

## Oak Grove Beach Community Association

May 2, 2022

**Members present:** Carole Capodiece(CC), Thene McIntire(TM), Ryan Williams(RW), Tom Gardner(TG), Mark Konney(MK), Maddalena Scrivano(MS), Stacey Stevens(SS), Allison Murphy(AM), Pam Moriarty(PM)

**Absent:** Jim Weaver, Chris Jagel

The meeting was called to order by RW at 7:05. AM gave the financial report and submitted the preliminary budget for the 2022-2023 season. The two insurance policies have been renewed with slight increases. Two homes were sold, and the new owners have been contacted and beach passes will be transferred between the current and new owners. The grand list has risen this year and associate member costs also have been increased. The cost for beach cleaning as well as debris removal have been increased. Money has been added for three fifty-pound swim buoy anchors. Seawall repair costs are also added into this budget while we investigate our options to make our ROW's safe. It was decided to keep it at 0.65 mills because of our anticipated increased costs. The proposed budget will be presented to the community and voted on at the annual meeting. Our current bank balances are as follows:

Checking: \$4,153.45

Savings: \$11,982.39

Pond: \$8,740.00

The minutes of the October meeting were approved by MK and seconded by MS. The April minutes were approved by MS and seconded by TG. Both passed unanimously.

**Seawall and ROW:** RW and TG met with a representative from Machnik who gave cost options for the two right of way repairs to the concrete and walkways. To add a new wall (between 34 and 36 Shore Road) would require permitting from the state while a repair would not. The Caponi ROW may need the walkway removed to repair properly. We will continue to get pricing and options while also working with the neighboring property owners to make our ROW safe.

**Short Term Rentals:** PM brought our concerns to the council of beaches, and they also would like to address the short-term rental issues. Pine Grove has already expressed they have closed down short-term rentals. TM has researched what other towns are doing as this seems to be an issue at many beach neighborhoods. She raised a question regarding whether our East Lyme zoning regulations allow short term rentals and how they differ from owner occupied bed and breakfast. TG suggested if approved, that we retain legal advice to have proper wording. After discussion, RW made a motion to put the following paragraph regarding short term rentals into our bylaws and present to the community at the annual meeting:

"In order to maintain our community spirit in a calm and relaxed climate, we recommend that all rentals be a minimum of seven (7) consecutive nights. Limited exceptions for local weddings, graduations etc.

will be allowed. 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 will be notified of illegal activity.” This was seconded by MK and the vote was unanimous.

**Pond/Marsh:** RW reported for CJ that no permits have been issued as of this date. After CJ did some research, he found that Tidal flushing is good for a healthy pond, and this may be a good option for next year. MS reported that Crescent beach residents have commented on the success OGBCA has had with the pond and may try to coordinate ways for them to improve their water ways.

#### **Old Business:**

*Horses* have been booked for our Holiday party on December 17<sup>th</sup>.

*Stacey Stevens* has stated she will stay on the board if there is an opening.

*Annual Meeting:* JW will write the agenda for the annual meeting. The beach passes will stay the same this year. The agenda with three potential bylaw changes (associate member changes, short term rentals, and elect officers at the first board meeting), the budget proposal and minutes from 2021 will be emailed out to members. The Annual meeting will be held May 28<sup>th</sup> at 10:30 at the Conley’s yard.

*Grants:* RW reminds us all to stay aware of any Grants available for us to pursue.

*ROW railing:* John Schweizer will work with MK and RW to make and install a new railing for the Caponi ROW. Until this area is finished, it should be marked off limits to be sure it is kept safe for resident’s use.

#### **New Business:**

*Winter Beach Cleaning:* TG noted that a winter clean up will need to be done prior to May 18<sup>th</sup> when regular beach cleaning begins. MS will talk with JW before contacting Mike Nebelung to coordinate cleaning in conjunction with the Yacht club dock schedule as well shell removal.

SS made a motion to adjourn at 8:20, MS seconded. The next board meeting is scheduled for June 6<sup>th</sup> at the Weavers home.