

Draft Meeting Minutes – 6-18-2024 with Duhaime Revisions

Old Lyme Shores Beach Association Annual Meeting will be held on
Saturday, June 15, 2024 at 10:00 am in the
Old Lyme Middle School Auditorium located at
53 Lyme Street
Old Lyme, CT 06371

I. Welcome and Pledge of Allegiance

Diane Duhaime, President, welcomed the attendees (approx. 111 in person, and approximately 9 audio-only via Zoom; after the Pledge of Allegiance, she thanked all prior officers, board members and WPCA members; introduced all the Committees and committee members, [inadvertently omitted introducing and thanking the current WPCA members by name, for which she apologizes – they are listed below] and introduced and thanked the officers and governors:

Officers:

Diane Duhaime (Diane D),
President
Paul Yellen (Paul Y), Vice
President
Norm Yester (Norm Y), Treasurer

Joanne Gilland (Joanne G),
Secretary

WPCA Members:

Al Roy, Chair
Greg Symon, Vice President
John Cunningham, Treasurer
Dede DeRosa Secretary

Board of Governors:

John Mandracchia (John M)
Jay Moynihan (Jay M)

MaryKate Reynolds (MaryKate
R)

Scott Rottinghaus (Scott R)

Gregory Symon (Greg S)

Jay Moynihan
Paul Graml
Bob Palazzo

It was noted that the association is still seeking a Secretary. Please email participation@oldlymeshores.org if interested. Ground rules were established for the meeting, including to first state your name and street name, speak only when called upon, be courteous and considerate of others.

II. Moment of silence in remembrance of members and members' loved ones who passed in the last year.

III. Vote seeking to approve the minutes for the September 9, 2023 Fall Meeting of the OLSBA

Motion made by Jay M/ seconded by John M

YES -All NO- none Abstain- none

Motion passes.

IV. 2023-2024 Budget v. Actuals

Diane D noted that Norm Y would provide the Treasurer's Report and budget and mill rate presentation, followed by others who would provide additional details with regard to the most significant expenditures set forth in the budget, to be followed by a question-and-answer session and then an association vote on the budget and mill rate.

Presenting his last budget presentation, Norm Y noted that he anticipates coming in under budget by approximately ten thousand dollars. Currently there are 4 members who have not paid their taxes.

John Cunningham discussed the WPCA budget; Greg S discussed the funding our capital reserves at \$10,000 per year, the benefit of depositing into the higher yield account, the need to revitalize the community including patching the roads, fixing the street signs, and repairing or replacing benches and gates, and the OLSBA Asset Identification, Valuations, Useful Life document.

John M discussed the significant costs in our budget with regard to attendants and security - 9 beach/gate attendants, part time professional security-12 weekends in the summer Fri/Sat night 9 pm – 1 am plus holiday weekends, and potentially installing security cameras. Discussed the process for entry into OLS. Entrants must identify who they are and who they are visiting. Only one gate will be open per weekend. Number of attendants on beach vs the street gate will depend on schedules. Speed gates are out on roads with the intent to slow down car traffic and to create walking lane. John M asked residents to keep gates perpendicular to the road and not to move the gates. Radar signs are operational.

Vandalism/theft/burglary report provided by John M. Over the winter there were break-ins. Old Lyme Police said to stay vigilant, use flood lights, monitor and use cameras, and report suspicious activity to the Old Lyme Police. John M noted he believed it is helpful to use interior lights on timers and motion detectors as well, and noted that the household who first experienced vandalism against their property in 2022, is still being targeted. Images and other details of the incidents were provided to attendees, and anyone with information was requested to contact Trooper Weber at 860-399-2100 or Old Lyme Police at 860-434-1986.

Norm Y reported the mill rates of the nearby beach associations, and OLS with its mill rate at 3.1 is lower than each of them. Norm Y presented budget, followed by Q and A. Suggestions from members included whether the board has ever considered an entry fee when someone buys into the community, and whether there could be a mechanism for donating the tax overpayment refund back into the capital reserve if the resident doesn't want the refund. Norm Y asked for an email to be sent to him at yestern@nicola-yester.com if they would like to donate the tax overpayment refund back to the Association. Members were asked to vote on these suggestions. Yeas overwhelmed the nays, and Diane D said she would add these suggestions to the agenda for the next Finance Committee meeting which is scheduled for later this month.

V. 2024-2025 Budget and Mill Rate — VOTE

Motion made by Mike Anderson on Brightwater to accept budget and mill rate as presented / seconded by Steve Osowiecki, Sea Spray.

YES -Majority NO- Very few Abstain- none

Motion passes.

VI. Nominating Committee - On behalf of the Nominating Committee, John M presented the following Board of Governor nominees to the Association, to serve for the term stated by their names:

Board of Governors Nominees

Tim Larson

Scott Rottinghaus

3-Year Term Expires at Annual Meeting In

2025

2025

Greg Symon	2026
Jay Moynihan	2027
MaryKate Reynolds	2027

Members were asked for a motion to nominate anyone other than the names provided by the Nominating Committee and no such motion was made. Members were asked if they would prefer to vote for each nominee individually or as a group, and they decided to vote for all nominees at once.

Motion made by John M to appoint governors as presented above / seconded by Kathy Olson

YES -All NO- none Abstain- none

Motion passes.

John M welcomed Tim Larson as the newest board member, and congratulated all of the elected board members.

John M presented the following individuals as nominees for the officer positions:

<u>Officer Nominees *</u>	<u>Position</u>	<u>Outgoing Officer</u>
Diane Duhaime	President	
Paul Yellen	Vice President	
Rob Cappellucci	Treasurer & Tax Collector	Norm Yester
	Secretary	Joanne Gilland

Motion made by John M to vote officers as presented above/ seconded by Steve Osowiecki

YES -All NO- none Abstain- none

Motion passes.

Appointments – Committees; WPCA
Committee Member Appointments – Term is One Year

Nominating Committee recommended that the Board of Governors reappoint all qualified Standing Committee members who were appointed by the Board in 2024

List of Committees and Committee Members is located at:

<https://oldlymeshores.org/2024/06/committee-listing/>

Motion made by Greg S to reappoint the names presented /seconded by MaryKate R

YES -All NO- none Abstain- none

Motion passes.

No WPCA member nominees were presented for appointment by the Board of Governors because the Nominating Committee honored the WPCA’s request that the Nominating Committee wait until after the Annual Meeting to provide the Board with nominees for the WPCA seats that expire on June 30, 2024.

WPCA Today **Term Expires on June 30 in**

Jay Moynihan*	2024
Greg Symon*	2024
Bob Palazzo	2024
John Cunningham	2025
Paul Graml	2025

Al Roy	2026
Dede DeRosa	2026

All WPCA board seats are for 3-year terms, staggered as noted above. At least 2 shall also be members of the BOG.

*Appointed by the Board of Governors to fill mid-year vacancy for the seat with the 3-year term shown above.

Diane D thanked outgoing officers, Joanne Gilland and Norm Yester, for their many years of excellent, generous, and dedicated service to our community, and presented each of them with an Amazon gift card from our community in appreciation of their outstanding contributions to OLS.

VII. Reports

- Beach

Paul Y reported that there are 3 year-round residents on the committee. Important to have full year committee members due to the monitoring of storms during the winter and early spring. This year sand was pushed up onto the beach especially onto the beach at Sea Spray. Some storms pushed sand up to the sea wall and high tide brought saltwater up through the lower roads. Sand was carted away to Hawk's Nest at the expense of Hawks Nest, which was beneficial to us because we did not have to pay to cart it away. Beach cleaner will need to clean the beach for the Fourth of July and asked that beach goers wait until 8 or 8:30 am to put their gear on the beach.

- Communications

MaryKate R reported on the OLS newsletter. Asked for news and pictures for the upcoming 3rd newsletter. Discussed Facebook group and website. Testing use of Zoom currently for the annual meetings, and distribution of Rules Ordinance to owners and renters.

- Recreation- There will be a recreation program in the morning, starting July 9 and led by Eric B.; Friday night movies begin July 12
- Entertainment- Julia Nixon updated the membership on the upcoming Fourth of July activities: Parade (10 am) and sandcastle contests (immediately after parade) on Thursday; Wiffleball games on Friday and movie on the beach on Friday night; DJ and food trucks on Saturday evening. Thanked people for support of fund-raising activities. Carousel night in August. Dave French reported that "The Cartells" band will play on August 2 Friday night, 7 p.m.

VIII. WPCA Sewer Project Update- Al Roy, WPCA Chair, updated association on: Infrastructure Elements, DEEP Consent Order, August WPCA Special Meeting, Town of Old Lyme & Cost Sharing Agreement, New London Agreement, Design, Construction and Financing. For next steps and more information- oldlymeshores.org/wpca and askthewpca.g@oldlymeshores.org

IX. Public Comments

Member, Brightwater, inquired about whether VRBO or Airbnb are addressed by Rules Ordinance. Wants to be proactive regarding rules; Diane D noted our rules don't address this specifically, but if incidents should arise that would require a rule change, we would want to look into making appropriate revisions.

Member, Saltaire, commented on the DEEP consent order regarding sewers. He questioned the pollution from sewer overages up the Thames River and Connecticut River and not from Old Lyme Shores which has never had a noted violation. Questioned how you can have a consent order without any violations. Wants lawyers to say that we can't afford this, and we are not violating, there are not any violations. Does not understand why we are still pursuing sewers. Diane D responded that she thinks our waters are beautiful and clean, but she believes there was a valid Association vote about 12 years ago in favor of agreeing to the consent order, it would be very expensive to try to undo it, and the State of Connecticut made it very clear in a reply letter to a Sound View beach group that the State has every intent to enforce the consent order no matter how clean the water is. Diane D said she didn't think our Association was going to try to challenge the consent order based on what we know today from attorneys who looked into it for OLS, but noted that individual members at OLS may want to get together perhaps to engage their own attorneys to see what can be done and then bring it to the board for consideration. Discussed a new Association vote would be needed to increase the sewer project spend above the \$9.7 million limit in the bond resolution that was approved by the membership a few years ago, and the new vote would not be whether or not members want the sewers, only whether to approve the increased cost to get them. Al Roy noted the WPCA expects that vote could be put before the membership near the end of this summer, the federal regulations were adopted many years ago, the State is on solid ground, no specific violation is needed to have a consent order, and he encouraged members to look at the WPCA website for additional information including the exact regulations.

Motion made by Greg S to adjourn the meeting / Mary K seconded
Adjournment at 11:59 AM

[PDF of Powerpoint Presentation](#)