. Due to this, John feels that Old Lyme Shores would be complying with Section 17 of the charter if we change ordinance. Diane D said the reported rule of not allowing carts was never enforced, and maybe amend the ordinance to require the owner of the carts sign a waiver. Paul G wants to have some rules which he knows that are hard to enforce. Two members commented that the issue was voted on twice before. Other comments from members included golf carts should not be okayed now, board members driving golf carts sends mixed messages to community, using "suggested" or "encouraged" words should not be used for golf carts especially since it is an item that carries liability, more due diligence is warranted on this topic, drivers need to be 16 and over and be licensed, pay a fee annually to go into an insurance fund and make sure the carts are registered.

John M would like to vote on the ordinance without the golf cart rule. Would like to think about implementing a waiver and a registration fee. Diane D asked for volunteers to help enforce golf cart rules (e.g., go to golf cart owners with waiver form).

Norm Y wants speed limits to be enforced. Described the speeding that occurs on Bellaire.

Jay M prefers that we have a clean copy of the ordinance for approval without modifications. Prefers to table the ordinance. Made a motion to table approving the ordinances but there was not a second.

Discussion continued on motion concerning the rules ordinance.

**Greg S** made a **motion to amend** which consisted of approving the rules ordinance but without the golf cart section./ **John M** seconded it.

Kathi S said it made sense to give the ordinance more thought and wanted to second the motion to table but the time to make the second had passed.

**Scott R** made a **motion to table** the ordinance/ **MaryKate R** seconded

Roll Call: YES -All

NO- None

Abstain- none

Motion passes.

Vote on the patching the roads possibly will take place at the next meeting.

F. Voting Operations

Paul Graml reported on coming up with a proxy scenario for the Association. Useful for the annual meeting or a special meeting. Proxies would need to be notarized as required by the charter. Looking at using town report for owners and using that as a check in to validate voting members.

G. Security

John M looking into paid security for the July 4<sup>th</sup> weekend. We currently have 7 beach/gate attendants hired for this summer which is 2 less than last summer. Potential for only one gate open because of the lower number of attendants. Wants community members to support the attendants in enforcing OLS rules. Reminded watercraft owners that DEEP stickers that must be on watercraft before they are stored on the racks.

VII. WPCA

A. **Vote** to appoint Jay Moynihan to fill the vacant position on the WPCA left by the March 15, 2024 resignation of Sue Mahoney, to serve until June 30, 2024 (that is, for the unexpired portion of the term for this vacant position)

A motion made by **Scott R**/ seconded by **Mary Kate R**

Roll Call: YES -All

NO- none

Abstain- none

Motion passes.

B. May 2, 2024 Sewer Project Workshop

WPCA member reported it would be a good idea to help provide background information and education to new and old board members on from where we have come, where we are now, and what we may face in the future. Will hold workshop next week. Closer to the annual meeting plan to hold a broader meeting for the community which should be very helpful for newer residents.

C. Membership Bond Resolution Vote at Annual Meeting for CWF Forgivable Loan

Reported that there may be a Supplemental Bond Resolution presented to the membership for a vote at the annual meeting. The resolution is a vote for Clean Water Funding of the sewer project, not a vote for or against the sewer project: OLS is already bound by a Consent Order to proceed with the sewer project and the membership voted in favor of it many years ago.

VIII. The next Regular Meeting of the BOG is scheduled to take place via Zoom on Wednesday, May 22, 2024 at 7 p.m.

IX. Public Comments

X. Motion made by **Jay M** to adjourn the meeting/ seconded by **Mary Kate R**

Roll Call: YES -All

NO- none

Abstain- none

Motion passes.

Meeting was adjourned at 9:02 PM.