

Monthly Meeting of the OLSBA BOG on Wednesday, March 19, 2025, at 7PM via Zoom.

1. A quorum was verified by a roll call and the meeting was called to order by **Paul Yellen** at 7:04PM

BOG Officers:

Paul Yellen (**Paul Y**), President
Rob Cappellucci (**Rob C**), Treasurer
Tracey Cappellucci (**Tracey C**), Secretary

BOG Members:

Tim Larson (**Tim L**) present until 9:05PM
MaryKate Reynolds (**MaryKate R**)
Greg Symon (**Greg S**)
Scott Rottinghaus (**Scott R**)
Jay Moynihan (**Jay M**) joined at 7:53PM
Bob Palazzo (**Bob P**)

- There were 29 attendees on the Zoom call

2. Vote seeking approval of the 2/19/25 meeting minutes.

Motion made by Scott R to approve 2/19/25 minutes, seconded by Tim L

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

Motion Passes

3. Update on sign distribution to residents. Drawing done and winners will be notified by additional email.
 - a. Paul Y has notified all winners and will be sending follow-up emails to arrange for delivery of the signs.
 - b. There are 5 signs still available: one Canty Lane, two Sea Lane, three Bel Aire. Please contact Paul Y if you are interested.
4. Recreation Committee Fund Raising efforts
 - a. Paul Y recently sent an email to residents from Julia and Margaret outlining summer activities. BOG members are strongly encouraging everyone to participate in our fundraising efforts by purchasing a shirt and/or a tote bag. Although the BOG provides funding for the summer activities, these fundraisers significantly support recreation activities.
5. Newsletter Status
 - a. Patty Vanderwerken is working on the April newsletter. She is looking for photos to include, maybe signs of spring. Patty also wants to add a column on summer beach reads. Please send any book suggestions for the column.
6. Informational sign update with Sign Pro.
 - a. All street signs have been completed. BOG has decided to hold off on new Stop signs until the sewer project is completed.
 - b. BOG discussed the replacement of existing informational signs and adding additional signs (a total of 9 signs to be produced). The cost for production and installation of the 9 signs is \$5279.00.
 - c. Vote: Motion to approve production and installation of signs by Sign-Pro.

Motion made by Greg S, seconded by MaryKate R
Discussion: Rob C confirmed that this purchase will have to be included in the Fiscal Year 2026 budget. Work can be done in July. The BOG will contact property owners affected by placement of the signage to discuss before installation. Pending approval of Fiscal Year 2026 budget, signs will be installed in July 2025.
Roll Call: Yes-All No-none Abstain-none

Motion Passes

7. Request by member to post/email “house for sale” information
 - a. 2023 an email was sent by the secretary at the request of Rob C to the community sharing “house for sale by owner”
 - b. There are currently no rules established regarding communications like this.
 - c. Discussion of sharing of this information via email, Facebook, website has a positive impact on the community. This request will be granted.
8. Proposed gate closing schedule.
 - a. Schedule was sent to BOG. Schedule put together by Security Committee.
 - b. Rotating schedule of holiday gate closures
 - c. No public comment
9. Treasurer Report
 - a. Rob C provided the treasurer report. Due to technical issues with QuickBooks, there is still a delay in financial reports. Issues have been resolved; Rob C will call a finance committee meeting and will produce an initial draft of the 2026 Fiscal year budget.
 - b. Rob C is working on getting quotes for a new payroll service which was in the 2025 budget and will continue going forward.
 - c. Rob C is also investigating our ability to email and take payments electronically to collect annual assessments.
 - d. DEEP has changed regulations on swim lines and barrier buoys. Harbor Master has stated this update/replacement is mandatory this year. Total cost to meet requirements is just under \$8200.00. If there is not enough funds in line items, we will need to use reserve funds.
 - i. Motion to allocate funds to update swim lines/buoy system made by Tim L, seconded by Scott R

Roll Call: YES-all No-none Abstain-none

10. Bills to be approved/Paid

<u>Date Rec.</u>	<u>Invoice Date</u>	<u>Vendor Name</u>	<u>For</u>	<u>Amount</u>	<u>Budget Line Item</u>
3.14.2025	2.5.2025	Nickerson Landscaping	De-icing x2	\$900.00	Snow removal
3.14.2025	2.26.25	Nickerson Landscaping	De-icing	\$450.00	
			Plowing 4 storms	\$3175.00	
		Carolyn Cumello	Admin. Work	\$275.00	
		South Lyme Postmaster	Box Rental	\$72.00	

Motion to approve payment of bills made by MaryKate R, seconded by Scott R
Roll Call: YES-all No-none Abstain-none

11. Meeting with First Selectwoman Martha Shoemaker

- a. Discussion of the sewer project
- b. Timeline for OLS voting
- c. Bids from other beaches
- d. Security for July 4th; she has formed a committee to keep all beaches safe
- e. Paul Y gave an update of all officers/members of the BOG and the WPCA

12. WPCA Update

- a. Jay Moynihan, chairman of the WPCA gave the update (see WPCA minutes for complete details)
- b. Another email update from the WPCA will go out in the next couple of weeks
- c. Discussion of the May 24th vote format; it will be a majority vote
- d. Paul Y. wants 2 in-person and 2 remote public hearings before the May 24 in-person vote
- e. May 24th meeting will be a vote only, no presentations
- f. Tim L suggests residents need to know what each homeowner owes for work already done if the project is a no; specific numbers needed in order to make an informed vote
- g. Paul Y gave an update of our status to the DEEP

13. Sheffield Brook Status

- a. Jack Thomas shared that a consultant was brought in to look into upgrading the system
- b. We have a 50/50 shared expense maintenance agreement with Old Colony: as needed maintenance
- c. Maintenance needs are monitored by Old Colony and Paul Y.

14. Annual Meeting Date, referendum vote date, public hearing dates and locations. Who Sets them up?

- a. MaryKate R will contact the middle school to set the dates for the 5/24/2025 Referendum Vote on the Sewer Project and the 6/14/2025 Annual Meeting
- b. Discussion of In-person meetings tentatively scheduled (pending WPCA review) for 5/10/2025 and 5/17/2025 related to the Sewer Project
- c. Discussion of one more informational sign at entrance of our beach from Old Colony and possibility of a temporary snow fence along high water mark for Juneteenth and July 4th; Paul discussed this with First Selectwoman Shoemaker
- d. Paul Y will add discussion of July 4th plans to be proactive to avoid issues of last year to next meeting

15. Sand Removal

- a. Garvin will be coming within the next week to take some sand
- b. Anthonys Landscaping company will be coming before April 1st as well to move the sand from the sea wall to the low tide water mark

16. Motions to be added to the agenda

- a. Paul Y wants to entertain 2 motions to be added

- i. Flooding on Saltaire and Brightwater
 - ii. Zoom Recordings

Motion made by Jay M, seconded by Bob P

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

1. Flooding on Saltaire and Brightwater

- a. Drainage issues are causing water damage to a few properties
- b. Roger Zito proposes 1 remedy would be to run a new drainpipe-this will be quite costly and there is no money allocated in budget for this
- c. Discussion of whether this is a mechanical failure of the pipe or storm water issue
- d. Greg S suggests hiring a company to flush the pipes to clear any possible blockage-more cost effective than replacing pipes
- e. Jay M asks if there is documentation that OLS definitively owns all pipes involved? Easements? We need to have an easement on the pipes to do work on individual properties
- f. BOG agrees-more research is necessary to determine who owns all pipes involved before a remedy decision is made. Paul Y will continue to work investigating the pipe system

2. Discussion of Zoom Recordings

- a. Where are the recordings being stored and how do we gain access?
- b. Stored in the cloud which takes up a lot of space
- c. MaryKate R. is working on how to post to our website
- d. John Cunningham proposes making a policy on the length of time a zoom recording will be available-would reduce storage space
- e. AI summary/Zoom Transcription can be posted instead of the entire video to save on costly storage space
- f. MaryKate can send the Zoom link to anyone who requests it in the meantime until we are able to post recording to the website

17. Public Comments

- a. High attendance during the meeting was 37, now 29
- b. No comments/questions

18. Adjournment: Greg S. made motion to adjourn/MaryKate seconded

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

Motion Passes

The meeting was adjourned at 9:15pm.