Old Lyme Shores Fall Meeting

September 12, 2026

Meeting Minutes

Immediately prior to the Call to Order of the meeting, John Cunningham, President, led the assembly with the Pledge of Allegiance. At 10:10 a.m., John called the meeting to order, immediately followed by the unanimous approval of the 2026 Spring Meeting Minutes.

President's Report:

The President's Report was provided, including the following highlights that occurred since the Spring Annual Meeting:

- July 31 – Clean Water Fund funding agreements executed and closed.
- All construction contracts are in place, and the three beach associations are mobilizing together.
    - Baltazar is the construction firm.
    - Fuss & O'Neil is the project engineer and has committed someone to regularly be onsite to oversee the execution of the project.
    - All OLSBA member construction or engineering related questions should be directed to the WPCA to ensure project costs are controlled.
- State of CT committed to the ~$15M Forgivable State funding for the shared infrastructure.
- After 15 years of planning, actual construction work has begun on the Sewer & Stormwater project! The project timeline officially began in May and is projected to last 14 months from then. This does not include the time for the complete hook-up to each OLSBA home. Final road paving is scheduled for Fall 2027.
- An email was sent to all OLSBA members on September 4, 2026, requesting information be confirmed related to their contact information, well status, water connection intent and confirm the location of their specific lateral (aka hook-up) connection.
- If any homeowner is having difficulty accessing the Portal, they may reach out to one of the following 3 OLSBA contacts: Paul Yellen, Dennis Colombie and Dede De Rosa.
- Specific to the sewer lateral connection, each OLSBA homeowner needs to click on the link to the OLSBA Portal (provided in the Sept. 4th email) and:

    - Claim your parcel, review the drawing, and confirm the sewer lateral location or request a change.
    - If having difficulty accessing the portal, mark up a paper copy and provide it to one of the 3 OLSBA contacts noted above.
- All change requests are directed to Fuss & O'Neil, and they will provide feedback on each request. Status updates may be found on the OLSBA Portal "History" tab.
- Homeowners should direct any questions to the OLSBA WPCA, not Fuss & O'Neil since there is a cost for each direct interaction.
- IMPORTANT NOTE! An update was made to the OLSBA Portal the evening of September 5th to correct some information; this did not affect every homeowner. All homeowners who accessed the Portal prior to the correction are encouraged to go back to the Portal to be sure their information is correct.
- September 14 - Deadline for lateral location changes to reach Baltazar.
- September 21 – Baltazar Contractors scheduled to begin work within OLSBA. Work will begin north of rte. 156 and anticipated duration is 3 – 4 weeks.
- Beginning September 15, 2025, the OLSBA BOG will meet the third Tuesday of each month.
- A weekly 30-minute, public BOG project status meeting is going to be scheduled. Specific date and times will be announced shortly.

Treasurer's Report:

Rob Cappellucci provided the full year 2026 (ending June 30, 2026) financial update:

Total Income: $216,167; Income finished $1,822 ahead of budget; member taxes came in at $201,755.

Total Expenses: $146,604; Expenses finished $55,241 under budget; almost entirely the $55,000 WPCA appropriation, which was budgeted and not drawn. Some expenses paid by association were WPCA specific.

Net Income: $69,563; Legal fees were $32,572 against a $20,000 budget; snow plowing $9,421 against $5,500.

Cash on Hand: $221,210; Cash on hand rose from $142,889 a year ago; $54,956 of payables were outstanding at year end.

Other notable highlights provided by Rob include:

- Good progress made on Tax collection status for the current year with minimal remaining issues to resolve.
- Operating budget tracking against the mill rate set at the Annual Meeting.

- Clean Water Fund (CWF) reimbursement requests have been submitted and received to date.
- Non-CWF funding and the interim financing – we have an engagement letter from Shipman & Goodwin to proceed.

OLSBA Operations:

Following are the highlights provided by the OLSBA Vice President, Paul Yellen:

Help needed! Due to construction work commencing, speed gates are expected to be removed earlier than usual this year. Also, construction work prevents access to the storage shed. As a result, Paul is seeking help to store 4 electronic speed gates for the Winter months. OLBA members are asked to contact Paul directly if they can help.

Parking Challenges:

- An incident occurred on the July 4th holiday where a camper entered the gate at a particularly busy period, ignored the gate staff, and parked in front of a home. Campers are not allowed on OLSBA property at any time. Ultimately the Old Lyme police issued a parking ticket and the trespasser left OLSBA. Some residents were credited with actively engaging in this situation and helping to bring it to a speedy resolution.
- The ballfield parking lot was full on July 4th. Paul indicated that we may need additional resources to monitor who is parking there each July 4th weekend. Parking passes are required and provided by Paul upon request. Note that this parking area will not likely be available during construction which may impact next July 4th holiday.

Beach Cleaning: Residents were reminded that Anthony's Landscaping is scheduled to clean the beach beginning at 7:00 a.m. on the scheduled dates for cleaning. Some residents are putting up their cabanas and other beach items as early as 7:30 a.m. This creates additional work to work around these various items and there is a risk of something getting damaged. Residents are encouraged to wait for cleaning to be completed before placing personal property on the beach. 2027 beach cleaning contract is before the Board for the coming season and we anticipate to remain with the current vendor because of the challenges presented by construction work and the current vendor has indicated a willingness to manage those challenges.

Security Staff: All went well this year with no material incidents. Their main area of focus was the sea wall between OLS and Old Colony. This individual worked well coordinating with Old Colony. An extra guard was brought on for July 4th weekend and no incidents were reported, likely due to the weather.

Beach & Gate Staff: Eric Bird turned over the leadership reins to his brother, Owen. There were 1-2 guards at the gate and 2-3 guards on beach patrol. Most issues on the

beach involved coolers, food, alcohol, smoking and vaping. In almost all incidents the issue was resolved without incident with most indicating they were unaware of the rule. **Swim Lines and Raft:** These were installed later this year due to illness, but all were done by July 4th. Due to limited storage options, these will be covered, secured, and stored near the beach wall at the end of Billow Rd.

Boats, Paddleboards, etc.: All items must be removed from the beach by Nov. 1 and a reminder that if your item is not removed and it has no markings of ownership, it will be taken and properly disposed. Boats with proper markings will be stored at the owner's expense.

Snow plowing: Plans are intended to run alongside active construction — expect narrowed roads and staged equipment through the winter.

WPCA Update:

Jay Moynihan, Chair of the OLSBA WPCA, provided an update and following are the highlights:

- Jay recognized both current and past members of the WPCA and BOG for their role in getting us to the point of implementation of this project. He additionally recognized the work by John Cunningham in developing the OLSBA Portal and the three individuals who are making themselves available to all residents related to their specific lateral (aka hook-ups) information: Paul Yellen, Dennis Colombie, and Dede DeRosa.
- Jay also noted that OLSBA benefits by the fact the construction and engineering firms are working on the Internal and Shared components of the project, minimizing risk of issues related to coordination with additional vendors.
- The State of CT is adamant that all bills to be paid by Clean Water Funds must be submitted to them within 2 business days of receipt.
- As required by statute. (CT General Statutes, Title 7, Chapter 103, Section 247a), a public hearing has been scheduled for September 17 at 7:00 p.m. via Zoom.
    - Statutory hearing on the sewer system, held before construction commences
    - Notice published in The Hartford Courant Sunday September 6th and posted at the association
    - Open to all members — this is the forum for questions on the system itself
    - Zoom link will be circulated by the Secretary ahead of the hearing
    - Norbert Church, Attorney, will be in attendance.
- Jay provided additional details related to the timetable related to lateral connections:

    - Requests submitted by September 11 are reviewed by Fuss & O'Neill and issued to the contractor by September 14. Concentrating on the priority area around Route 156 where construction starts.
    - Two parcels were missing from the drawing set and have been added; OLSBA members must immediately notify one of the 3 contacts provided above if you cannot find your parcel.
- Details on construction oversight:
    - Fuss & O'Neill provides construction administration and a resident project representative.
    - Full-time resident oversight for forty-four weeks of the OLSBA window.
    - In OLSBA's role in overseeing the implementation of the project, there are weekly 20-30 minute meetings to highlight status and discuss any issues. That schedule will be made available to OLSBA members.
- Details on Connections and Permitting:
    - Plumbing and connection work is the property owner's cost and the owner's contractor.
    - Timing, sequence and notice for each street will follow the construction schedule.
- Jay noted that there are challenges to be resolved before we are fully operational and this is within the scope of the WPCA to work through:
    - Sewer ordinances
    - Rate setting
    - Mandatory hookup rules, processes, etc.
    - Shared project and coordination with OLSBA
    - Future operations, processes, etc., once implemented

Questions and Answers from OLSBA members:

At times it was difficult to hear all questions/comments and there were times where residents did not provide their names.

1. Wendy Zito inquired about construction signage and when that would be in place. Response: Jay Moynihan replied that it should be in place shortly.
2. Wendy Zito inquired about the cost to each homeowner. Response: John Cunningham replied the current cost is $67,000 per household and if paid in installments, the annual cost is estimated to be $5,200 annually for 20 years or, $104,000 in total.
3. More than one resident questioned if the sewer hook-up was mandatory. Response: Jay Moynihan indicated that a large number of residences in OLSBA do not have the necessary acreage for an acceptable septic option so sewer would be required. In cases where the acreage is sufficient and there is a new septic system recently put in place; there may be exceptions allowed but this will all be on a case-by-case basis and the decision of the proper authorities

regulating OLSBA. It was also noted that even if someone is given approval to not have to convert to sewer, they would be required to pay their full share of the cost since this was authorized by an OLSBA vote so all homeowners must contribute their required allocation.

4. Tom Annulli inquired about proper insurance coverage by the vendors and about the recent issues with the bore holes done by Baltazar. Response: Jay Moyhihan confirmed that both Baltazar and Fuss & O'Neil are appropriately insured. John indicated he had followed up related to the holes and indicated, contrary to earlier information, that not all holes had been properly closed.
5. Tom Annulli asked how much money has been set aside in the budget to cover unanticipated issues. Response: Jay Moynihan indicated he believes it's around 5%.
6. Mary Lou inquired about conducting the Sept. 17th meeting in person instead of Zoom. Response: Jay Moynihan confirmed that it was not possible since the information has already been published in the Hartford Courant, as required by the timeline in the statute governing this meeting.
7. Julia requested that OLSBA hold an in-person meeting next May and only cover WPCA topics and then hold the Annual Spring Meeting in June. Response: None provided but expect BOG to take it into consideration.
8. Julia inquired about the cost to homeowners for the project and requested that there be regular updates regarding cost. Response: John Cunningham indicated all cost information has been provided and showed a document previously made available to residents. He went on to say that he would send it out again and post it on the OLSBA Website, understanding there's been a lot of moving parts and it's sometimes difficult to keep up with all the information being provided.
9. Tom Annulli inquired whether the WPCA/BOG will decide about suing the Town of Old Lyme for backing out of the project or if OLSBA members would vote on it. Tom further shared a comment that if we sued, we'd be paying the Town's portion of the cost as well as OLSBA. Response: Jerry Vande Werken, BOG member, explained that the way the Shared Agreement is written, costs of any lawsuit should be covered by the losing party. Jerry further explained that while there is talk about a potential lawsuit by the Shared group, there are no plans at this time to do so.
10. Mithi Govil inquired about what the annual costs will be to OLSBA members once operational. Response: Jay Moynihan indicated that based on available data, they anticipate the annual cost to be $300 to $400 annually.
11. Marty Merritt inquired about when we will know the financing for the Stormwater component of the project. Response: Rob Cappellucci indicated that Shipman & Goodwin are ready to engage for financial placement and explained that it's a 6–8 week process so he's hoping to know by sometime in late October or November.
12. Judy Didato asked if residents are required to hook up to city water. Response: Hook-up to water is not mandatory. However, this prompted a discussion that the sewer pipes are going in at 8-9 ft.
13. Mithi Govil made a comment that not all residents are hooked up to city water, but lines are in place to do so. Response: John Cunninghan added that when

the water lines were installed, seasonal homes were provided with shallow pits for water and deep pits were provided for year-round homes. That has posed some problems for residents and CT Water. As a result, CT Water plans to come to OLSBA in November and make sure all are deep pits.

14. Gail Balavender offered input because of recent discussions for her property that water and sewer lines must be 10’ apart.
15. A question was raised about properties north of rte. 156 involvement in the Stormwater component of the project: Response: There will be no construction related to stormwater for properties north of rte. 156.

The meeting was adjourned at 12:10 p.m.

NOTE: As OLSBA members were checked in to the meeting, each was provided an updated OLSBA Directory, along with a copy of the June 30, 2026 Annual Financial Report and a August 31, 2026 Monthly Financial Report.