



# Old Lyme Shores Beach Association

## **Fall Meeting**

Saturday, September 14, 2024 – 10:00 am  
Old Lyme Middle School Auditorium



# Agenda

- Welcome and Pledge of Allegiance
- Introductions
- Vote Seeking to Approve the Minutes for the June 15, 2024 Annual Meeting
- Treasurer's Report
- Committee Reports
- WPCA Sewer Project Update
- Other Business
- Resident Comments
- Adjournment



**Officers:**

**Diane Duhaime, President**  
**Paul Yellen, Vice President**  
**\_\_\_\_\_ , Secretary**  
**Rob Cappellucci, Treasurer**

**Board of Governors:**

**Tim Larson**  
**John Mandracchia**  
**Jay Moynihan**  
**MaryKate Reynolds**  
**Scott Rottinghaus**  
**Greg Symon**

**WPCA Board:**

**Tim Larson, Chair**  
**Bob Palazzo, Vice Chair**  
**Jay Moynihan, Secretary**  
**Chris Shelton, Treasurer**  
**Dennis Colombie**  
**John Mandracchia**  
**Jack Reynolds**



# Resident Comments

## 3 Minutes per Resident



# Vote Seeking to Approve the Minutes for the June 15, 2024 Annual Meeting



# Treasurer's Report



# Financial Statement Overview



## Old Lyme Shores Beach Association

### Balance Sheet - Prior Year Comparison

As of August 31, 2024

	TOTAL			
	AS OF AUG 31, 2024	AS OF AUG 31, 2023 (PY)	CHANGE	% CHANGE
<b>ASSETS</b>				
Current Assets				
Bank Accounts				
1005 Citizens Bank - Checking #8837	59,257	104,448	(45,191)	(43.00 %)
1010 Cantor Fitzgerald - Savings #1607	34,250		34,250	
1015 Capital One - Reserve Savings	32,086	91,025	(58,939)	(65.00 %)
<b>Total Bank Accounts</b>	<b>\$125,593</b>	<b>\$195,473</b>	<b>\$ (69,880)</b>	<b>(36.00 %)</b>
Accounts Receivable				
1100 Accounts Receivable - Association Taxes	90,932	37,992	52,940	139.00 %
Accounts Receivable-Contr	0	(3,908)	3,908	100.00 %
<b>Total Accounts Receivable</b>	<b>\$90,932</b>	<b>\$34,084</b>	<b>\$56,848</b>	<b>167.00 %</b>
Other Current Assets				
1800 Due from WPCA	2,294	1,202	1,092	91.00 %
Undeposited Funds	34,053	0	34,053	
<b>Total Other Current Assets</b>	<b>\$36,347</b>	<b>\$1,202</b>	<b>\$35,145</b>	<b>2,924.00 %</b>
<b>Total Current Assets</b>	<b>\$252,872</b>	<b>\$230,758</b>	<b>\$22,114</b>	<b>10.00 %</b>
<b>TOTAL ASSETS</b>	<b>\$252,872</b>	<b>\$230,758</b>	<b>\$22,114</b>	<b>10.00 %</b>
<b>LIABILITIES AND EQUITY</b>				
Liabilities				
Current Liabilities				
Accounts Payable				
2000 Accounts Payable	12,039	15,577	(3,538)	(23.00 %)
<b>Total Accounts Payable</b>	<b>\$12,039</b>	<b>\$15,577</b>	<b>\$ (3,538)</b>	<b>(23.00 %)</b>
Other Current Liabilities				
2100 Payroll Liabilities				
2115 CT Unemployment Tax	215	278	(63)	(23.00 %)
2125 Federal Taxes (941/944)	1,495	802	692	86.00 %
2130 Federal Unemployment (940)	16	0	16	
<b>Total 2100 Payroll Liabilities</b>	<b>1,726</b>	<b>1,080</b>	<b>645</b>	<b>60.00 %</b>
2205 Deferred Revenue - Buy a Brick	1,951	426	1,525	358.00 %
2305 Deferred Revenue - Association Taxes	0	31,941	(31,941)	(100.00 %)
2400 Direct Deposit Payable	0	(914)	914	100.00 %
<b>Total Other Current Liabilities</b>	<b>\$3,977</b>	<b>\$32,533</b>	<b>\$ (28,556)</b>	<b>(88.00 %)</b>
<b>Total Current Liabilities</b>	<b>\$15,718</b>	<b>\$48,110</b>	<b>\$ (32,392)</b>	<b>(67.00 %)</b>
<b>Total Liabilities</b>	<b>\$15,718</b>	<b>\$48,110</b>	<b>\$ (32,392)</b>	<b>(67.00 %)</b>





## Old Lyme Shores Beach Association

### Profit & Loss - Budget vs. Actual Year to Date

July - August, 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
<b>Income</b>				
4000 General Revenues				
4010 Taxes - Members	205,884	183,925	21,959	112.00 %
4020 Interest Income		583	(583)	
4030 Fines and Fees	75		75	
<b>Total 4000 General Revenues</b>	<b>205,959</b>	<b>184,508</b>	<b>21,450</b>	<b>112.00 %</b>
4200 Program Revenue				
4210 Town Subsidy	5,062	5,062	0	100.00 %
<b>Total 4200 Program Revenue</b>	<b>5,062</b>	<b>5,062</b>	<b>0</b>	<b>100.00 %</b>
Other Revenue	26		26	
<b>Total Income</b>	<b>\$211,047</b>	<b>\$189,570</b>	<b>\$21,477</b>	<b>111.00 %</b>
<b>GROSS PROFIT</b>	<b>\$211,047</b>	<b>\$189,570</b>	<b>\$21,477</b>	<b>111.00 %</b>
<b>Expenses</b>				
6000 Salary & Wages				
6010 Beach Attendants	19,961	20,000	(39)	100.00 %
<b>Total 6000 Salary &amp; Wages</b>	<b>19,961</b>	<b>20,000</b>	<b>(39)</b>	<b>100.00 %</b>
6100 Payroll Taxes				
6110 Taxes	1,763	1,800	(37)	98.00 %
<b>Total 6100 Payroll Taxes</b>	<b>1,763</b>	<b>1,800</b>	<b>(37)</b>	<b>98.00 %</b>
6200 Outside Services		0	0	
6210 BOD Secretary Stipend	125	125	0	100.00 %
<b>Total 6200 Outside Services</b>	<b>125</b>	<b>125</b>	<b>0</b>	<b>100.00 %</b>
6300 Beach				
6310 Cleaning Contract	12,079	12,079	0	100.00 %
<b>Total 6300 Beach</b>	<b>12,079</b>	<b>12,079</b>	<b>0</b>	<b>100.00 %</b>
6550 Recreation & Entertainment		0	0	
6560 Fourth of July	2,225	2,225	0	100.00 %
6565 Music	1,775	1,775	0	100.00 %
<b>Total 6550 Recreation &amp; Entertainment</b>	<b>4,000</b>	<b>4,000</b>	<b>0</b>	<b>100.00 %</b>
6600 Utilities				
6610 Electricity	227	417	(190)	54.00 %
6620 Water	576	633	(57)	91.00 %
<b>Total 6600 Utilities</b>	<b>803</b>	<b>1,050</b>	<b>(247)</b>	<b>76.00 %</b>
6700 Administration				
6710 Information Technology	2,127	2,110	17	101.00 %
6730 Bank Fees	35	35	0	100.00 %
<b>Total 6700 Administration</b>	<b>2,162</b>	<b>2,145</b>	<b>17</b>	<b>101.00 %</b>
6740 Office Supplies	12	0	12	
6800 Professional Services		2,500	(2,500)	



**Old Lyme Shores Beach Association**  
**Profit & Loss - Budget vs. Actual Year to Date**  
July - August, 2024

			TOTAL	
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6900 Insurance	2,840	4,750	(1,910)	60.00 %
7100 Security	2,380	2,350	30	101.00 %
7200 Personal Property Taxes	59	100	(41)	59.00 %
7800 Capital Projects Expenditures	20,811	15,000	5,811	139.00 %
<b>Total Expenses</b>	<b>\$66,994</b>	<b>\$65,899</b>	<b>\$1,095</b>	<b>102.00 %</b>
<b>NET OPERATING INCOME</b>	<b>\$144,053</b>	<b>\$123,671</b>	<b>\$20,382</b>	<b>116.00 %</b>
<b>NET INCOME</b>	<b>\$144,053</b>	<b>\$123,671</b>	<b>\$20,382</b>	<b>116.00 %</b>



# Finance Committee



# Finance Committee Priorities

- Thank you to the committee members
- 2024 – 2025 tax mailings and collections
  - Rob Cappellucci contact information
    - [rob.cappellucci@oldlymeshore.org](mailto:rob.cappellucci@oldlymeshore.org)
    - 860.306.6619
- Consolidation of cash accounts
  - Citizen's Bank, Cantor Fitzgerald
  - Will seek high yield accounts
- Annual capital reserve policy – investment of funds, use of fund
- Monthly financial reporting
- 2025 tax billing and collection
  - Email bills
  - Electronic payment options



# Beach



# Infrastructure



# Infrastructure

- **Beach**
- **Benches**
  - **Umbrellas**
- **Signs**
  - **No Parking**
  - **Road**
- **Proposal for Egregious Nuisance Violation**
  - **Repeated \$25 per day violations = egregious nuisance**
  - **\$300 to \$400 per day**
  - **Injunctive Relief, Attorneys' Fees and Costs**
  - **Suspension of Voting Rights**



**Old Lyme Shores Beach Association**

**Asset Identification, Valuation, Useful Life**

Created May 20th, 2024 gss

Asset Locations	Quantity	Replacement Cost Each	Useful Life in Years	Current Value	Replacement Cost Total	Comments
<b>BEACH</b>						
Raft	1	\$ 3,400.00	20	\$ 2,200.00	\$ 4,500.00	Yearly Powerwash
Lines, Buoys, Chains	*			\$ 2,500.00	\$ 4,500.00	Yearly Powerwash
Anchors	9	\$ 165.00	10	\$ 1,000.00	\$ 2,000.00	Yearly Powerwash
Boat Racks	4	\$ 800.00	12	\$ 2,000.00	\$ 3,200.00	Yearly Powerwash/Paint
Benches	8	\$ 750.00	20	\$ 2,000.00	\$ 6,000.00	Replace 50% FY25 Most beyond useful life
Wood Barriers by Benches	3	\$ 400.00	20	\$ 300.00	\$ 1,200.00	Yearly Powerwash/Paint
Trash/Recycle Barrels	6	\$ -	0	\$ -	\$ -	Trash Hauler Assets Not OLSBA
Wheel Chair/Sand	1	\$ 1,000.00	10	\$ 500.00	\$ 1,000.00	
Bike Racks	4	\$ 400.00	20	\$ 1,200.00	\$ 1,600.00	Yearly Store behind Shed
Brightwater Shower	1	\$ 500.00	15	\$ 250.00	\$ 500.00	
Brightwater Fountain	1	\$ 450.00	15	\$ 250.00	\$ 450.00	
OLS/OC Vinyl Beach Fence	1	\$ 3,900.00	20	\$ 3,500.00	\$ 3,900.00	
Sheffield Brook Metal Fence	1	\$ 2,000.00	30	\$ 500.00	\$ 2,500.00	Not OLSBA Responsibility
Water Elevation Signs	2	\$ 150.00	25	\$ -	\$ 300.00	MIA Should replace/install 2
<b>ROADS/TRAFFIC MANAGEMENT</b>						
Entry Gates	8	\$ 1,500.00	15	\$ 7,000.00	\$ 12,000.00	Yearly repair/maintenance 20% overall
Traffic Barriers	21	\$ 400.00	12	\$ 5,000.00	\$ 8,400.00	Reduce Costs-Replace with Speed Tables
Stop Signs	32	\$ 50.00	20	\$ 600.00	\$ 1,510.00	Replace 50% FY25 Most beyond useful life
Street Signs	21	\$ 700.00	20	\$ 500.00	\$ 14,700.00	Replace 50% FY25 Most beyond useful life
Large Square OLS Signs	3	\$ 400.00	10	\$ 200.00	\$ 1,200.00	Replace 50% FY25 Most beyond useful life
Bulletin Boards	5	\$ 250.00	7	\$ 500.00	\$ 1,750.00	Need to begin replacement
Flag for Open Street	1	\$ 45.00	3	\$ 15.00	\$ 45.00	Replace FY25
Traffic Street Signage/Radar	39		15	\$ 5,000.00	\$ 10,500.00	Radar Signs \$3000 Metal signs \$35.00
Wood Posts	52	\$ 20.00	15	\$ 250.00	\$ 1,040.00	Replace 50% FY25 Most beyond useful life
Metal Posts	15	\$ 10.00	30	\$ 50.00	\$ 150.00	
<b>SECURITY</b>						
Communication Radios	6	\$ 25.00	5	\$ 50.00	\$ 150.00	Replace some FY25
Chairs	4	\$ 25.00	5	\$ 30.00	\$ 100.00	Replace some FY25
Umbrellas	4	\$ 30.00	3	\$ 30.00	\$ 120.00	Replace some FY25
<b>MISCELLANEOUS</b>						
Storage Shed	1	\$ 7,500.00	20	\$ 2,500.00	\$ 7,500.00	
Movie Projector	1	\$ 250.00	5	\$ 100.00	\$ 250.00	
Movie Screen	1	\$ 400.00	5	\$ 200.00	\$ 400.00	
Movies	10	\$ 20.00	3	\$ 200.00	\$ 200.00	
Laptop Computer	1	\$ 1,500.00	5	\$ 500.00	\$ 1,500.00	
Printer	1	\$ 450.00	5	\$ 200.00	\$ 450.00	
<b>TOTALS</b>		<b>\$ 27,490.00</b>		<b>\$ 39,125.00</b>	<b>\$ 93,615.00</b>	

**Recommendation:** Invest in New Infrastructure; Road Signage in FY25-FY26 ~\$15,000.00 per Fiscal Year- Replace Road and Traffic Related Signage and our Beach Benches. These expenses reduced significantly FY27-FY28, given refreshed most of community's signs and benches.











## Thank You Bench Donors!

### **Billow**

Mithi & Dinesh Govil

Tim and Nancy Larson

### **Brightwater**

Chuck and Jean Cumello

Marty Merritt and Rosemary Fitzgerald Merritt

### **Saltaire**

Rick and Diane Duhaime

John and Gail Mandracchia

### **Sea Spray**

Rob and Tracy Cappellucci

Annie and Josh Iovanella



**Thank You Bench Volunteers!**  
**Getting and Analyzing Quotes, Selecting, Ordering, Picking  
Up and Installing Benches; Disposing of Old Benches ...**

Diane Duhaime

Rick Duhaime

Frank Farley

John Mandracchia

Marty Merritt

Dave Rosenberg

Dom Vallera

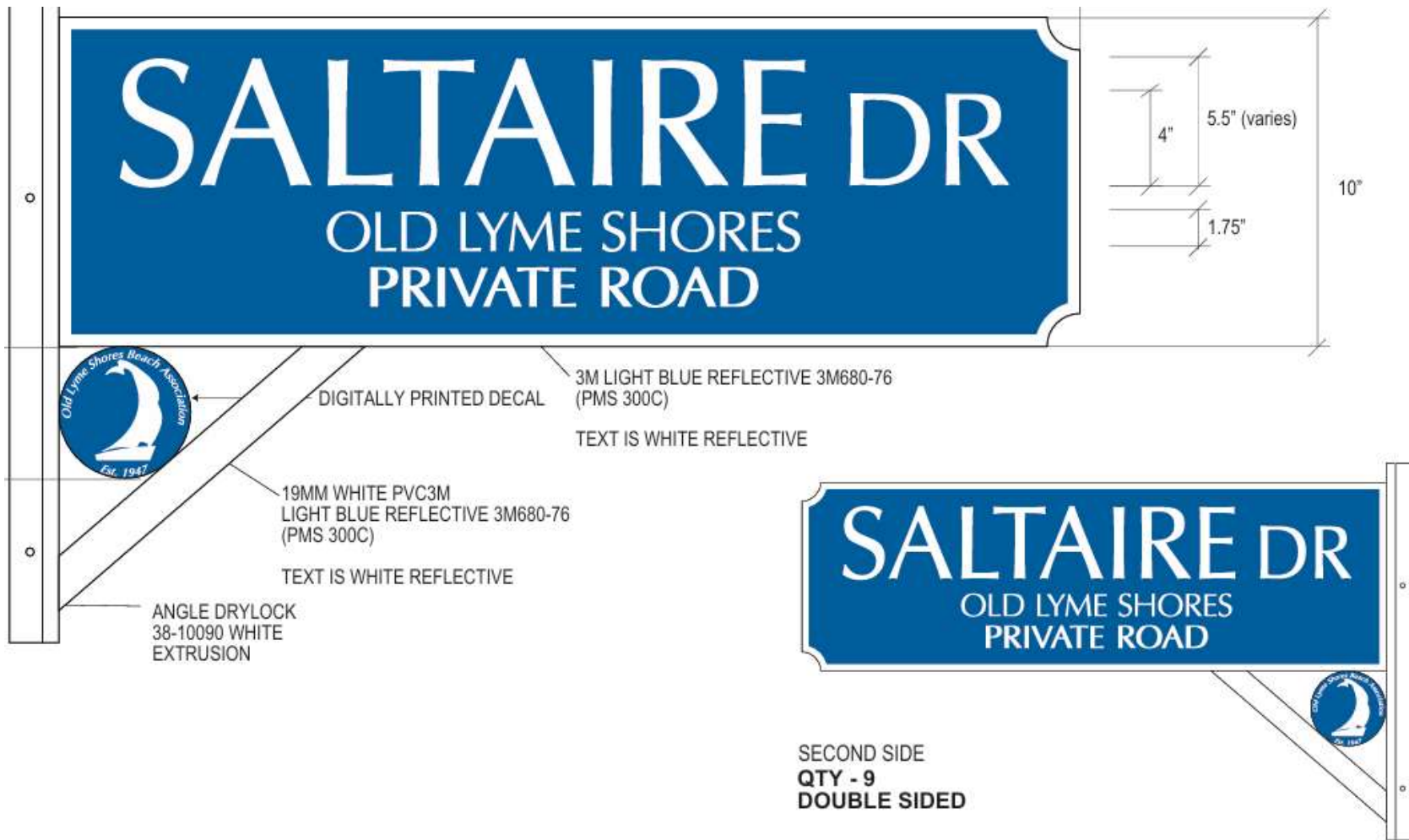
Paul Yellen

Beach Attendants

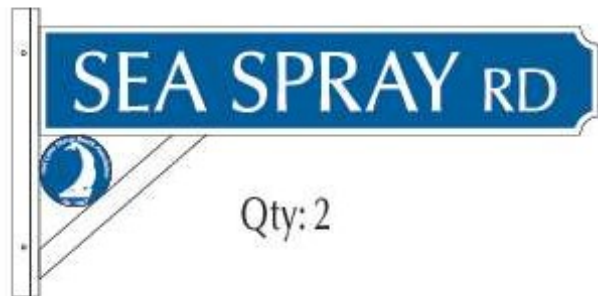
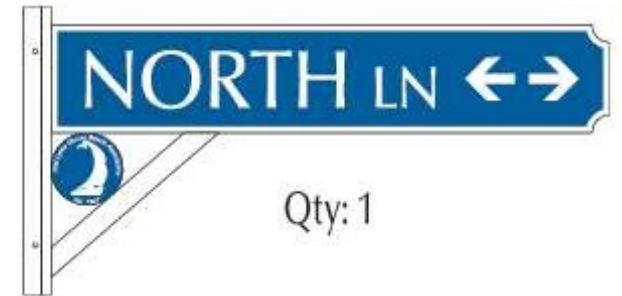
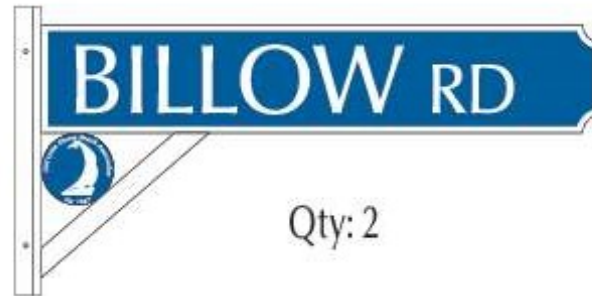
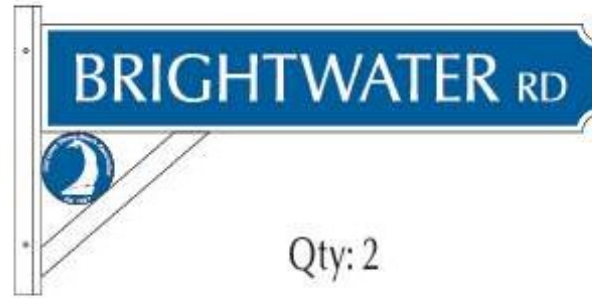
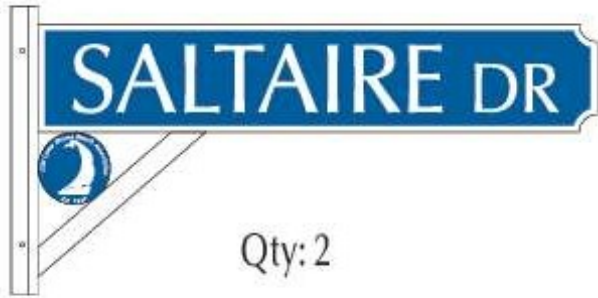
Plus All Others Who Helped, including Several Enthusiastic  
Children













# Communications



# Communications

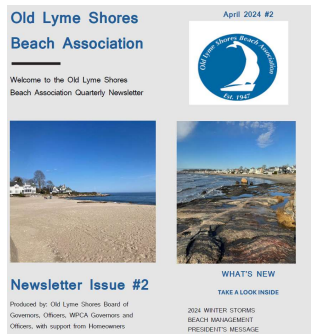
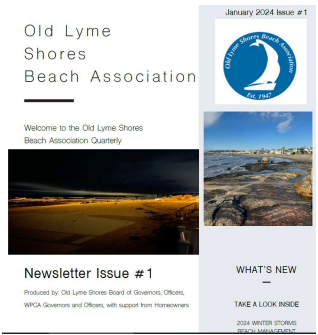


OLS Website: [oldlymeshores.org](http://oldlymeshores.org)



Instagram: [oldlymeshoresbeach](https://www.instagram.com/oldlymeshoresbeach)

## Quarterly Newsletters



Facebook





# Security



# Security

- **Road Gates**
  - **Juneteenth Holiday Closure**
- **Speed Gates**
- **Beach/Gate Attendants**
- **Night Security on Weekends**
- **July 4, 2025**
- **Vandalism and Theft Prevention**



# Recreation



# Entertainment



# Nominating





# Parliamentarian



# Voting Operations; Directory Update



# **Water Pollution Control Authority (WPCA) Sewer Project Update**



Old Lyme Shores Beach Association – WPCA

September 14, 2024

Dear OLS Neighbors,

As you may know, our WPCA is comprised of mostly newly-appointed members. I am writing to you on behalf of the WPCA, as its new Chair.

#### **Informational Communication**

Our primary goal is to provide you with the most current information regarding the now twelve-year plus sewer project, including the estimated cost per member. We endeavored to have this information for you at the OLSBA fall meeting on September 14th, however, we determined that it first needs more "rightening up." We are working on an informational communication to be sent via email to all members (hopefully by the end of September) that will set out the key steps involved with getting the sewer project out to bid, and how the numbers in the communication were derived.

#### **Brief History**

On August 11, 2012, at a Special Meeting of the Association, our members voted in a bond resolution to appropriate up to \$9.7M for sewer system construction. In October 2012 (later updated in February 2018), our Association voluntarily entered into a Consent Order with the State of Connecticut whereby we are legally required to install a sewer system. Pursuant to said \$9.7M bond resolution and Consent Order, our Association has entered into grant/loan agreements with the State. More recently, the State offered a \$15M forgivable loan for funding the sewer system, subject to certain limitations.

#### **Special Meeting in October for Supplemental Bond Resolution Vote**

The State of Connecticut requires several things before we can seek bids for the construction of the sewer system. One of these is a "Supplemental Bond Resolution" that would increase the \$9.7M limit of the current bond resolution by at least \$2.5M dollars - to cover our Association's share of the \$15M forgivable loan and the increased construction costs since the 2012 bond resolution vote.

#### **THIS ASSOCIATION VOTE IS REQUIRED TO GO OUT TO BID AND TO OBTAIN THE \$15M FORGIVABLE LOAN; IT IS NOT A VOTE FOR OR AGAINST THE SEWER SYSTEM**

Your WPCA is working to determine the appropriate amount for the "Supplemental Bond Resolution" and plans to provide this amount in the above-mentioned informational communication. In addition, we will be working with your Board of Governors to schedule a Special Meeting of the Association to include a vote on the Supplemental Bond Resolution. An approval vote will allow the WPCA to proceed with going out to bid for the sewer project, and apply for various discounts and grants afforded by the State of Connecticut. Receiving the bids will allow us to determine the actual contract cost of the project. Finally, we are proposing for review by our legal counsel, that the Supplemental Bond Resolution include language that requires going back to the membership for another approval vote before moving forward with awarding any contract for sewer project construction.

Best,

Tim Larson  
Chair, WPCA



# Resident Comments

## 3 Minutes per Resident



# Old Lyme Shores Beach Association

## **Fall Meeting**

Saturday, September 14, 2024 – 10:00 am  
Old Lyme Middle School Auditorium