

**Special Meeting of the OLSBA BOG on Wednesday, August 27, 2025, at 7 PM via Zoom.**

1. A quorum was verified by a roll call and the meeting was called to order by **Paul Yellen** at 7:04 PM.

**BOG Officers:**

Paul Yellen (**Paul Y**), President  
John Cunningham (John C), Vice President  
Tracey Cappellucci(**Tracey C**), Secretary

**BOG Members:**

Jerry Vande Werken (Jerry V)  
MaryKate Reynolds (**MaryKate R**)  
Jay Moynihan (Jay M)  
John Thomas (**Jack T**)

- There were 15 attendees on the Zoom call

2. Vote to seek approval of 7/29/25 Meeting Minutes

Motion to accept made by Jerry V, seconded by MaryKate R. No discussion or revision.

**Roll Call:** Yes-All No-None Abstain-None

**Motion Passes**

3. Updating Members Directory

- a. Mary Kate R states they are working on the directory and hope to have a copy ready for distribution at the Spring Meeting

22 participants on the Zoom Call

4. WPCA Update-Jay M. and Kurt Mailman

- a. Kurt explains that the only substantive changes to bid documents since 2021 are modifications to well protection measures.
- b. Kurt recommended a 30 day bid period with bids potentially going out September 3, 2025 and due back October 2nd
- c. Jay noted state is interested in getting actual bid numbers
- d. Jay confirmed bids will separately price sewer and stormwater components
- e. Kurt indicates best case scenario for construction would be spring 2026

5. CSA agreement & Negotiating Committee (Jay M and Jerry V)

- a. Discussion about the agreement between beach associations and town
- b. Jay M explained it's a 30 page document involving construction management and post-construction management
- c. The document needs a lot of review and discussion to assure protection of our interests
- d. Paul Y expresses concerns that OLS hasn't had input into recent changes
- e. Jay wants to form a negotiation group to consist of Jay M, Paul Y, Bob P, and Jerry V

Motion made by Jay M to appoint negotiation group with 4 members stated above, seconded by Jerry.

**Roll Call:** Yes-all No-None Abstain- None

**Motion passes**

- f. State has agreed to extend the IFO agreement to July 31, 2026
- g. Approximately \$36,000.00 is owed to Bond Council with agreement to work toward a 2 year payback
- h. Jerry V asks who will sign the bid documents, suggests it should be Paul Y  
Motion made by Jay M to authorize Paul to sign the bid documents, seconded by MaryKate R  
Roll Call: Yes-All      No-None      Abstain-None  
**Motion Passes**

6. Joint Purchase of Beach Cleaning Machine

- a. Paul Y explained the town proposed joint purchase of beach cleaning equipment between Miami Beach, Old Colony, Old Lyme Shores, and the town of Old Lyme
- b. Paul Y noted lack of details on cost, storage, and operation. Expresses concern about losing contract with current provider (Anthony's...)
- c. Jay M questions the value and potential loss of control
- d. Mary Kate R suggests asking the town why they want involvement in cleaning private beaches
- e. Paul Y will seek more information from Martha Shoemaker

7. Treasurers Report

- a. Rob C not able to be on the call but the report was emailed to the board prior to the meeting for review

Motion to accept Treasurers Report made by Jay M, seconded by MaryKate R.

Roll Call : Yes-Jay M, MaryKate R, Jerry V      Abstain-Jack T (didn't receive email)

Motion Passes

8. Bills to be approved/Paid

<u>Date Rec.</u>	<u>Invoice Date</u>	<u>Vendor Name</u>	<u>For</u>	<u>Amount</u>	<u>Budget Line Item</u>
	8.4.2025	USA Security	Guard 8/1 & 8/2	\$310.00	
	8.12.2025	USA Security	Guard 8/8 & 8/9	\$310.00	

Motion to approve payment of bills made by Jack T, seconded by Jerry V

Roll Call: YES-all      No-none      Abstain-none

9. Sheffield Brook

- a. Discussion about vegetation maintenance along Sheffield Brook
- b. Is the area to be cleaned on private property or association property
- c. Paul will work with Jack T and Steve Potter to identify affected properties and determine property lines
- d. Jack T will get price estimate from Mr. Campbell

10. Defibrillator Purchase

- a. Discussion about potentially purchasing a defibrillator for the beach
- b. Jack T suggests it could be life-saving in emergencies given response time issues in the past
- c. MaryKate R strongly supports the idea, noting similar initiatives for sports fields
- d. Jay M raises concerns about training, liability, and maintenance
- e. Paul Y explains there are different levels of defibrillators, noting public ones are designed to be used without training
- f. MaryKate R will research cost, storage options, and implementation details

11. Nomination Committee

- a. No report or updates

12. Meeting Schedule for 2026

- a. Discussion of scheduling meetings 3<sup>rd</sup> week of the month, one week following the WPCA meetings instead of the current schedule of one day after
- b. Tracey C will work on the meeting schedule for 2026

13. Preparation for Fall Association Meeting

- a. School has been reserved
- b. Paul Y will need assistance with the Power Point

14. Any other items to be added to the agenda

Paul Y asks for a motion to add 2 items to the agenda; motion made by MaryKate R, seconded by Jack T

- a. First item is Discussion of improving meeting efficiency and organization. Paul's goal is to send agendas out at least a week in advance of meetings
- b. Paul Y wants to confirm attendance of BOG members at least a week before the scheduled meetings to verify a quorum in advance
- c. Paul Y is requesting BOG members to take ownership of an agenda item
- d. John C suggests focusing meetings on decision points rather than general discussions to maintain focus, organization, and timeliness
- e. 2<sup>nd</sup> item added involves Road Complaints/Safety Concerns/Labor Day Plan; Paul Y mentions complaints about speeding, kids on bikes not obeying stop signs, and e-bikes
- f. Labor Day Weekend Security-Paul will contact security company to arrange for one guard for the beach for Friday, Saturday, and Sunday nights

15. Public comments/questions (16 members currently on the zoom call)

- a. none

The meeting was adjourned at 9:02 PM