

Meeting Minutes of the regular Meeting of the OLSBA BOG September 10, 2025, at 7:00 pm via Zoom.

I. A quorum was verified by a roll call, and the meeting was called to order by Paul Yellen at 7:05 pm.

BOG Officers:
Paul Yellen (Paul Y), President
John Cunningham(John C), Vice President

Robert Cappellucci (Rob C), Treasurer
Tracey Cappellucci (Tracey C), Secretary

BOG Members:
Tim Larson (Tim L)

Jack Thomas (Jack T)
Jerry Vande Werken (Jerry V)

Jay Moynihan (Jay M)

20 Participants on the call.

Paul opens the meeting with discussion of break-ins that occurred on Sea Spray Road.

- Jerry V reported that his house was broken into through a back bathroom window; the intruder took a chair from a neighbor's house to climb in but didn't take anything
- Paul confirmed at least 3 break-ins and one or two attempted break-ins on Sea Spray Road. Video evidence was shared with police
- Video from 29 Sea Spray Road was shared on FB page showing intruder
- Residents are encouraged to use security lights, video cameras, keep doors and windows locked, and report suspicious activity

II. Vote seeking to approve the minutes for August 27, 2025, special meeting of the BOG

Motion to approve August 27, 2025, meeting minutes made by Tim L, seconded by Jerry V

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

Motion Passes

22 participants on the call

III. Joint Cleaning Machine

- A. Discussion about potentially joining with other beaches to purchase beach cleaning machine at the suggestion of the Town of Old Lyme
- B. Paul Y investigating whether they have a 2-year contract with Anthony's Property Management; believes the current contract may extend through June 30th of next year
- C. Paul Y is not in favor of moving forward with joint machine as OLS would lose services Anthony's currently provides
- D. Item tabled until Paul Y receives confirmation on contract details with Anthony's

IV. **Treasurer Report**

- A. Rob C will present the financial report at Saturday's meeting including 2025 fiscal year close-out and 2026 fiscal year through August
- B. No Bills to be approved
- C. Rob C reported that electronic billing went well overall with some minor issues; approximately 40 of 193 bills were mailed rather than emailed
- D. Discussion of considering electronic payment options for next year's budget

25 Participants on the call

V. **Prep for Fall Meeting**

- A. Paul Y working on the Power Point Presentation
- B. **Sheffield Brook**-Jack T will provide brief update for the meeting
- C. **Financials**-Rob C will send slides to Paul and will present report at Saturday's meeting
- D. **Beach & Gate Staff**
 - A. Eric reported there were several encounters with beach rule violations this summer
 - B. Many people claimed ignorance of the rules despite being owners
 - C. Discussion of creating a pocket size list of rules for staff to carry to be able to reference when speaking to a residence about OLS beach rules
 - D. Discussion of updating website with a more visible posting of rules
 - E. Discussion of a welcome packet for new owners that will include the beach rules developed by the Communications Committee (Patti V and Tracey C will take the lead on this)
- E. **Infrastructure**-No new projects to promote. Approved informational signs will be ordered. Committee has lost several members and needs new volunteers.
- F. **Communications**-no updates
- G. **Nominations and Recruitment**-Judeen will send communication to current committee members to determine their status and interest. Questions remain about whether certain committees must follow Connecticut's open meeting rules and FOI requirements.

VI. **Any other items to be added to agenda? None**

VII. **Public Comments-None**

Reminder of Fall Meeting on Saturday at 10:00 AM at the OLS Middle School. Meeting adjourns at 7:51 PM