

The background of the slide is a wide-angle photograph of a sandy beach. On the left, the ocean meets the shore with gentle waves. In the distance, a few people are sitting on the sand. To the right, there are several large, multi-story houses with light-colored siding and dark roofs. American flags are flying on tall poles in front of the houses. The sky is bright blue with scattered white clouds.

Old Lyme Shores Beach Association

Fall Meeting

Saturday, September 13, 2025 – 10:00 am
Old Lyme Middle School Auditorium



Agenda

- Welcome and Pledge of Allegiance
- 9/11 Remembrance
- Introductions
- Vote to Approve the Minutes for the June 14, 2025 Annual Meeting
- Treasurer's Report
- Committee Reports
- WPCA Sewer Project Update
- Other Business
- Resident Comments
- Adjournment



Officers:

Paul Yellen, President
John Cunningham, Vice President
Tracey Cappellucci, Secretary
Rob Cappellucci, Treasurer

Board of Governors:

Tim Larson
Jerry VanderWerken
Jay Moynihan
MaryKate Reynolds
Jack Thomas
Bob Palazzo



Vote Seeking to Approve the Minutes for the June 14, 2025 Annual Meeting

Motion made to approve by Jim Vandevich, seconded by Judeen Wrinn. No discussion from the floor. Paul Y calls for a vote. All in favor, motion passes. Minutes approved.



Treasurer's Report

Rob Cappellucci



Financial Statement Overview

For the Two Months Ended August 31, 2025

Fiscal Year Ended June 30, 2025

Copy of financial statements made available at the door. Full review of the documents by Treasurer.



Old Lyme Shores Beach Association

Balance Sheet - Prior Year Comparison

As of August 31, 2025

	TOTAL	
	AS OF AUG 31, 2025	AS OF AUG 31, 2024 (PY)
ASSETS		
Current Assets		
Bank Accounts		
1005 Citizens Bank - Checking #8837	162,870	59,604
1010 Cantor Fitzgerald - Savings #1607	0	34,250
1015 Capital One - Reserve Savings	32,985	32,086
Total Bank Accounts	\$195,855	\$125,940
Accounts Receivable		
1100 Accounts Receivable - Association Taxes	105,278	83,643
Total Accounts Receivable	\$105,278	\$83,643
Other Current Assets		
1800 Due from WPCA	3,108	2,294
Undeposited Funds	0	42,294
Total Other Current Assets	\$3,108	\$44,588
Total Current Assets	\$304,241	\$254,172
TOTAL ASSETS	\$304,241	\$254,172



Old Lyme Shores Beach Association

Balance Sheet - Prior Year Comparison

As of August 31, 2025

LIABILITIES AND EQUITY

Liabilities

Current Liabilities

Accounts Payable

2000 Accounts Payable	7,534	11,714
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Total Accounts Payable	\$7,534	\$11,714
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Other Current Liabilities

2100 Payroll Liabilities

2115 CT Unemployment Tax	0	211
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2125 Federal Taxes (941/944)	0	1,437
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2130 Federal Unemployment (940)	0	16
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Total 2100 Payroll Liabilities	0	1,664
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2205 Deferred Revenue - Buy a Brick	1,951	1,951
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Total Other Current Liabilities	\$1,951	\$3,615
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Total Current Liabilities	\$9,485	\$15,329
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Total Liabilities	\$9,485	\$15,329
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Equity

3000 Net Position

3200 Unrestricted	140,212	92,472
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Total 3000 Net Position	140,212	92,472
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3300 Retained Earnings	(0)	0
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Net Income	154,544	146,371
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Total Equity	\$294,756	\$238,843
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TOTAL LIABILITIES AND EQUITY	\$304,241	\$254,172
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Old Lyme Shores Beach Association

Statement of Operations - YTD Actual vs. Annual Budget

July - August, 2025

	TOTAL		
	ACTUAL	BUDGET	REMAINING
Income			
4000 General Revenues			
4010 Taxes - Members	201,763	201,299	(464)
4025 Interest Income - Late Tax Payments		2,500	2,500
4030 Fines and Fees		0	0
Total 4000 General Revenues	201,763	203,799	2,036
4200 Program Revenue			
4210 Town Subsidy	5,368	10,546	5,179
Total 4200 Program Revenue	5,368	10,546	5,179
Total Income	\$207,131	\$214,345	\$7,214
GROSS PROFIT	\$207,131	\$214,345	\$7,214
Expenses			
6000 Salary & Wages			
6010 Beach Attendants	20,741	25,500	4,759
Total 6000 Salary & Wages	20,741	25,500	4,759
6100 Payroll Taxes			
6110 Taxes	1,939	2,295	356
Total 6100 Payroll Taxes	1,939	2,295	356



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

6200 Outside Services			
6210 BOD Secretary Stipend		3,500	3,500
6220 Payroll Service Fee	377	500	123
Total 6200 Outside Services	377	4,000	3,623
6300 Beach			
6310 Cleaning Contract	12,000	20,400	8,400
6320 Repairs & Maintenance		12,000	12,000
Total 6300 Beach	12,000	32,400	20,400
6400 Grounds Maintenance			
6410 Mowing & Other	465	3,000	2,535
6420 Snow Plowing		5,500	5,500
6430 Repairs & Maintenance	703	4,000	3,297
Total 6400 Grounds Maintenance	1,168	12,500	11,332
6550 Recreation & Entertainment			
6560 Fourth of July	3,787	3,700	(87)
6565 Music	4,000	3,500	(500)
Total 6550 Recreation & Entertainment	7,787	7,200	(587)
6600 Utilities			
6610 Electricity	232	2,500	2,268
6620 Water	662	4,000	3,338
Total 6600 Utilities	894	6,500	5,606
6700 Administration			
6710 Information Technology	433	4,000	3,567



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

	ACTUAL	BUDGET	REMAINING
6720 Meeting Fees		250	250
6730 Bank Fees		100	100
Total 6700 Administration	433	4,350	3,917
6740 Office Supplies	138	1,000	862
6800 Professional Services			
6810 Legal Fees		20,000	20,000
6820 Engineering		7,500	7,500
Total 6800 Professional Services		27,500	27,500
6900 Insurance	3,545	13,000	9,455
7000 Dues & Subscriptions	384		(384)
7100 Security	3,142	3,000	(142)
7200 Personal Property Taxes	39	100	61
7300 Miscellaneous		2,500	2,500
7800 Capital Projects Expenditures		5,000	5,000
7900 Water Pollution Control Authority		55,000	55,000
Total Expenses	\$52,587	\$201,845	\$149,258
NET OPERATING INCOME	\$154,544	\$12,500	\$ (142,044)
Other Expenses			
8000 Annual Capital Project Funding		10,000	10,000
Total Other Expenses	\$0	\$10,000	\$10,000
NET OTHER INCOME	\$0	\$ (10,000)	\$ (10,000)
NET INCOME	\$154,544	\$2,500	\$ (152,044)



Old Lyme Shores Beach Association

Balance Sheet - Prior Year Comparison

As of June 30, 2025

	TOTAL	
	AS OF JUN 30, 2025	AS OF JUN 30, 2024 (PY)
ASSETS		
Current Assets		
Bank Accounts		
1005 Citizens Bank - Checking #8837	109,744	66,631
1010 Cantor Fitzgerald - Savings #1607	0	34,250
1015 Capital One - Reserve Savings	32,985	32,086
Total Bank Accounts	\$142,729	\$132,967
Accounts Receivable		
1100 Accounts Receivable - Association Taxes	5,746	1,053
Total Accounts Receivable	\$5,746	\$1,053
Other Current Assets		
1200 Prepaid Expenses	0	2,395
1800 Due from WPCA	2,876	2,111
Total Other Current Assets	\$2,876	\$4,506
Total Current Assets	\$151,351	\$138,526
TOTAL ASSETS	\$151,351	\$138,526



Old Lyme Shores Beach Association

Balance Sheet - Prior Year Comparison

As of June 30, 2025

LIABILITIES AND EQUITY

Liabilities

Current Liabilities

Accounts Payable

2000 Accounts Payable	5,593	13,032
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Total Accounts Payable	\$5,593	\$13,032
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Other Current Liabilities

2100 Payroll Liabilities

2115 CT Unemployment Tax	0	20
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2125 Federal Taxes (941/944)	0	281
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Total 2100 Payroll Liabilities	0	301
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2205 Deferred Revenue - Buy a Brick	1,951	426
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2305 Deferred Revenue - Association Taxes	0	32,295
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2450 Accrued Payroll & Taxes	3,603	
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Total Other Current Liabilities	\$5,554	\$33,022
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Total Current Liabilities	\$11,147	\$46,053
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Total Liabilities	\$11,147	\$46,053
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Equity

3000 Net Position

3200 Unrestricted	92,472	117,946
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Total 3000 Net Position	92,472	117,946
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3300 Retained Earnings	0	0
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Net Income	47,732	(25,474)
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Total Equity	\$140,204	\$92,472
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TOTAL LIABILITIES AND EQUITY	\$151,351	\$138,526
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Old Lyme Shores Beach Association
Statement of Operations - YTD Actual vs. Annual Budget
 July 2024 - June 2025

	TOTAL			
	ACTUAL	BUDGET	REMAINING	% REMAINING
Income				
4000 General Revenues				
4010 Taxes - Members	205,884	183,925	(21,959)	(12.00 %)
4020 Interest Income	2,248	3,500	1,252	36.00 %
4025 Interest Income - Late Tax Payments	944		(944)	
4030 Fines and Fees	75	0	(75)	
Total 4000 General Revenues	209,151	187,425	(21,726)	(12.00 %)
4200 Program Revenue				
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	0.00 %
Other Revenue	11,037		(11,037)	
Total Income	\$230,312	\$197,549	\$ (32,763)	(17.00 %)
GROSS PROFIT	\$230,312	\$197,549	\$ (32,763)	(17.00 %)
Expenses				
6000 Salary & Wages				
6010 Beach Attendants	24,457	26,100	1,643	6.00 %
Total 6000 Salary & Wages	24,457	26,100	1,643	6.00 %
6100 Payroll Taxes				
6110 Taxes	2,160	2,349	189	8.00 %
Total 6100 Payroll Taxes	2,160	2,349	189	8.00 %



Old Lyme Shores Beach Association

Statement of Operations - YTD Actual vs. Annual Budget

July 2024 - June 2025

6200 Outside Services		0	0	
6210 BOD Secretary Stipend	1,979	3,500	1,521	43.00 %
6220 Payroll Service Fee		500	500	100.00 %
Total 6200 Outside Services	1,979	4,000	2,021	51.00 %
6300 Beach				
6310 Cleaning Contract	12,800	40,500	27,700	68.00 %
6320 Repairs & Maintenance	28,148		(28,148)	
Total 6300 Beach	40,948	40,500	(448)	(1.00 %)
6400 Grounds Maintenance				
6410 Mowing & Other	2,734	2,500	(234)	(9.00 %)
6420 Snow Plowing	5,150	2,000	(3,150)	(158.00 %)
6430 Repairs & Maintenance	72		(72)	
Total 6400 Grounds Maintenance	7,957	4,500	(3,457)	(77.00 %)
6550 Recreation & Entertainment		0	0	
6560 Fourth of July	2,225	2,225	0	0.00 %
6565 Music	1,275	1,775	500	28.00 %
Total 6550 Recreation & Entertainment	3,500	4,000	500	13.00 %
6600 Utilities				
6610 Electricity	1,579	2,500	921	37.00 %
6620 Water	4,032	3,800	(232)	(6.00 %)



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

	TOTAL			
	ACTUAL	BUDGET	REMAINING	% REMAINING
Total 6600 Utilities	5,611	6,300	689	11.00 %
6700 Administration				
6710 Information Technology	5,895	5,500	(395)	(7.00 %)
6720 Meeting Fees	460	600	140	23.00 %
6730 Bank Fees	53	100	47	47.00 %
Total 6700 Administration	6,408	6,200	(208)	(3.00 %)
6740 Office Supplies	2,720	500	(2,220)	(444.00 %)
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)	(48.00 %)
6900 Insurance	11,415	19,000	7,585	40.00 %
7100 Security	1,924	3,000	1,076	36.00 %
7200 Personal Property Taxes	59	100	41	41.00 %
7300 Miscellaneous	464	5,000	4,536	91.00 %
7800 Capital Projects Expenditures	20,811	15,000	(5,811)	(39.00 %)
7900 Water Pollution Control Authority	30,000	32,500	2,500	8.00 %
Payroll Expenses				
Taxes	0		0	
Wages	0		0	
Total Payroll Expenses	0		0	
Total Expenses	\$182,580	\$184,049	\$1,469	1.00 %
NET OPERATING INCOME	\$47,732	\$13,500	\$ (34,232)	(254.00 %)
Other Expenses				
8000 Annual Capital Project Funding		10,000	10,000	100.00 %
Total Other Expenses	\$0	\$10,000	\$10,000	100.00 %
NET OTHER INCOME	\$0	\$ (10,000)	\$ (10,000)	100.00 %
NET INCOME	\$47,732	\$3,500	\$ (44,232)	(1,264.00 %)

Discussion of Financials

- About 4 houses owe taxes from last year
- Discussion of actively placing liens of the properties as well as costs involved in this
- Discussion of releasing names of the property owners that are delinquent in paying association taxes
- Transfer surplus 2024-2025 budget funds to the financial reserves

Committee Reports

- Beach
- Communications
- Entertainment
- Finance
- Historian
- Infrastructure
- Nominating & Recruitment
- Parliamentarian
- Recreation
- Security
- Service Manual
- Welcome & Directiry

Beach Report

- Health Department swimming advisory
- Beach Maintenance-2 -year contract with Anthony's
- Plans for sand maintenance-Hawk's nest takes sand every year. Edge Lee plans to take some sand next year. Planning to remove more excess sand next spring.
- Repair kayak racks as needed-Paul Yellen will address before next season
- Debris removal-Paul Yellen will monitor over the winter

Sheffield Brook



- Currently the pipes are covered in sand
- Agreement with Old Colony states that both beaches monitor and split costs of removing the sand to keep pipes open
- Over the years, the jetty has shifted. Storms, dry summer, many moving parts are causing constant sand cover of the pipes
- Plan is to secure a grant to fix the rock formation to change the flow of water
- Discussion of communication to residents on the Old Colony side of Sea Spray Road to keep property clear of vegetation to help with the flow of the Brook



Infrastructure

Project for fall 2025 is to replace the information signs at the top of Saltaire and Brightwater. Looking for volunteers for the Infrastructure Committee.



Communications

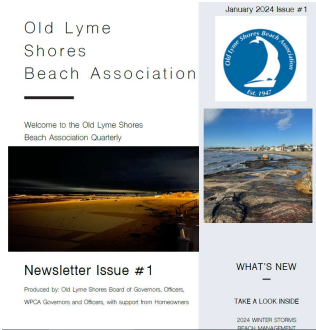


OLS Website: oldlymeshores.org



Instagram: [oldlymeshoresbeach](https://www.instagram.com/oldlymeshoresbeach)

Quarterly Newsletters



Facebook



Communications/Directory Update

- MK Reynolds is working on updating directory
- Website continues to be updated
- Always looking for content for the quarterly newsletter
- Residents encouraged to visit the website to enter updated email/owner information
- Updated emails necessary to facilitate successful delivery of tax bills and other important information/documents

Owners Directory Update



New Owner Orientation

- New Owners Information Package
 - Communications Committee and OLS Secretary will work on putting this information together
- New Owners Meetings
 - OLSBA history
 - Governance
 - Committees
 - Rules & regulations



Security Gate & Beach Staff



Security

- **Road Gates**
- **Speed Gates**
- **Beach/Gate Attendants**
- **Night Security on Weekends**
- **July 4, 2025 Summary**
- **Vandalism and Theft Prevention**

Security Gate & Beach Staff

- The town of Old Lyme assists with payment for security staff
- Eric Bird completed his last summer as head of beach staff, he is recommending his brother Owen takes over
- Plan for next year is to provide all beach staff with a pocket size document with rules/regulations to have to show residents
- Issues with speed gates arose this past summer with kids speeding down the roads; resident from the floor mentions it's adults also
- Issues with cars parked on the road behind the speed gates
- Summer rule is all 4 wheels of the car must be off the road when car is parked along the street

Security Gate & Beach Staff cont...

- Issues with golf carts parked at the end of the roads at the beach behind the benches
- One of our teen beach staff with a hearing impairment experienced issues with residents yelling at her when she approached to remind them of rules on the beach
- John Mandracchia states that it's the responsibility of all owners in OLS to do their part in taking ownership to help keep the beach clean, safe, orderly; shouldn't be all on the board to enforce rules and regulations
- Discussion of adding some older residents to the beach/gate staff

Security Gate & Beach Staff cont...

- July 4th was better than last year but there were still issues. Private security company was used as well as snow fencing and some residents stationed to try to block entry
- Though the town cannot provide a private duty officer, the police did respond to our call and arrived on the beach; the crowd quickly dispersed
- Dave French confirms that greeters at the top of the open road have a list of home -owners; they are supposed to confirm address for visitors
- Tina Deleo suggests we should have beach passes like Old Colony

Security Gate & Beach Staff cont...

- Another suggestion from the floor is to provide bright colored tags to visitors to display in the windshield /beach chairs
- Suggestion for gate staff to distribute rules to all visitors
- The board will discuss and work on plans for next summer's security over the winter
- Sea Spray Road had several homes broken into in the past week
- All ring videos were sent to the police
- Old Lyme has no night-time officers on duty available to patrol
- All are reminded to take all security measures possible



Recreation

Summer Rec Programs

Movies on the Beach

Recreation/Movies

- Beach staff run all recreation programs-no issues to report
- Beach staff are responsible for Friday night movies
- This year a late movie for adults was added to the schedule
- There were some complaints regarding noise and the late hour of the movie
- Discussion of maybe moving the adult movies to the following evening-further discussion to take place over the winter



Entertainment

July 4th

Bands on the Beach

Entertainment/July 4th/Bands on the Beach

- Julia Nixon has begun plans for next July 4th. Legal holiday is on Friday so the food trucks will be Friday night. Saturday the 4th will be the parade.
- Julia shares the shirt that will be sold next year, there will also be cutting board with our logo available for purchase
- OLS carousel night will be August 8th
- Thank you Julia!
- Thank you to David French for his work on planning securing the bands on the beach!



Nominations & Recruitment

We have 4-5 active members on the nominations committee. We are looking for more, if interested please contact the board.



Water Pollution Control Authority (WPCA) Sewer Project Update

WPCA MEMBERS

- Jay Moynihan, Charman
- Bob Pallazzo, Vice Chairman
- Marty Merritt, Secretary
- Chris Shelton, Treasurer
- Jack Reynolds
- Roger Zito
- Dennis Colombie

WPCA Update from Jay Moynihan

- WPCA meetings will be held the 2nd Tuesday of every month next year
- We are currently out to bid; bids due back 10/8/2025
- Working on filing clean water fund application
- IFO has been extended to July 31, 2026
- Working on the Cost Sharing agreement with updates/edits
- Still much uncertainty with other beaches/all separate bids
- State want bids in from all beaches by mid October
- OLS is now in compliance with our role in the project
- WPCA meetings, emails, website postings and BOG meetings will continue to provide updates on the project



Resident Comments & Questions

Comments/Questions

- Storm water drainage
- Pipe on crabbing rocks is cracked-George Finley is addressing this
- Storm drain cleaning is a concern
- Suggestion to allocate more funds towards moving sand away from the sea wall

Adjournment

- Motion to adjourn made by Janet Ryan-Roman, seconded by Jim Zanovich

Have a Safe & Healthy Winter Season!



