

Oak Grove Beach Community Association

Annual Meeting: Saturday, May 28, 2022

The annual meeting of OGBCA was called to order at 10:34 am by President Jim Weaver with 38 members in attendance. Jim thanked Rick and Laura Conley for once again allowing the meeting to be held in their yard. Minutes were recorded by Carole Capodiece.

Presidents Report: A moment of silence was held for member Richard Nejfeldt who recently passed away. Jim reminded residents that the beach passes will be the same as last year, to use them, to tell your neighbor to use them and if you don't have one, make arrangements to pick it up. There is one per home. Jim used a quote from NBYC regarding beach cleaning; "Some things are time-tested and will never change: jellyfish in August, and more shells than sand on the beach." This past year the board researched options to maintain the association beach. Jim thanked Tom Gardner for his additional work. It was voted to stay with Mike Nebelung and keep his weekly cleanings on Wednesdays and Saturdays but added a provision to remove rocks and shells as needed. Additional money was put in the budget to reflect this. He reiterated to all that if you have any concerns, to please let a board member know. The Acker lot has been paid off and again thanked the Acker family for their generosity in making this happen. The two OGBCA signs have been refurbished and look fabulous. Thank you to Maddalena Scrivano for coordinating this project.

Seawall: There are two ROW areas in which the seawall/walkway needs repair- A) between 34 and 36 Shore Road and B) between 48 and 50 Shore Road. In regards to A – the ROW is 10 feet and needs repair. We are working with the neighboring owners to get quotes and permits if needed. B – no permit is needed for this repair, but quotes are being determined as to the best and safest way to fix the walkway. Money is budgeted however we do not know actual costs yet.

The Beach picnic is scheduled for Saturday, July 16, 2022.

The winter holiday party is scheduled for December 17, 2022, with the horses booked.

A motion was made by Nancy Marino to approve the minutes from the annual meeting of May 29, 2021, seconded by Pam Moriarty. The vote to approve was unanimous.

Slate of Board of Directors for 2022/2023

Jim introduced and thanked all board members for their service last year. Jim Weaver, Stacey Stevens and Chris Jagel have expiring terms, but all three have volunteered to continue if needed. Jim asked for any floor nominations. As there were none, Liza Warendt made a motion to nominate the board as submitted. John Schweizer seconded and all approved. The board of directors for 2022/2023 is as follows:

Carole Capodiece – term expires in 2023

Thene McIntire – term expires in 2023

Mark Konney – term expires in 2023

Tom Gardner – term expires in 2024

Ryan Williams – term expires in 2024

Maddalena Scrivano – term expires in 2024

Chris Jagel – term expires in 2025

Stacey Stevens- term expires in 2025

Jim Weaver – term expires in 2025

Pam Moriarty – Beach Council Rep (non- voting)

Allison Murphy – treasurer (non-voting)

By Law Revisions:

There are three proposed by-law changes.

A. *Eliminate paragraph 3 under II Membership-* “The board of Directors may grant association memberships to non-residents...” The board suggest eliminating non-resident membership. Judy Acker makes a motion to accept, seconded by Marg Weaver. The vote was passed unanimously.

B. *Revise III Board of Directors* – “The meeting of the board for the election of officers will be the next scheduled meeting.” The intent is to reflect what actually happens. John Schweizer makes a motion to accept, seconded by Jim Capodiece. Vote passed unanimously.

C. *Add VII Rental Restrictions:* “In order to maintain our residential community spirit in a safe and comfortable climate, the Association recommends that all rentals be a minimum of seven (7) consecutive nights. Limited exceptions for local weddings, graduations, etc. will be allowed with Board approval. Landlords remain responsible for tenant behavior related to excessive noise, street blocking parking, property encroachment and related East Lyme laws. Police, landlords and any known intermediate rental companies may be notified of illegal activity.” Intent is to increase landlord accountability and maintain property values. David Marchi questions if there are any limit to the number of people relative to number of bedrooms/bathrooms in rentals? Number of cars? Is it up to neighbors to enforce? Are there insurance differences with rental homes versus owner occupied? Jim Capodiece and John Schweizer have met with the first selectman of East Lyme and the zoning officer. The town seems to be receptive to residents concerns and will meet again within a month after researching zoning regulations. East Lyme needs to look to “control” this issue, not “eliminate rentals”. Some of these short-term rentals may need special permitting. Packy Hanrahan raised the question as to how this can be enforced, will there be letters sent? Nancy Marino said the town suggests calling the police when there are parking issues or noise complaints. Jim Capodiece spoke about the number of short-term rentals increasing in our association as properties sell. Pam Moriarty said the council of beaches and other beach associations are seeing the same issues. Some already have seven (7) night rental minimums. John Schweizer reiterates that daily rentals versus the weekly are what is changing the association community feeling. Laina Zissu stated that Airbnb will contact the host if rules are not followed and then enforce. Annette Leisure also questions, if events can be held at the short-term rentals, bringing in more people and parking issues. Betsy Hall and Marg Weaver stated that associations in New York and Florida require length of stay minimums as well as listing of tenants. After

much discussion, Jim Weaver stated that the board will address this issue at the next board meeting – we may contact owners who rent, send out form letter to all, send out an informational letter as to who residents should contact are all suggestions. Nancy Marino made a motion to approve the bylaw addition as written, seconded by Cindy Konney. The vote was approved unanimously.

Pond/Marsh Project: Chris Jagel reported that over the past 3-5 years the pond has been treated for algae and phragmites and is very good condition and now in a maintenance phase. A renewal permit has just been received for the next three years. This fall DEEP is scheduled to clean out the pipes and debris and then leave the pond open for tidal flushing over the winter, replacing new boards in the spring. The long-term goal is to get the pond to be sustainable on its own via grants and donations. If anyone wished to contribute to the pond maintenance, checks can be written to OGBCA and then deposited into a special pond account. Diana Whitelaw questioned how much money OGBCA contributes yearly. Jim Weaver explained that each year is different depending on what maintenance needs to be done. The board may send out updates to keep people informed.

Budget: the budget was emailed to members prior to the meeting. Jim Weaver reported for Allison Murphy that the mill rate will remain the same as last year. Money has been added for additional beach cleaning services, insurance costs have risen, and the seawall repair costs are only an estimate. Liza Warendaw motioned to approve the budget as submitted seconded by Judy Acker. The vote was unanimous. Allison Murphy has agreed to be treasurer again next year. Allison and Carole, as treasurer and secretary, were praised for their excellent work.

New Business: Pam Moriarty reported that she remains with Ledge Light, and they weekly test our waters. She will post signs if needed regarding swim restrictions.

Judy Acker raised the concern regarding speeding cars in our association. This has been a concern for years and we have contacted the town for how to remediate this. Betsy Hall reminds us that we all need to keep our children and neighborhood safe. We need to keep on top of this situation. The board will readdress this with the new selectman.

New members, Will Grady and Laina Zissu were introduced. Marcy Schweizer questions whether it is safe to walk on the sidewalk/ROW on Caponi Way. The board will address this at the next meeting. Cindy Konney has concerns regarding the beach cleaning and is hopeful the shells will be removed as planned.

Jim Weaver thanked all for attending and shared comments and concerns. Pam Moriarty motioned to adjourn the meeting at 11:45. Seconded by Marg Weaver.