

Regular Meeting of the OLSBA BOG on Wednesday, May 21, 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**)  
MaryKate Reynolds (**MaryKate R**)  
Greg Symon (**Greg S**)  
Jay Moynihan(**Jay M**)  
Scott Rottinghaus(**Scott R**)

- There were 22 attendees at the start of the Zoom call
2. Vote seeking to approve 5/1/25 meeting minutes.
    1. Tim L moves to approve the minutes, seconded by Mary Kate R  
No discussion.  
Roll Call: YES-All                      No-None              Abstain-None  
Minutes Approved.
  3. Treasurer Report
    1. Rob C. shares the Balance Sheet giving a line-by-line review of the numbers.
    2. Discussion of the addition of a line item on the OLS budget report to include the WPCA's budget report.
    3. Discussion of the best policy to present financial reports and obligations monthly to the association.
    4. Paul Y. suggests the WPCA treasurer and the BOG treasurer work together on preparing a policy to share both.

Motion to approve Treasurer Report made by Tim L., seconded by Scott R.

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

**Motion Passes**

4. Budget Discussion
  1. Rob C. does an extensive review of the entire budget. Budget will be posted to the website in the next week for all to review.

Motion to approve the Draft Budget made by Tim S., seconded by Scott R.

No Discussion.

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

**Motion Passes**

5. Bills to be paid
  1. Anthony's Property Services    \$1200.00
  2. Ledge light first monthly bill for water testing

3. Invoice for School rental for 2 meetings \$320.00
4. Staples printing bill \$188.59

Motion made by Greg S. to pay the 4 bills, seconded by Tim L.

Roll Call: YES-All

NO-None

Abstain: None

**Motion Passes**

**Bob Palazzo joins the meeting at 8:10**

6. WPCA update-Review of the Public Hearing held on 5/20/25
  1. In-person meeting went very well. About 30 residents were present in person and about 60 were on zoom.
  2. Very thorough presentations including a summary sheet of a yes or no vote
  3. WPCA has shared all of the information they have prepared over the last several months. Additional material will go out tonight/tomorrow to review to prepare for the vote.
  4. Jay M. thanks the community for their participation and involvement in the process and also thanks all of the officers and Board members.
7. Discussion on alternative funding options for sewer project
  1. BOG member Tim L. shares his concern for having alternative funding options if the sewer project moves forward.
  2. Discussion on developing a plan for funds to be available to help those residents experiencing financial hardships
  3. Develop a plan with some type of contingency/appeal policy
  4. Discussion that this plan for funds will have to include very clear and rigid parameters with very specific qualifying factors for eligibility.
  5. Discussion of the possibility of this funding will continue in the future if/when the sewer project is under way.
8. Discussion on Procedures for the 5/24/2025 Meeting and Vote
  1. Paul Y. reviews step-by-step the process and procedure of the meeting and vote
  2. **Paul Y. asks which BOG members will be there on the 24<sup>th</sup>.**
  3. **No questions on the procedure.**
9. Nominating Committee
  1. Email went out to the community with the open positions
  2. 2 BOG positions open, one application received
  3. All officers are elected annually
  4. Anyone on the call is welcome to apply for any position
  5. President position is open; Paul will stay on until the position is filled but is urging someone to step forward to take over
  6. Plan to send out another communication and extend the deadline
10. Beach Security
  1. Eric Bird, a senior guard from years passed has volunteered to be the Guard Manager.

2. He will take responsibility for scheduling and getting payroll documents to the treasurer.
3. Eric will be providing Paul with an update on the current staffing.
4. No questions or comments from the community

11. Preparation for Annual Meeting

1. Annual Meeting is 6/14/2025 at 10:00 am at the Lyme-Old Lyme Middle School
2. Paul Y. will require assistance with Power Point.
3. Agenda items/reports needed
4. Assistance on the day of the meeting to run the power point
5. Mary Kate R. will take care of preparing the power point
6. Hard copies of basic budget report available for all residents

12. Any other items to be motioned onto the agenda

1. None

13. Public Comments (30 participants right now)

1. Paul Y. is working on putting together the list of residents that have passed away in the past year so we can remember them at the meeting
2. Jim O'Brien said thank you to all of the officers and board members for their time and hard work.

14. Adjournment

Tim L. made motion to adjourn, seconded by Greg S.

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

**Motion Passes**

The meeting was adjourned at 8:46pm