

**Monthly Meeting of the OLSBA BOG on Wednesday, April 23 , 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  
Jack Thomas (Jack T), Vice President  
Rob Cappellucci (**Rob C**), Treasurer  
Tracey Cappellucci(**Tracey C**), Secretary

**BOG Members:**

Tim Larson (**Tim L**)  
MaryKate Reynolds (**MaryKate R**)  
Greg Symon (**Greg S**)  
Jay Moynihan(**Jay M**)  
Bob Palazzo (**Bob P**)

- There were 35 attendees on the Zoom call

2. Vote seeking approval of the 04/12/25 meeting minutes.

Motion made by Greg S. to approve 4/12/25 minutes, seconded by Tim L

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

**Motion Passes**

3. Treasurer's Report and Financials
  1. Rob C. shared an updated Financial Report
  2. Most bills are paid and up to date
  3. Rob C is continuing to work on the FY 2026 budget to present to the Finance Committee next week

4. Bills to be approved and paid

1. None to be added

Motion to approve the Treasurer's report made by Tim L., seconded by Greg S.

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

**Motion Passes**

5. WPCA Update
  1. Update given by Jay M.
  2. See WPCA 4.22.2025 Meeting Minutes for full update
  3. Jay highlights some points of the Bond Resolution
  4. Hoping to get final numbers from Fuss and O'neil by end of the week for the Bond Resolution
  5. Working on setting up a meeting with DEEP for next week
  6. Working on setting up 2 informational meetings
  7. This is a project that will go on for several years
  8. Projection of project costs have risen since September report
  9. No questions or comments from the board after the update
6. Review and discussion on advisory correspondence received from attorney on the voting procedures and proxy form administration for the vote on May 24, 2025

1. Discussion of how the proxy form works; if you want to vote and can't be there on the 24<sup>th</sup>, you have to complete the form, get it notarized, and send the form to someone that can bring it to the middle school on the 24<sup>th</sup>.
  2. Discussion that the form needs to be completed ASAP and mailed/mailed to all residents; just waiting on the Bond Resolution number
  3. Discussion about making sure we have all updated email/physical addresses including new homeowners...presents a challenge
  4. Paul Y is still working with the attorney on the final form and procedures
  5. Discussion of having an attorney /accounting firm present on the day of the vote to count the ballots
  6. Ballots are counted on the day of the vote; the majority vote of the people cast ballots on the 24<sup>th</sup> wins
  7. Rob and Tracey Cappellucci will work on the mailing lists to be ready once the final document is completed and ready to mail
  8. BOG has decided to plan a special meeting for next week once the WPCA provides a Bond Resolution number; this meeting is meant to approve the final copy of the proxy form
  9. Finance committee meeting will take place next week
  10. Zoom meeting with the state will take place next week
7. Determine dates, times and locations of informational meetings prior to the vote on May 24, 2025
1. It will be made clear to all residents that the 24<sup>th</sup> will be a vote only, no public comments
  2. WPCA discussed a public meeting the week of the 12<sup>th</sup> and then another the following week
  3. Looking to see if the State can be present at one of these meetings to be available for questions
8. Determine the method, frequency and content of information to be sent to all residents prior to May 24. 2025 vote
1. Discussed above; information will be sent out to residents regularly over the next few weeks as information becomes available
9. Ledge Light Health District water testing procedure change
1. Change in procedure of their weekly testing
  2. They will continue to do weekly testing for a fee of \$300.00 for the entire season or OLS can designate a resident to do the testing after receiving training
  3. BOG decides paying the fee for the entire season is in our best interest
- Motion made by Greg S. to pay \$300.00 for the entire season of testing, seconded by Tim L.
- Roll call:        Yes: All        No: None        Abstain: None
- Motion Passes

10. Discussion and vote on dates to begin closing road gates

1. Discussion of closing the roads on weekends only, 7 days a week, 4 day weekend
2. Discussion of mid-June through end of August
3. Still working on Security team and guard management
4. BOG decides to table any decisions until the next meeting

11. OLSBA Newsletter, article suggestions

1. Newsletter is in the works and should be published in the next couple of weeks

12. Other items to be motioned on the agenda

1. None to be added

13. Public Comments

1. Jerry Vande Werken asks “What if the vote is no, what are the consequences?”
  - i. BOG responds that we would be in breach of many agreements/contracts
  - ii. There will likely be some sort of penalty from DEEP
  - iii. Such penalties were cited in a letter from the State of CT and we have a current liability to the state for close to \$1million.
  - iv. More information will be coming over in the next couple of weeks on the ramifications of a no vote.
  - v. The BOG emphasizes that the State of CT has sent in writing that walking away from this project is not an option.
  - vi. Marty Merritt emphasizes a No vote doesn’t necessarily mean we don’t wish to move forward with the project; it tells the state the project is not economically feasible, and they need to provide more funds.
  - vii. The BOG agrees that over the next couple of weeks residents will be provided with as much information as possible for everyone to make an educated vote.

14. 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.