

Old Lyme Shores Beach Association
WPCA
Meeting Minutes
April 2nd, 2025

Present – Jay Moynihan (JM) (Chair), Chris Shelton (CS) (Treasurer), Dennis Colombie (DC), Marty Merritt (MM), Bob Palazzo (BP) (joined late), Jack Reynolds (JR), Paul Yellen (PY) (non-voting).

Apologies – Roger Zito

Present – Bond Counsel - Danielle Braun

The meeting was called to order by JM. A Quorum was determined.

MM – Agreed to be secretary for the meeting

1. Minutes of the meetings from March 18th, 2025 were presented for approval.
 - a. CS, moved to accept the minutes, DC seconded.
 - b. The minutes were unanimously approved

Bob Palazzo joined the meeting

2. Discussion with Bond Counsel
 - a. Danielle Braun (DB), OLS Bond Counsel, was present and lead a discussion of the draft Bond Resolution.
 - b. Some of the items covered by Danielle included –
 - The bond resolution was needed to provide OLS with the authority to borrow and spend the funds needed to complete the projects
 - The resolution is not a mandatory requirement to spend the funds
 - The total dollar value of the resolution will be determined after discussions with Fuss & O'Neill (F&O).
 - The resolution combines the approval for the shared sewer project, internal sewer project, and the roads and stormwater projects
 - The resolution, section 8, will limit the funding on the sewer project to a certain dollar value. This dollar value to be determined through discussions with F&O.
 - Language is included that the authority to borrow and spend are conditional upon receipt of funding from the State
 - DB mentioned that there are approximately \$40,000 in unpaid bills for legal work for the bond offering. DB mentioned that this could be paid off over a few years if needed.
 - One member mentioned that the authority to spend, should remain with the WPCA, as opposed to the BOG.

- Next steps – DB will finalize the resolution and send back to JM for approval by the WPCA at the next WPCA meeting.
- Once approved by WPCA, resolution to move to the BOG for approval and mailing to residents

3. Treasurers Report

- CS, began to discuss the budget and remaining spending authority of the WPCA.
- After brief discussion, JM suggested that he and CS hold further discussion off-line, to determine the WPCA budgeted funds remaining for fiscal year 2024/2025.

4. Chairman's update

JM provided an update on the status of work to date. Some items included were:

- Communications update. JM working with two other homeowners on a communications plan.
- JM conversations with the DEEP. Discussions included:
 - Shared project – issues with Town and Miami Beach
 - Low bidders of shared project not yet awarded contracts
 - May have to extend bids received to date for 120 days
 - Per JM - DOT costs for bridgework appears to be on F&O budget of \$700,000
 - State wants a completed CSA before moving forward with construction
 - There were no decisions on the payback of the design loans
 - The State may agree to attend one of our meetings
 - The State is ok meeting with the WPCA moving forward
- JM met with F&O. Items noted:
 - Costs to go out to bid might approximate \$48,000. We need to receive a quote from F&O.
 - F&O to attend one meeting with homeowners
 - All F&O work should be done in next 2-3 weeks
- JM discussed resident concerns, some being, updating the FAQ's, Costs of the project, the State's commitment to funding, and connection costs. More work to be done to complete all of these items.
- JM discussing the review of certain documents with an attorney – the CSA, East Lyme and New London contracts

5. Review F&O proposals

- This item was delayed, until JM and CS could have further discussions on the WPCA budget

6. Legal Counsel Review

- This item was delayed until JM and CS could have further discussions on the WPCA budget

7. Shared Sewer Project Update
 - a. This was covered in the Chairman's update (item 4)
8. Stormwater and Cost Research
 - a. DC provided update including:
 - It appears that the F&O proposal will solve issues with drainage
 - The plan won't solve the issues for flooding
 - We will still need to update the permits from the State for this project
9. Discussion of Presentations to homeowners
 - a. JM provided his thoughts on meeting dates with homeowners. Suggesting one zoom meeting sometime between May 4 – 10, and one in person meeting sometime between May 11 – 17.
 - b. Jay to send out proposed dates to WPCA members for discussion and approval at next meeting
10. Public Comments
 - a. One homeowner requested the mailing of the resolution and proxies early to residents, to allow for plenty of time to review, completion and signing, before the public meetings
 - b. JR discussed the need for a second zoom account to serve the WPCA. CS said this is being worked on and should be completed shortly
 - c. One homeowner requested that a presentation be provided to homeowners to provide them with a more detailed explanation of the stormwater project.
11. Adjournment – The WPCA agreed to adjourn the meeting at 9:28 pm (JR, seconded BP).