

**DRAFT - 2/20/25 (jcm)**

**OLSBA MEETING MINUTES**

**FEBRUARY 18, 2025**

**ZOOM**

**7:00 PM**

Present: Bob Palazzo (BP), Jack Reynolds (JR), Martin Merritt (MM), Roger Zito (RZ), Dennis Colombie (DC), Paul Yellen (PY) - nonvoting, James Moynihan (JCM)

1. The meeting was called to order, and a quorum was determined (BP)
2. Administrative Support: Following a presentation by JR approved Carolyn Cumello to provide administrative support services for the WPCA (JR, BP), VOTE: 6-0
3. Meeting Minutes: The meeting minutes for January, 14, 2025 & January 30, 2025 were approved (JM,MM), VOTE: 6-0.  
The approved meeting minutes will be posted on the OLSBA web site.
4. Treasurer's Report: Chris Shelton was unable to attend this evening's meeting, so a report was not provided.  
MM did discuss fiscal information he had reviewed and also noted that OLSBA signed agreements (New London & East Lyme), as well as future maintenance costs had fiscal implications which should be reviewed and assessed, prior to the Association voting on the Bond Resolution.
5. Association Vote(s) on Bond Resolution(s) - Game Plan: Following a discussion regarding the draft "Gameplan" (2/18/25) prepared by JCM and the synopsis/slides prepared by Judeen Wrinn, Steve Potter and JCM the Board took the following action:  
  
VOTE: To approve the "Game Plan", (2/8/25) in principal and as presented (MM,JR), VOTE: 6-0  
  
JCM noted that revisions/modifications/amendments to the plan will likely occur during the forthcoming weeks, prior to the Association vote on the Bond Resolution, scheduled for May 24, 2025.
6. Bond Counsel Report: JCM noted the importance of the future bond resolution(s) and its impact on costs, project activities and project management/governance.  
Following a discussion, JCM was requested/authorized to contact Bond Counsel to discuss the matter of the bond resolution(s) for the purpose of providing the WPCA with appropriate draft resolution(s) for its consideration.
7. WPCA Legal Assistance: MM updated the Board regarding his review of potential attorneys who could potentially provide legal assistance to the WPCA. MM

recommended the Board utilize the services of Atty. Norbert Church. Following a discussion the Board to the following action:

VOTE: To utilize the legal services of Attorney Norbert Church (MM, JR),  
VOTE: 6-0

8. Drainage Report: Following a discussion, BP requested that DC & RZ continue to review information, including engineering reports and the draft specification for the stormwater work which was bid in 2021.

9. Document/Agreement Review: MM updated the Board on his review of project related documentation.

10. Email database of homeowners/members: JR discussed his concerns that with the forthcoming vote on the Bond Resolution projected to occur in May, 2025, the Association did not have updated contact information for some homeowners. Board members discussed the matter.

11. Gorton Avenue Easement & Planned Bioxide Facility: The Board discussed this matter. JCM updated the Board that he had, at the Board's request, contacted Fuss & O'Neil and had been advised that the bid specifications for the "Shared Sewer Project" did not identify the Gorton Avenue site, owned by the Association, as the staging area for the construction of the "shared" sewer. Following a discussion, BP requested that JR, MM and RZ review the matter of the easement and planned location of the Bioxide Facility at that location.

12. WPCA - Open Chairman Position: Following a discussion, and at the recommendation of Vice Chairman BP, the matter will be considered at a future Board meeting.

13. Open Discussion: BP invited citizen comments. John Cunningham expressed his concerns about project issues involving project costs, presentation of information to the Association and fiscal matters.

14. Adjournment: The Board took the following action:

VOTE: To adjourn this meeting of the WPCA at 9:37 pm. (MM, DC),  
VOTE: 6-0