

Meeting Minutes of the Rescheduled Regular Meeting of the OLSBA BOG on July 29, 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 7:01 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)
Mary Kate Reynolds (MK)
Bob Palazzo (Bob P)

25 Participants on the call.

II. Vote seeking to approve the minutes for June 12, 2025 rescheduled regular meeting of the BOG and the Special BOG meeting held on June 29, 2025

Motion to approve June 12, 2025, meeting minutes made by Jack T, seconded by Bob P.

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

Motion Passes

Motion to approve June 29, 2025 meeting minutes made by Jack T, seconded by MK.

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

Motion Passes

III. Swimming Advisory

A. Water samples taken by LLHD show excessive bacterial levels; beach will remain open, but swimming is discouraged until further notice. Paul will post advisory signs at the beach and Tracey will email the notice to the residents

IV. Eric Bird, security update year to date

- A. July 4th went well compared to previous years, no major problems with people arguing or not following rules.
- B. Eric recommends his brother Owen Bird as next year's head guard since.
- C. Estimates the need for 4-5 new guards next year as several will not be returning.
- D. Recruitment will begin soon including postings to FB and Newsletter.

Motion to accept Guard's report made by Tim L, seconded by Jerry V.

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

Motion Passes

V. Atty. Norbert Church, Review of CSA agreement

- A. Jerry V states the most recent draft appears to be a complete new statement from the previous agreement with no clear path for the 4 partners
- B. Its unclear who's driving the CSA's process and documenting everyone's interests
- C. Consensus that the CSA needs significant work and clarification

- D. Jay recommended forming a committee to work on the CSA
- E. All agree there is a definite need for better organization and possibly a standing committee or project manager

VI. BOG vote to reappoint 2 WPCA members

- A. Dennis Colombie
 - B. Roger Zito
- Motion to reappoint Dennis Colombie made by Tim L, seconded by Bob P
Motion Passes
 Motion to reappoint Roger Zito made by Bob P, seconded by Tim L
Motion Passes

VII. WPCA update (see attached report)

VIII. Interim financing agreement

- A. John C presented a thorough review of the Interim Financing Obligation report.
- B. The first payment of approximately\$85,000.00 (25,000.00 principal + \$60,000.00 interest) is due September 40, 2025.
- C. Treasury indicated willingness to extend the IFO by 6 months.
- D. BOG agrees to apply for an extension as soon as possible
- E. BOG agrees to form a committee (Rob C, Jay M, Tim L) to answer questions about assessment options if extension isn't granted

Motion made by Jerry V to apply to extension, seconded by Bob P

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

Motion Passes

IX. Treasurers Report and Financials

- A. Rob C presented the financial status as of June 30, 2025
 - B. Cash on hand approximately \$143,000.00
 - C. Some Association tax dues still outstanding from 2024 billing
 - D. 2025 tax bills will go out in the next week, mostly by email
 - E. Year ended with approximately \$48,000.00 surplus
 - F. Rob recommended moving the surplus to the reserve fund
- Motion to accept Treasurer report made by Jerry V, seconded by MK
Roll Call: Yes-All No-None Abstain-None
Motion Passes

X. Bills to be approved and paid:

<u>Date Rec.</u>	<u>Invoice Date</u>	<u>Vendor Name</u>	<u>For</u>	<u>Amount</u>	<u>Budget Line Item</u>
	7/3/2025	Paul Yellen	Fence posts	\$33.95	
	7/1/2025	Paul Yellen	No parking signs	\$69.09	
	6/29/2025	David French	DVD projector	\$138.23	
	7/15/2025	Carolyn Cumello	BOG admin. Work	\$112.50	

<u>Date Rec.</u>	<u>Invoice Date</u>	<u>Vendor Name</u>	<u>For</u>	<u>Amount</u>	<u>Budget Line Item</u>
	7/10/2025	Federation of Beaches	25-26 dues	\$200.00	
	7/7/2025	USA Security	6/27 & 6/28 (1)	\$248.00	
	7/14/2025	USA Security	7/4 & 7/5 (2)	\$899.00	
	7/14/2025	USA Security	7/11 & 7/12 (1)	\$279.00	
	6/5/2025	Anthony's Property Svcs	Log & shell remov.	\$3,979.75	
	7/19/2025	Paul Yellen	Umbrellas for grds	\$75.00	
	7/22/2025	USA Security	7/19 & 7/20 (1)	\$310.00	
	6/30/2025	Tracey Cappellucci	Secretary stipend	\$1166.67	

- Any other expenses or invoices received to be presented for payment...none

Motion made to approve and pay the above bills made by Tim L, seconded by Jack T

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

Motion Passes

XI. July 4th Review

- 2 security guards were stationed at Sheffield Brook walkway
- Fence and advance preparation helped control access better than last year
- Challenges included people claiming to visit residents and accessing beach via other routes
- When police arrived, crowd moved to Old Colony Beach causing problems there
- Overall, improvement from last year, but still facing challenges with road access control
- Less debris on the beach compared to previous years

XII. Sheffield Brook project & concerns

- Jack T met with Dough Whalen from Old Colony about 2 issues: repair of west rock jetty and cleaning rip-rap on OLSBA side
- Discussion that proposed design could cause erosion, sand displacement, and trap debris
- Need to determine property boundaries for maintenance responsibilities
- More discussion necessary about proposed design changes

XIII. Nominating Committee; terms of office for BOG, duties & responsibilities.

- Discussion of recruitment by the nominating committee, vetting responsibilities, how extensive should this be
- Jack T suggests committee should verify legal eligibility of candidates and gather background information
- Tim L suggests having current committee members create recommendations for future process
- MK reported that she and John worked together to update terms and board members

XIV. Road safety complaint received

- A. An email was sent to the association regarding road safety complaints
 - B. Kids on bikes and scooters have been seen racing and going through stop signs
 - C. Paul urges residents to talk to their children about safety
- XV. Other items to be motioned onto the agenda by 2/3 vote of the BOG
- A. Tim L suggests the WPCA Memo be included in the minutes

XVI. **Public Comments**

- A. Paul Gramal questions necessity of welcome sign at top of the street that creates visibility issues in addition to overgrown trees noted by Tim L. Paul Y will contact property owners about trimming vegetation and take care of the welcome signs
- B. Marty Merritt notes that the total owed as a community for the sewer project is \$754,000.00. Discusses concerns of the significant changes in the CSA, determining billing equitability, and clarifying responsibilities between the BOG and the WPCA for the stormwater project.

XVII. **Adjournment**

Motion to adjourn at 9:02 made by Bob P, seconded by MK.

Motion Passes