

OLSBA BOG Special Meeting July 13, 2026

Key Takeaways

- Two Hammer Law waiver requests were approved with conditions limiting construction hours to 9 AM–5 PM, Monday through Friday, with work to be completed within 14 days.
- The board voted 5–0–1 to count only the 103 ballots physically placed in the ballot box, excluding 12 ballots left at the check-in table without proper chain of custody.
- Bob Palazzo (42 votes) and Jack Thomas (31 votes) were elected to the two Board of Governors positions, narrowly ahead of Mike Vasile (30 votes).
- The board acknowledged significant lessons learned from the first-ever contested election and plans to reactivate the voting procedures committee.
- An upcoming meeting is being scheduled (tentatively July 15 or 16) to address Clean Water Fund agreements and bond council consideration.

Discussed Topics

1. Quorum verified at 7:01pm

Board members present: Jack, Tim, Mary Kate, Jerry, Bob

Officers: John, Paul, Tracey, Rob

2. Hammer Law Waiver Requests – 30 Salt Air Drive and 6 Salt Hill Drive

The board considered two Hammer Law waiver applications and debated whether to impose time and duration restrictions on the approved work.

- **Details**
 - Tim: Moved to approve both waiver requests — one for Judy Keefe at 30 Salt Air Drive (kitchen cabinet base reconfiguration) and one for Marianne Topolus at 6 Salt Hill Drive (tree branch trimming).
 - MK: Seconded the motion.

- Jack: Raised concern that without time restrictions, contractors could begin work as early as 5–6 AM, citing a past incident. Suggested limiting work to business hours (e.g., 9 AM–5 PM) on weekdays only.
- Bob: Agreed with Jack, suggesting work be limited to 8 AM–3 PM, Monday through Friday, with no weekend work.
- Tim: Suggested the association align its restrictions with the local municipality's ordinance, which typically prohibits construction before 7–8 AM.
- Rob: Confirmed the town's ordinance allows work from 7 AM–9 PM Monday through Friday, and 9 AM–9 PM on Saturdays and Sundays.
- Jerry: Referenced Old Colony Beach's practice of imposing both daily time windows (9 AM–5 PM) and a project completion deadline on all approved waivers.
- John: Suggested approving both waivers with a 14-day completion window and a 9 AM–5 PM daily restriction, and separately developing a formal association ordinance on construction hours.
- Tim: Amended the motion to include a 9 AM–5 PM window, Monday through Friday, with work to be completed within 14 days starting July 14.
- Paul: Confirmed both jobs are minimal in scope and neither applicant intends weekend work.
- **Conclusion**
 - Both Hammer Law waiver requests were approved unanimously with the following conditions:
 - Work hours restricted to 9 AM–5 PM, Monday through Friday.
 - All work must be completed within 14 days beginning July 14.
 - Paul was authorized to sign the approvals on behalf of President John.
 - The board agreed to separately develop a formal association-wide ordinance governing construction and noise hours.

3. Board of Governors Election – Ballot Validity and Counting Procedure

The board reviewed the conduct of the recent Board of Governors election, specifically addressing the validity of 12 ballots that were not placed in the official ballot box.

- **Details**
 - Judeen: Explained that the nominating committee had never previously conducted a ballot-based election. She and Paul quickly developed procedures,

including chain-of-custody protocols and a two-count verification process. She acknowledged that the ballot itself did not instruct voters to personally deposit it in the box, which led to some residents leaving ballots on a table or handing them to the check-in representative (Janet) upon departure.

- Paul: Confirmed that 12 ballots were affected. He provided very specific verbal instructions at the meeting that ballots must be placed in the ballot box to be counted. He contacted Attorney Norbert Church, who initially noted that the 12 ballots should be counted based on three points: (1) the ballot did not state it must be placed in the box, (2) the door representative did not refuse the ballots, and (3) voters had a reasonable expectation their votes would count. After further discussion and interviewing Janet, Norbert expressed concern about chain of custody and deferred the decision to the Board of Governors.
- Jack: Reported that Janet confirmed no one asked her to submit the ballots on their behalf — people simply dropped them and left. He argued this negated the attorney's "reasonable expectation" argument. He also noted that poll workers verbally reminded attendees multiple times to place ballots in the box.
- Tim: Argued that instructions were clearly given, individuals chose not to follow them, and those people effectively forfeited their votes. Supported counting only the ballots placed in the box. Noted that 115 total ballots were received (103 in the box, 12 at the door), representing a high participation rate of 115 out of 193 units.
- Bob: Raised two transparency concerns — (1) that some ballots may have been distributed after the slate of candidates was finalized (since the final slate was not confirmed until John accepted the presidential nomination), and (2) that he and his wife witnessed someone ask the audience if anyone needed an additional ballot, which could have compromised the one-ballot-per-household control. Bob also noted that counting or not counting the 12 ballots would change the election outcome. He abstained from the final vote as a candidate.
- Judeen: Strongly denied asking the audience if anyone needed an additional ballot, stating she wrote the procedures and would never have done so. She requested access to the meeting recording to verify if there in fact is such recording.
- Jerry: Supported Tim's position, noting that (1) the nominating process was not concluded before some people left, meaning those voters may not have known the full slate, and (2) the lack of chain of custody for the table ballots disqualifies them.

- Paul: Confirmed that only he, John, and Judeen knew the election results at the time of the board vote, making it a blind vote for all other board members. Announced plans to reactivate the voting procedures committee and invited Bob to participate.
- Tim: Withdrew his initial motion for clarity; Jack Thomas re-presented the motion.
- Jack: Moved that only the 103 ballots physically placed in the ballot box be counted.
- Jerry: Seconded.
- Jay: Requested the motion reference the specific number of 12 excluded ballots for clarity; the board ultimately agreed the motion's scope (only box ballots) was sufficient.
- **Conclusion**
 - Motion passed 5–0–1 (Bob Palazzo abstained as a candidate) to count only the 103 ballots placed in the ballot box.
 - Election results announced by Paul:
 - Bob Palazzo: 42 votes — elected
 - Jack Thomas: 31 votes — elected
 - Mike Vasile: 30 votes — not elected
 - A motion to approve the election results passed unanimously.
 - John indicated he would follow up with Mike Vasile individually.
 - The voting procedures committee will be reactivated to develop improved election protocols for future use.

4. Upcoming Meeting – Clean Water Fund Agreements and Bond Council

John briefly introduced an upcoming special meeting to address a significant financial matter.

- **Details**
 - John: Announced a meeting tentatively scheduled for July 15 or 16 to consider Clean Water Fund agreements and a motion from bond council. A preliminary agenda had been shared and a final notice was expected within 18 hours.
 - Tim: Questioned why the item could not be added to the current meeting's agenda, arguing the board has authority to amend meetings for matters of importance, especially on a multi-million dollar project. Noted he is unavailable Wednesday evening.

- John: Explained that special meeting agendas must be published 24 hours in advance and cannot be modified once published, making it procedurally improper to add the item that evening.
 - **Conclusion**
 - A separate meeting will be scheduled for July 15 or 16 (not Wednesday) to address Clean Water Fund agreements and bond council consideration.
 - John will send out the finalized agenda within approximately 18 hours.
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