Miami Beach Association Annual Meeting
Saturday June 21, 2025
10:00 am – 12:00 pm
Old Lyme Middle School, 53 Lyme Street, Old Lyme CT
Visit: www.miamibeachassociation.com

Attendance:
44 members, 15 guests, and all 8 Board members were in attendance.

Call to Order -The meeting was called to order at **10:10 a.m.**

Moment of Silence -A moment of silence was observed for deceased and ill members.

Officer/Director Roll Call

Welcome and Introduction of the Board

Secretary's Report – 2024 Annual Meeting Minutes
Motion to approve the 2024 Annual Meeting Minutes made by Dennis V.; seconded by Dan M. No discussion. Vote by show of hands: no opposed. Motion carried.

Treasurer's Financial Report (as of 5/31/24)
Motion to approve Treasurer's Report made by Dennis V.; seconded by Dan M. No discussion. Vote by show of hands: no opposed. Motion carried.

President's Report (State of the MBA)
Gino (President) moved out of the Association and resigned on January 29, 2025. Gary Fox stepped in as Interim President.
Charity (Vice President) resigned on January 9, 2025. As a result, there is currently one vacant Director position and a vacant Vice President position.
MBA needs a full Board. The current Board works cohesively while constructively challenging one another. Members are encouraged to consider serving on the Board. While additional volunteers have stepped forward to assist with projects and tasks, Board positions still need to be filled.
The overall state of business is good. The theme for this year is **Project Refresh**, following years of focus on the sewer project.
The CT Water project is expected to conclude next year, completing a three-year effort. MBA is in good financial condition and underspent last year; however, significant future expenses remain, including the culvert repair at Liberty and Clifton.

2025–2026 Proposed Budget
Thanks were extended to Joe and Terri for their work on adjusting the MBA mil rate due to Town of Old Lyme property revaluations that took place. The Board spent many hours reviewing and preparing the budget. The changes in assessments varied by area and not all MBA properties tax increased by 15%. Due to the TOL revaluations, the mill rate was adjusted from **3.5 mills to 2 mills**, resulting in an increase of approximately **$8,000**, or roughly **$35 per household**.
The CT Water special assessment for MBA Water customers was established for six years
.
Motion to approve the budget made by Dennis; seconded by Dan. Discussion followed.
Vote:

- 35 in favor
- 0 opposed

Motion carried.

Election of Officers and Directors
Question raised: Will there be nominations from the floor?
No nominations were accepted from the floor based on the procedure change made in May 2022. Members interested in serving are encouraged to contact or email the Board.

Officer Positions:

- President – Gary Fox
- Vice President – Vacant
- Treasurer – Terri DeVito.
- Secretary – Barbara Fox.

Director Positions:

- Nancy Michalski. – Re-elected
- Scott Boulanger. – Re-elected
- Remaining two-year term – vacated when Gary F's replaced Gino as President in Jan 2025

Committee Reports
WPCA
In January 2025, the State of Connecticut announced funding of up to $15 million for the combined project or no more than 50% project funding per association including CWF funding. Project costs have increased significantly, and MBA did not receive any bids for the sewer project. MBA will go back out to bid at a future date.
At this time, projects for MBA, OCB, OLS, and the Town of Old Lyme (Sound View) are on hold until MBA receives bids.
OLS now has a full Board and WPCA and is moving forward.
A challenge remains - determining how MBA will fund storm drain improvements.

Member Questions/Comments:

- Question: How long will the CT Water surcharge remain in effect?
  Lou V. stated that the signed agreement was for six years and noted that rates have also increased.
- Suggestion made to hold a separate meeting dedicated to sewer discussions.
- Question: Are low-pressure systems being considered due to soil conditions?
- Rose G. asked what happens if no bids are received. Response: Without bids, there is no project.
- It was noted that approximately 150 homes in Old Saybrook could not connect to sewers and may use a community system approach.

Scott stated that options will be discussed with the state and a member meeting is anticipated in late summer.

Security
Two outside security positions will be contracted for the beach and association entrance. One security post, located at the parking lot, will be staffed by member (in-house).
Terri noted that beach security patrols the beach, and security personnel have experienced disrespectful behavior from both members and the public.

Roads and Association Improvements
Parking lot grading is expected to take place in the near future. Member cooperation will be needed during the work.

The culvert at Liberty is deteriorating and causing a depression in the asphalt surface. Temporary repairs are being considered while a permanent solution for the galvanized culvert and brook area is being evaluated.

Entertainment and Activities
Nancy discussed both MBA and Sound View activities.

A second round of brick sales is underway. Members interested in purchasing a commemorative brick should contact Nancy. A minimum order of 50 bricks is required, with a deadline of **July 19**. Anthony will install the bricks.

A new swim raft has been purchased, and volunteers are needed for installation. At least six volunteers are required.

Current Issues / Member Comments

- Gate replacements for Columbus, Liberty, and the parking lot are being priced.
- Electronic gates were discussed but are considered costly and would require ongoing system administration.
- Discussions will continue regarding future options.
- Members discussed the question: "What does MBA want to be?"
- It was noted that without volunteers, paid labor may eventually be required.
- Options are being explored for beach benches, preferably located off to the side of the patio for member accessibility.
- Question: Can the MBA sign at the Flagler entrance be illuminated? The Board will investigate.
- Question: Is progress being made on bylaws? Response: Yes.
- Beach cleaning will begin seven days per week starting next weekend.

Adjournment

Motion to adjourn made by Maria; seconded by Dan. Meeting adjourned 12:00pm.