

DRAFT

Minutes of the Old Lyme Shores Beach Association Fall Meeting held on  
Saturday, September 14, 2024 at 10:00 am in the  
Old Lyme Middle School Auditorium located at  
53 Lyme Street  
Old Lyme, CT 06371

I. A quorum was verified and the meeting was called to order at 10:04 am.

President Diane Duhaime welcomed all attendees and led the Pledge of Allegiance. The following officers and governors were present.

**Officers:**

Diane Duhaime (**Diane D**), President  
Paul Yellen (**Paul Y**), Vice President  
Rob Cappellucci (**Rob C**), Treasurer

**Board of Governors:**

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

Gregory Symon (**Greg S**)  
Scott Rottinghaus (**Scott R**)  
MaryKate Reynolds (**MaryKate R**)

**WPCA Officers:**

Tim Larson, Chairman  
Bob Palazzo, Vice Chairman  
Chris Shelton, Treasurer  
Jay Moynihan, Secretary

**WPCA Board:**

Dennis Colombie  
John Mandracchia  
Jack Reynolds

- Paul Yellen and Tim Larson were not in attendance

Thanked all former officers, board members, and WPCA board members including those currently serving, and introduced with thanks the current officers, board members, and WPCA officers and board members (listed above). Noted the Association is still seeking a secretary, and if interested in this position or serving on any committees, please send an email to [participation@oldlymeshores.org](mailto:participation@oldlymeshores.org). Established ground rules for the meeting.

II. **Vote** seeking to approve the minutes of the June 15<sup>th</sup>, 2024 Annual Meeting

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

Roll Call: YES - All                      NO- none              Abstain- none

**Motion passes.**

III. **Treasurer's Report.** Treasurer provided financials, and noted the Association is tracking very well against the budget so far this fiscal year.

IV. **Committee Reports**

A. Finance

- 2024 – 2025 tax mailings and collections: If people have not received their tax bills or have any questions on taxes or Association finances, please reach out to Rob C at [rob.cappellucci@oldlymeshore.org](mailto:rob.cappellucci@oldlymeshore.org); 860.306.6619
- Working on a capital reserve fund policy which will define the permitted investment and uses of fund

- iii. 2025 tax billing and collection updates: planning to modernize billing process including emailing bills and offering electronic payment options (in addition to check option).
- iv. In response to a resident's question, the meeting slides will be posted on the website after the meeting. **[POST MEETING NOTE: The slides are posted at: [OLSBA Fall Meeting Slides 9-14-2024 | OLS Standard \(oldlymeshores.org\)](https://www.oldlymeshores.org/olsba-fall-meeting-slides-9-14-2024)]**

#### B. Beach

- i. Discussions to begin with Anthony's Property Services within the next few weeks for the 2025 annual beach cleaning agreement; in response to complaints from area residents concerning Anthony's use of our property on Gorton Avenue Extension, began addressing these issues and plan to address further during the off season; removal of sand in compliance with DEEP regulations is planned for after Columbus Day this fall and again in the spring to mitigate the impact of storm damage (berms have proved unsuccessful); considering implementation of modest registration fee for boats/watercraft on the beach to lessen impact of impeding beach cleaning, preventing beach usage, being left all summer without being used. Registration fees could be used for new racks and rack maintenance.
- ii. **IMPORTANT REMINDER:** All boats/watercraft need to be removed from the beach by November 1st. After November 1<sup>st</sup>, the owners assume the risk that they will be removed and disposed of. Also, if a major storm is forecasted, remove yours to prevent damage or loss.

#### C. Infrastructure

- i. The old benches at the end of each street have been replaced with new ones via donations by Association members, saving the Association at least \$6,500. Thank you to the donors and volunteers who worked on the project, including picking up the new benches and assembling them for all to enjoy. And thank you to George Finley and Julia Nixon for the new umbrellas.
- ii. Paul Y installed no parking signs at the benches of each street to help deter unauthorized parking
- iii. Considering adding to rules ordinance an Egregious Nuisance Remedy Clause (STILL CONCEPTUAL)
  - 1. Repeated \$25 per day violations of Hammer Law (e.g., more than two in one summer) = egregious nuisance
  - 2. Proposed \$300 to \$400 per day egregious nuisance remedy with an inflation index built in – this \$ remedy would be independent of the charter's \$25 per day remedy
  - 3. Right for Association to obtain immediate injunctive relief at member's cost and expense
  - 4. Suspension of voting rights until all fines, fees, and taxes owed in excess of \$1,000 are paid
  - 5. Update would require lawyer review before BOG approval.
  - 6. Greg S provided update on new signage. Contract awarded to Sign Pro of Plantsville, CT and new signs are scheduled for installation in early October. Arranged for them to be installed in crushed stone rather than concrete to improve longevity and give flexibility/save Association money should they need to be removed and reinstalled because of sewer/road paving projects. The goal is to install new STOP signs in the next fiscal year – for discussion in spring. Attendees expressed interest in owning the old signs and the possibility of a raffle for them was mentioned.

#### D. Communications

- i. Recently published the 3<sup>rd</sup> quarterly newsletter and 4<sup>th</sup> is planned for October. **Please submit your pictures or stories to be featured.**
- ii. Follow the Facebook Group (public “Old Lyme Shores Beach” and private “Old Lyme Shores Neighborhood”) and Instagram (Oldlymeshoresbeach)
- iii. OLS Website: <https://oldlymeshores.org/>
  1. A big thank you to John Cunningham for all of the technology help.

#### E. Security

- i. Gates:
  1. Next year gates will be closed for Juneteenth Holiday and Billow will be exempted from holidays.
  2. Planned closures (preliminary plan – open to feedback): Friday, Saturday, and Sunday during July; Saturday and Sunday during August.
- ii. Traffic: Issues with speeding and rolling through stop signs. Over the winter will try to come up with solutions.
- iii. The new security firm used for weekends went well this season and the need for next year will be reevaluated. Security on the 4<sup>th</sup> of July will be discussed with the Federation of Old Lyme Beaches as well as the Town and police in upcoming months.
- iv. Please reach out to **John M** or **Paul Y** if you need new stickers for your vehicles.
- v. Vandalism and Theft Prevention: Lock your cars, lock your house, close your windows, etc.

#### F. Recreation

- i. Continued success with the morning rec, and plan to continue next year

#### G. Entertainment

- i. Schedule for Fourth of July 2025 includes:
  1. Thursday: Wiffleball tournament (6 pm Saltaire bench) and Beach Movie at Brightwater bench
  2. Friday (4<sup>th</sup> of July): parade (10 am @Sea Spray Rd), Sandcastle judging (1:30 pm -2:30 pm), Sandcastle prizes (3:30 pm @Saltaire bench), Beach races (4:00 pm) and popsicles (4:30 pm)
  3. Saturday: NEW cornhole tournament from 2:00-5:00 (ages 16+; pairs of 2) with parallel play for younger kids. DJ and Food trucks @6:30 pm. (Ice Cream truck contract signed, pizza truck in works)
- ii. Due to increased demand for pizza, more money needs to be raised (approximate total \$10,000) Three options:
  1. Ask the board for more money
  2. Fundraising: Going to sell long sleeve UV shirts next year (adult and youth)
  3. See if members are interested in co-sponsoring food truck (if you are interested or have suggestions, please reach out)
  4. Possible funding from proceeds of OLS tumbler sales – Finance Committee reviewing proposal from member

#### H. Nominating

- i. Since the Annual Meeting, sought out candidates and presented nominees to the BOG for several WPCA openings, all of which were approved by the BOG.
- ii. Asked attendees to consider volunteering to serve as our Association secretary if they know how to use WORD and email and want to help OLS.

Send email to [participation@oldlymeshores.org](mailto:participation@oldlymeshores.org). Compensation up to \$3,500 per year. Thanks to Carolyn Cumello for assisting OLS in the interim.

- iii. Seeking to establish Historian committee. Please send email if interested.
- I. Parliamentarian. All going smoothly with thank you to Kathy Olsen
  - i. Voting Operations. Thank you to all the volunteers who helped prepare for and/or worked registration at the meeting. Directory update: Polly Merritt Maglio and MaryKate R have offered to work on updating the OLS print directory. Reach out if you are interested in helping on this project.
- V. WPCA Sewer Project Update
  - A. Rob C read a letter dated September 14, 2024 from the WPCA Chairman, Tim Larson. The letter gives a brief history and update of the sewer project, and notes the WPCA is actively working on gathering information for sending a communication to all members that sets out, among other things, the estimated per member costs of the project.
  - B. Next WPCA meeting is September 17<sup>th</sup> @ 7:00pm via Zoom.
- VI. Resident Comments
  - A. Resident, Sea Spray, asked if the neighborhood would be voting on a supplemental bond in addition to the already approved \$9.7M. Confirmed the supplemental bond would be at least \$2.5M and would require a membership vote. Same resident inquired if the water, originally included in the \$9.7M bond, would be deducted since it was obtained for free. No response from any WPCA members in attendance; Diane D directed anyone with WPCA-related questions to send an email to [asktheWPCA@oldlymeshores.org](mailto:asktheWPCA@oldlymeshores.org). Same resident asked why tax bills seemed to have doubled. Diane D noted the minutes and slides for the Annual Meeting are an excellent resource for explanation. Rob C noted several reasons for the increase, including money needed for the capital reserve fund and capital expenditures, and now funding the budget through taxes collected - not the use of Association reserves/savings (which kept the mill rate artificially low for members).
  - B. Resident, Brightwater, asked about the process for changing the charter, specifically regarding the egregious nuisance clause, and noted that properties below Bellaire pay higher Association taxes due to property values rather than an even split. Suggested the Association explore changing the charter to make contributions equal, and recommended placing speed tables close to stop signs to slow traffic. Diane D explained that the charter was established in 1947 and last revised in 196[5], and clarified that the nuisance clause shouldn't require a charter, but an attorney would advise accordingly beforehand.
  - C. Resident, Saltaire, questioned the legality of the proposed bioxide station on the rec field on Gorton Ave Extension. Mentioned an initial legal opinion stated it was permissible, but a later one contradicted this. Same resident asked the board to review this opinion. John M stated he believes there are competing legal opinions on the bioxide station and the Association received a legal opinion from McCoy when the Association went to the zoning board of appeals. Diane D noted she does not know whether the board at the time was made aware of the contradictory opinion in 2023, but the current board seeks to comply with the law, and she believes they complied in 2021 when the easement was granted. Jay M agreed to bring the issue to the WPCA for a recommendation to the board.
  - D. Resident, Saltaire, stated sewers aren't inevitable despite the consent order, cited other towns that have successfully fought similar orders. Raised concerns about the sewer project's costs driving long-term residents out and noted that residents can appeal upcoming assessments with the Board of Assessment Appeals.

- E. Resident, Brightwater, asked for a show of hands on sewer support, questioned the 2012 water pollution testing process, and stated that only homes with septic issues should address them individually. Another resident stated the Association needs the numbers before people can make any decisions going forward on the sewers.
  - F. Resident, Saltaire (continuing from earlier), voiced concern that the President has too much signature authority power granted by the \$9.7M bond resolution and wants the BOG to retract the authority.
- VII. Motion to adjourn **Scott R** / seconded by **MaryKate R**  
Roll Call: YES – All                      NO – none      Abstain: none  
Motion **Passes**.

Meeting was adjourned at 12:00 pm.