

A wide-angle photograph of a sandy beach. In the background, several houses are visible, some with American flags flying. The ocean is on the left, and the sky is blue with scattered white clouds. The text 'Old Lyme Shores Beach Association' is overlaid in a large, black, sans-serif font, underlined.

Old Lyme Shores Beach Association

Annual Spring Meeting

Saturday, June 14, 2025 – 10:00 am
Old Lyme Middle School Auditorium



AGENDA

- Welcome and Pledge of Allegiance-Meeting called to order at 10:15 am
- Introductions
- Friends We Have Lost
- Approval of previous meeting minutes
- Financial Statement Review – May 31, 2025
- Fiscal Year June 30, 2026 Budget and Mill Rate Review — VOTE
- Nominating Committee
 - BOG – VOTE
 - Officers - VOTE



AGENDA

- Committee Reports
 - Beach
 - Communications
 - Infrastructure
 - Security
 - Recreation
 - Entertainment
 - Other
- WPCA Sewer Project Update
- Public Comments
- Adjournment



FRIENDS WE HAVE LOST

Joseph Keefe

Anne Conway

Jerry Grady

T.R. Paulding

Jerry Loiselle

Richard (Rick) Duhaime

Sue Farrelly

- Wake service for Rick Duhaime continues today from 11:30 to 12:30
 - Fulton – Theroux Funeral Home, Beckwith Lane, Old Lyme
- Funeral Mass at 1 pm today at Christ the King Church, Old Lyme

Meeting Minutes

•Approvals of:

- September 2024, Fall Meeting Minutes; Motion made by MK Reynolds, seconded by Dave French to approve meeting minutes. Unanimous approval, motion passes.
- May 24, 2025, Special Meeting Minutes to approve the SBR; Motion to approve made by John Mandraccia, seconded by Ron Staniszewski to approve minutes. Unanimous approval, motion passes.



TREASURER'S REPORT



FINANCIAL STATEMENT REVIEW

AS OF MAY 31, 2025



Old Lyme Shores Beach Association
Balance Sheet - Prior Year Comparison
 As of May 31, 2025

	May 31, 2025	May 31, 2024 (PY)
ASSETS		
Current Assets		
Bank Accounts		
1005 Citizens Bank - Checking #8837	\$ 129,100	51,356
1010 Cantor Fitzgerald - Savings #1607	0	59,016
1015 Capital One - Reserve Savings	32,985	32,086
Total Bank Accounts	\$ 162,085	\$ 142,458
Accounts Receivable		
1100 Accounts Receivable - Association Taxes	6,648	3,095
Total Accounts Receivable	\$ 6,648	\$ 3,095
Other Current Assets		
1800 Due from WPCA	2,876	2,020
Total Other Current Assets	\$ 2,876	\$ 2,020
Total Current Assets	\$ 171,609	\$ 147,573
TOTAL ASSETS	\$ 171,609	\$ 147,573



Old Lyme Shores Beach Association
Balance Sheet - Prior Year Comparison
 As of May 31, 2025

	May 31, 2025	May 31, 2024 (PY)
LIABILITIES AND EQUITY		
Liabilities		
Current Liabilities		
Accounts Payable		
2000 Accounts Payable	\$ 8,981	\$ 6,734
Total Accounts Payable	<u>\$ 8,981</u>	<u>\$ 6,734</u>
Other Current Liabilities		
2205 Deferred Revenue - Buy a Brick	1,951	426
2305 Deferred Revenue - Association Taxes	0	32,221
Total Other Current Liabilities	<u>\$ 1,951</u>	<u>\$ 32,647</u>
Total Current Liabilities	<u>\$ 10,932</u>	<u>\$ 39,381</u>
Total Liabilities	<u>\$ 10,932</u>	<u>\$ 39,381</u>
Equity		
3000 Net Position		
3200 Unrestricted	92,472	117,946
Total 3000 Net Position	<u>\$ 92,472</u>	<u>\$ 117,946</u>
Net Income	68,205	(9,755)
Total Equity	<u>\$ 160,677</u>	<u>\$ 108,191</u>
TOTAL LIABILITIES AND EQUITY	<u><u>\$ 171,609</u></u>	<u><u>\$ 147,573</u></u>



Old Lyme Shores Beach Association
Statement of Operations - YTD Actual vs. Annual Budget
 July 2024 - May 2025

	Actual	Budget	Remaining	% Remaining
Income				
4000 General Revenues				
4010 Taxes - Members	\$ 205,884	\$ 183,925	\$ (21,959)	-11.94%
4020 Interest Income	2,206	3,500	1,294	36.96%
4025 Interest Income - Late Tax Payments	179		(179)	
4030 Fines and Fees	75	0	(75)	
Total 4000 General Revenues	\$ 208,344	\$ 187,425	\$ (20,919)	-11.16%
4200 Program Revenue			0	
4210 Town Subsidy	10,124	10,124	0	0.00%
4220 Charges for Services		0	0	
Total 4200 Program Revenue	\$ 10,124	\$ 10,124	\$ -	0.00%
Other Revenue	11,037		(11,037)	
Total Income	\$ 229,505	\$ 197,549	\$ (31,956)	-16.18%
Gross Profit	\$ 229,505	\$ 197,549	\$ (31,956)	-16.18%



Old Lyme Shores Beach Association
Statement of Operations - YTD Actual vs. Annual Budget
 July 2024 - May 2025

	Actual	Budget	Remaining	% Remaining
Expenses				
6000 Salary & Wages			0	
6010 Beach Attendants	21,162	26,100	4,938	18.92%
Total 6000 Salary & Wages	\$ 21,162	\$ 26,100	\$ 4,938	18.92%
6100 Payroll Taxes			0	
6110 Taxes	1,852	2,349	497	21.17%
Total 6100 Payroll Taxes	\$ 1,852	\$ 2,349	\$ 497	21.17%
6200 Outside Services		0	0	
6210 BOD Secretary Stipend	700	3,500	2,800	80.00%
6220 Payroll Service Fee		500	500	100.00%
Total 6200 Outside Services	\$ 700	\$ 4,000	\$ 3,300	82.50%
6300 Beach			0	
6310 Cleaning Contract	10,800	40,500	29,700	73.33%
6320 Repairs & Maintenance	21,099		(21,099)	
Total 6300 Beach	\$ 31,899	\$ 40,500	\$ 8,602	21.24%



Old Lyme Shores Beach Association
Statement of Operations - YTD Actual vs. Annual Budget
 July 2024 - May 2025

	Actual	Budget	Remaining	% Remaining
6400 Grounds Maintenance			0	
6410 Mowing & Other	2,734	2,500	(234)	-9.37%
6420 Snow Plowing	5,150	2,000	(3,150)	-157.50%
Total 6400 Grounds Maintenance	\$ 7,884	\$ 4,500	\$ (3,384)	-75.21%
6550 Recreation & Entertainment		0	0	
6560 Fourth of July	2,225	2,225	0	0.00%
6565 Music	1,275	1,775	500	28.17%
Total 6550 Recreation & Entertainment	\$ 3,500	\$ 4,000	\$ 500	12.50%
6600 Utilities			0	
6610 Electricity	1,774	2,500	726	29.03%
6620 Water	3,701	3,800	99	2.60%
Total 6600 Utilities	\$ 5,475	\$ 6,300	\$ 825	13.09%



Old Lyme Shores Beach Association
Statement of Operations - YTD Actual vs. Annual Budget
 July 2024 - May 2025

	Actual	Budget	Remaining	% Remaining
6700 Administration			0	
6710 Information Technology	5,529	5,500	(29)	-0.54%
6720 Meeting Fees	140	600	460	76.67%
6730 Bank Fees	53	100	47	47.00%
Total 6700 Administration	\$ 5,722	\$ 6,200	\$ 478	7.70%
6740 Office Supplies	974	500	(474)	-94.77%
6800 Professional Services		15,000	15,000	100.00%
6810 Legal Fees	12,188		(12,188)	
6820 Engineering	9,980		(9,980)	
Total 6800 Professional Services	\$ 22,167	\$ 15,000	\$ (7,167)	-47.78%
6900 Insurance	11,415	19,000	7,585	39.92%
7100 Security	1,924	3,000	1,076	35.88%
7200 Personal Property Taxes	59	100	41	41.44%
7300 Miscellaneous	464	5,000	4,536	90.71%
Postage	292		(292)	
Total 7300 Miscellaneous	\$ 756	\$ 5,000	\$ 4,244	84.87%



Old Lyme Shores Beach Association
Statement of Operations - YTD Actual vs. Annual Budget
 July 2024 - May 2025

	Actual	Budget	Remaining	% Remaining
7800 Capital Projects Expenditures	20,811	15,000	(5,811)	-38.74%
7900 Water Pollution Control Authority	25,000	32,500	7,500	23.08%
Payroll Expenses			0	
Taxes	0		0	
Wages	0		0	
Total Payroll Expenses	\$ -	\$ -	\$ -	
Total Expenses	\$ 161,300	\$ 184,049	\$ 22,749	12.36%
Net Operating Income	\$ 68,205	\$ 13,500	\$ (54,705)	-405.22%
Other Expenses				
8000 Annual Capital Project Funding		10,000	10,000	100.00%
Total Other Expenses	\$ -	\$ 10,000	\$ 10,000	100.00%
Net Other Income	\$ -	\$ (10,000)	\$ (10,000)	100.00%
Net Income	\$ 68,205	\$ 3,500	\$ (64,705)	-1848.71%

Vote to approve 2024-2025 Fiscal Year Financial Report

- Motion made by Kathy Olsen, seconded by Mr. Schiavone. Unanimous approval, motion passes.



FISCAL YEAR 2026 BUDGET REVIEW AND MILL RATE VOTE



Old Lyme Shores Beach Association
Annual Budget Presentation
For the Fiscal Year Ending June 30, 2026
(The fiscal year of OLSBA is July 1, 2025 - June 30, 2026)
The Mill Rate in the Proposed Budget us 1.9

	Actual Results June 30, 2024	Forecast June 30, 2025	Approved Budget June 30, 2025	Proposed Budget June 30, 2026
Revenues				
Member Taxes				
Member Taxes	\$ 116,909	\$ 205,884	\$ 216,005	\$ 201,299
Credit for Tax Overpayments	-	-	(32,080)	-
Fines & Fees	-	75	-	-
Net Member Taxes	116,909	205,959	183,925	201,299
Town of Old Lyme Subsidy	7,921	10,124	10,124	10,546
Interest	320	2,500	3,500	2,500
Interest - Late Tax Payments	-	179	-	-
Other Revenue	-	11,037	-	-
Total Revenue	125,150	229,799	197,549	214,345



Old Lyme Shores Beach Association
Annual Budget Presentation
For the Fiscal Year Ending June 30, 2026
(The fiscal year of OLSBA is July 1, 2025 - June 30, 2026)
The Mill Rate in the Proposed Budget us 1.9

	Actual Results June 30, 2024	Forecast June 30, 2025	Approved Budget June 30, 2025	Proposed Budget June 30, 2026
Expenditures				
Payroll	20,379	22,000	26,100	25,500
Payroll Taxes	1,818	1,980	2,349	2,295
Outside Services	500			
BOD Secretary Stipend	-	1,750	3,500	3,500
Payroll Service Fee	-	-	-	-
Entertainment & Recreation	500			
Fourth of July Celebration	-	2,225	2,725	3,700
Music	-	1,275	1,275	3,500
Insurance	17,958	12,000	19,000	13,000
Information Technology	-	-	5,500	-
Beach				-
Cleaning Contract	38,985	16,800	14,000	20,400
Repairs & Maintenance	826	26,000	26,500	12,000
Roads & Grounds			-	-
Mowing & Other	9,310	3,600	2,500	3,000
Snow Plowing	1,875	5,150	2,000	5,500
Repairs & Maintenance	-	-	-	4,000
Miscellaneous	5,573	464	5,000	2,500



Old Lyme Shores Beach Association
Annual Budget Presentation
For the Fiscal Year Ending June 30, 2026
(The fiscal year of OLSBA is July 1, 2025 - June 30, 2026)
The Mill Rate in the Proposed Budget us 1.9

	Actual Results June 30, 2024	Forecast June 30, 2025	Approved Budget June 30, 2025	Proposed Budget June 30, 2026
Utilities	5,327			
Electricity	-	2,100	2,500	2,500
Water	-	4,100	3,800	4,000
Administrative	-		700	
Information Technology	-	6,873	-	4,000
Marketing Costs	-	140	-	250
Bank Fees	190	35	-	100
Office Supplies	583	1,500	500	1,000
Property Taxes	56	59	100	100
Professional Fees			15,000	
Accounting	-	3,000	-	-
Engineering	4,875	9,980	-	7,500
Legal	24,369	13,000	-	20,000
Consulting	-	-	-	-
Payroll Service	-	200	500	500
Security	-	1,924	3,000	3,000
Capital Project Expenditures	-	20,811	15,000	5,000
Annual Capital Reserve	-	-	10,000	10,000



Old Lyme Shores Beach Association
Annual Budget Presentation
For the Fiscal Year Ending June 30, 2026
(The fiscal year of OLSBA is July 1, 2025 - June 30, 2026)
The Mill Rate in the Proposed Budget us 1.9

	Actual Results June 30, 2024	Forecast June 30, 2025	Approved Budget June 30, 2025	Proposed Budget June 30, 2026
Water Pollution Control Authority (WPCA)	17,500	32,500	32,500	55,000
Total Expenditures	<u>150,624</u>	<u>189,466</u>	<u>194,049</u>	<u>211,845</u>
Net Change in Fund Balances	<u>\$ (25,474)</u>	<u>\$ 40,333</u>	<u>\$ 3,500</u>	<u>\$ 2,500</u>

NOTE: the proposed FY 2026 budget only includes core Association operating revenues and expenditures. There is no assumption or estimate included for any potential repayment of debt owed to the State of CT for the sewer project.

Vote to Approve the 2025-2026 Budget and 1.9 mill rate

- Motion to approve the budget made by Luanne Grennan, seconded by Ron Staniszewski. Unanimous approval, motion passes.
- Motion to approve the 1.9 % mill rate made by Luanne Grennan, seconded by John Mandraccia. Unanimous approval, motion passes.

Nominating Committee

We will be voting on 3 BOG positions and all 4 officer positions today

Motion to elect Tim Larson for a BOG position. Motion made by Dave French, seconded by Ron Staniszewski.

- **No nominations from the floor**
- **Yes votes-38 NO votes-0**



Motion to elect Jerry VandeWerken to a 3- year term BOG position. Motion made by Florence Thomas, seconded by Janet Ryan-Roman.

No nominations from the floor.

Yes votes-43 No votes-0

Motion made to elect Jack Thomas to fill the remainder of Greg Symans BOG position. Motion made by John Mandraccia, seconded by Maura Gramal.

No nominations from the floor.

Yes votes-44 No votes-0

Tim Larson, Jerry VandeWerken and Jack Thomas all appointed to the BOG positions.

Officer Positions-President

- Nominating committee brings forth Paul Yellen for President. Motion made by Ron Staniszewski, seconded by Jerry VandeWerken.
- No nominations from the floor.
- Yes votes- 44 No votes-0
- Paul Yellen appointed as President.

Officer positions-Vice President

- Nominating Committee brings forward Marty Merrit for Vice President.
- Motion made by Dave French to elect Marty Merrit, seconded by George Finley
- Paul Gramal nominates John Cunningham.
- Marty Merrit withdraws his name as a candidate for VP.
- Motion made to elect John Cunningham as VP made by Paul Gramal, seconded by John Mandraccia.
- No discussion
- No more nominations from the floor
- Yes votes-38 No votes-1
- John Cunningham appointed Vice President

Officer positions-Treasurer

- Nominations committee brings forth Rob Cappellucci for Treasurer
- Motion made to elect Rob Cappellucci made by Ron Staniszewski, seconded by Mr. Schiavone.
- No nominations on the floor
- Yes votes- 42 No votes-0
- Rob Cappellucci appointed as Treasurer

Officer Position-Secretary

- Nominating committee brings forward Tracey Cappellucci as Secretary
- Motion to elect Tracey Cappellucci as secretary made by Maura Gramal, seconded by Janet Ryan-Roman.
- No nominations from the floor
- Yes votes-42 No votes-0
- Tracey Cappellucci appointed as Secretary



COMMITTEE REPORTS



COMMITTEE UPDATES

- BOG will meet to review the duties and responsibilities of all the existing committees.
- BOG will review and interview all new volunteers for our committees
- BOG will vote to approve committee members annually
- BOG will add committees or end committees based on the needs of the association.
- We need to update our committee members
- See the handout on all our active and inactive committees



BEACH COMMITTEE – GEORGE FINLEY





COMMUNICATIONS COMMITTEE

Quarterly Newsletters



Old Lyme Shores Beach Association

Welcome to the Old Lyme Shores Beach Association Quarterly

Newsletter Issue #1

Produced by: Old Lyme Shores Board of Governors, Officers, WPCA Governors and Officers, with support from Homeowners

January 2024 Issue #1



WHAT'S NEW

TAKE A LOOK INSIDE

2024 WINTER STORMS BEACH MANAGEMENT



Old Lyme Shores Beach Association

Welcome to the Old Lyme Shores Beach Association Quarterly Newsletter

Newsletter Issue #2

Produced by: Old Lyme Shores Board of Governors, Officers, WPCA Governors and Officers, with support from Homeowners

April 2024 #2




WHAT'S NEW

TAKE A LOOK INSIDE

2024 WINTER STORMS BEACH MANAGEMENT PRESIDENT'S MESSAGE

Facebook




Old Lyme Shores Beach

782 likes · 844 followers

Old Lyme Shores Beach Association Est. 1947. If you visit or enjoy any time at OLS, become a fan!

Like Message ...



Old Lyme Shores Neighborhood

Private group

75 members

Manage Invite

Featured About Photos Events Files

OLS Website: oldlymeshores.org



INFRASTRUCTURE COMMITTEE

- New Entry Signs at the top of the roads this July
- New Stop Signs have been postponed until during the sewer project
 - Repairs will be made as needed to existing stop signs
- New gates to hopefully be included in sewer project
- Repaving / regrading of all roads to hopefully be included in sewer project
- Storm water improvements included in the sewer project
- Bring any questions and concerns or suggestions to the committee



SECURITY & SAFETY



SECURITY & SAFETY

- Summer security for beach
 - Evening / night security company on weekends
 - Beach & Gate Attendants (Erik Bird - lead)
 - Road Closure Schedule - 1 Gate Open Weekends
 - Speed Gates will be placed on roads this week including Bellaire Road
 - Radar signs are operational on all 4 streets
 - Vandalism, theft & burglary challenges
-



SECURITY RECOMMENDATIONS FROM OLD LYME PD / CSP

- Stay vigilant as a community, lock your cars at all times
- If you see something, say something
- Monitor and use security cameras (where possible)
- Use flood lights (where possible)
- Report suspicious activity to the OLPD
 - Helpful are interior lights on timer and motion detectors.

Security Meeting June 23rd with the Town and other beaches on July 4th plans.



BEACH & GATE PRIORITIES – ERIK BIRD

- Attendants ensure that all guests are properly vetted before entering Old Lyme Shores and a log kept of guests.
 - Attendant at Brightwater AND Saltaire rather than 2 at Saltaire for the summer. This will ensure full beach coverage.
 - Safe driving within speed limit - ALL residents of Old Lyme Shores have a stake in this.
 - Keeping gates properly positioned.
 - Help from our residents for the attendants when difficult situations arise.
 - Friday evening beach movies and weekday REC programs will be posted on bulletin boards, website, and Facebook page.
-



RECREATION, JULY 4TH, MUSIC - Dave French

- Music on the Beach
 - DJ & 1, maybe 2 bands on the beach
- 4th of July Events and Activities



★ **OLS JULY 4TH** ★

Weekend Activities 2025

Thursday, July 3, 2025

3rd Annual Wiffleball Tournament - 6pm

Beach Movie - Dusk

Friday, July 4, 2025

Parade

Sandcastle Contest

Beach Races & Popsicles

Saturday, July 5, 2025

***NEW* Cornhole Tournament - 2-5 PM**

DJ Roger Desir - 6:30-11 PM

"Rolling Tomato" Pizza Truck - 6:30-8:30pm

"Ice Cream Emergency" Truck - 7-8:30pm

★ **(Saturday = Rain Date for Friday events)** ★

Questions: Julia Nixon (860) 434-3755



★ **OLS JULY 4TH** ★

Friday, July 4, 2025

Rain Date: Saturday, July 5, 2024

10:00AM - Parade

1:30-2:30PM - Sandcastle Judging

3:30PM - Sandcastle Prizes

4:00PM - Races and Popsicles

Questions: Julia Nixon (860) 434-3755



★ **OLS JULY 4TH** ★

Saturday, July 5, 2025

***NEW* Cornhole Tournament**

2-5 PM on the beach near the sea wall

Ages 16 and up

Teams of 2

Elimination play

Games to 21 points

Pre-registration in May-June

Please bring Cornhole sets



Free play area for kids



Questions: Julia Nixon (860) 434-3755



Old Lyme Shores Beach

Carousel Night 2025

Saturday, August 9, 2025

Time: 6:00-6:50 PM **sharp** (open to public at 7)

Place: The Carousel, Hartford Ave, Sound View

Questions: Julia Nixon: (860) 434-3755





WATER POLLUTION CONTROL AUTHORITY (WPCA)

Sewer Project Update

Jay Moynihan, WPCA Chairperson

Update given, no questions/comments from the floor



RESIDENT COMMENTS

Please keep your questions or comments short to allow time for all who wish to speak.

ADJOURNMENT

Thank you and let's have a safe and fun summer!

Public Comments

- Paul Yellen still has street signs that residents have won, a few still need to be picked up.
- Reminder to residents to update their addresses with the town, we get addresses for mailings from the town list
- To be added to the email distribution, please follow the link on the homepage of the OLSBA website
- Cathy Oleson asks if on Zoom Calls, folks could sign in so that their name appears on the screen
- Ned from Brightwater asks about the OLSBA windshield stickers
- John Mandracchia has DEEP stickers for Paddle Boats

Public Comments

- Robert Cappellucci states the going forward we would like to move away from paper mailings of tax bills and move to emailing bills. We will also be offering electronic payment options as well. He encouraged everyone to go to the website to add/update your email.
- Janet Ryan-Roman states that a notice needs to go out to the community that this will be the plan for tax bills
- Dave French mentions that kids have been driving around on electric scooters pretty fast and not obeying the stop signs
- Mr. Bernacki asks when tax bills will be going out...during the month of August

Adjournment

- Motion to adjourn made by Ron Staniszewski, seconded by MK Reynolds
- Meeting adjourned at 11:30

