

**CRESCENT BEACH ASSOCIATION  
MEMBERSHIP MEETING MINUTES**

August 23<sup>rd</sup>, 2025 at 9:30am  
37 Bayview Avenue, Crescent Beach  
Niantic, CT 06357

RECEIVED FOR RECORD  
EAST LYME, CT

2025 AUG 28 P 3:26

*Carol-Lynne Casey*  
Treasurer

- I. Registration and Voting Tellers: Maureen Overcash, Patty Bryan, Ceil Meehan
- II. Quorum was determined by Terry Cohn
- III. Call to Order by Presiding Officer: The Membership Meeting was called to order by President, Terry Cohn, at 9:31 a.m. Board Members present: Carol-Lynne Casey, William Boutwell, Kip Bryan, Lisa Douglas, Heather Parsons and Sally Velcofsky.
- IV. Pledge to Flag was led by Terry Cohn.
- V. In Memoriam- A Moment of Silence for Deceased Members was observed.
- VI. Call of the August 23<sup>rd</sup>, 2025 Membership Meeting was read by Secretary, Sally Velcofsky.
- VII. Approval of the Minutes - David Markowitz of 14 Crescent Avenue made a MOTION to approve the June 21<sup>st</sup>, 2025 General Membership Minutes. Peter Katz of 7 Irving Place seconded the MOTION. The MOTION passed unanimously (hand/oral vote).
- VIII. Reports: Treasurer's Report/President's Report and any other necessary Reports:
  - Treasurer, Kip Bryan presented Treasurer's Report dated June 30, 2025 (see attached Report).
    - There are four accounts that the Association uses and tracks: 1. Checking, used for day-to-day purposes, 2. Family Activities Checking, managed by Family Activities, 3. Savings, available to the Board but rarely used, 4. Capital Improvement Fund, only used with Membership approval.
  - President's Report:
    - All three street events went off without a hitch. Due to the current storm, the Sunset Cruise was cancelled.
    - Bill Boutwell has done a great job working on the Basement Remediation Project to clean up the basement, install drainage and get rid of the mold.
    - A stone dislodged in the Jetty. We are working with DOCKO to obtain estimates. The Board will then decide what to do to ensure the jetty is secure.
    - Director of Public Works, Joe Bragaw, attended the Board meeting to review a very thorough proposal for road work to be performed at Crescent Beach in 2026. Resurfacing the town roads in Crescent Beach is scheduled to begin between the end of May and mid-June 2026.
    - Terry gave a shout out to Tess Deshefy-Longhi of 2 Beach Avenue and Laura Sokol of 77 South Washington Avenue and the Weeding and Wining crew for all their work and dedication for the Crescent Beach gardens.
    - Terry gave a shout out to the Bluff Committee for all their work in keeping the Bluff looking great. We are always looking for more volunteers for the Bluff Committee.
    - Terry also thanked the South Beach Group for keeping South Beach looking good.
    - Terry also thanked David Jacobs of 8 Spencer Avenue for heading up the Historical Interest Group.
    - Terry thanked Dan Beachy of 10 Crescent Ave. for all his dedication to Crescent Beach. Terry added that Rusty and Maureen Overcash of 108 Columbus Avenue also do so much for Crescent Beach.
    - Terry also gave a shout out to The Family Activities Group for doing an incredible job with all our events and merchandise.

Peter Katz wanted to recognize the Board for all their time and efforts.

- William (Bill) Boutwell: reported that the toilet issues have been corrected. Rusty Overcash fixed the foot-wash fixture. Bill is working with the Fire Marshall to determine if the door, separating the bathrooms from the rest of the CBA Center, needs to be a fire door. The cost of a fire door is considerably more than a regular door. Bill explained in detail the costs associated with the Basement Remediation Project. He explained that the Board made a MOTION at the August Board Meeting to move forward with the project. We will use volunteers to remove rubbish and sheetrock the ceiling. Karen Lungren of 6 Grove Avenue thanked Bill for all the work in collecting bids for the project. Terry Cohn added that we want to complete the project the right way. George Hanna of 43 South Washington Avenue questioned if we had to follow code for the door in the CBA Center. Chip Flanagan of 9 Crescent Avenue questioned if the estimates for the Basement Remediation Project included new insulation. Bill responded that the insulation is currently not in the plan. They plan to keep the old insulation and spray it. Bill added there is a buffer of 15% added to the total amount to cover unforeseen expenses. Maureen Overcash inquired if we will be using regular sheetrock or fire retardant or mold resistant sheetrock. Bill will follow up on the questions about the sheetrock.
- Lisa Douglas reported that all four of the Association's insurance policies have been modified to better align with our fiscal year for planning and budgeting purposes. Quotes will be received in advance to facilitate more accurate budgeting in the future. The total year over year increase was a little over 7% compared to the total cost of insurance last year.
- Sally Velcofsky reported that in the August mailing, there are 137 households that do not use email to obtain Crescent Beach information. We are working to decrease that number, significantly, for efficiency and cost savings. Sally will present a list of those households to the Board so they can start contacting anyone they may know. The Board has been working with a company, Website Design Innovation, to revamp the Crescent Beach Website. The Board provided the company with a wish list of capabilities that we want in a new website. The new website can be live in a few months once we work with their team to implement all our requests.
- Heather Parsons reported that the Parking Lot Attendants have done a great job this year. Primarily, their job is to be sure that the parking lot is used by our residents and not to just sell passes. On July 4<sup>th</sup>, they turned away 7 non-residents. Any communication about the Stand should be directed to Ali or the person on the Board who is responsible for the Stand. Just a reminder that the Board decides annually who is responsible for the jobs at Crescent Beach. The Board has a list of responsibilities for each Board member. The list is determined at the September Board Meeting. Leslee Flanagan of 9 Crescent Avenue added that any comments should go right to the source. Heather announced that she will not be returning to the Board after several years of serving. Holly Boutwell of 16 Crescent Avenue joked that Heather keeps Terry in line and added that Heather has been a valuable member to Crescent Beach. Dan Beachy of 10 Crescent Avenue thanked Heather for all her time and added that she is always so positive. She has served the Board for many years.
- Carol-Lynne Casey: Reminded the members that the Zoning Public Hearing will continue immediately following the Membership meeting. The Bluff maintenance group has done a great job keeping the Bluff looking good. Thank you to Cathy Foto and Anna Meyer of 6 North Avenue for gathering volunteers through social media to help out on the Bluff. Turnout has been mixed. The Bluff Group will meet next on September 6<sup>th</sup>, at 9:00. Four lifeguards did a great job this summer. Gavyn Munson had his second save on Crescent Beach Day this year.
  - Donna Barret of 54 South Washington Avenue noted that the speed limits on South Washington Avenue are 20 miles per hour. People are speeding. Terry Cohn has spoken with the Commodore of the Yacht Club about the speeding on South Washington, as well. Anna Meyer noted that speeders are locals as well as renters.

- IX. Terry Cohn presented to the members to authorize by ballot the transfer of budget surplus from the prior fiscal year ending June 30<sup>th</sup>, 2025 of \$13,000 to the Capital Improvement Fund. Paper ballots were distributed and collected. The vote to transfer the budget surplus of \$13,000 to the Capital Improvement Fund passed unanimously.
- X. Terry Cohn presented to the members to authorize by ballot the approval of the Basement Remediation Project, not to exceed \$18,825 from the Capital Improvement Fund. The vote to approve the Basement Remediation Project, not to exceed \$18,825 passed unanimously.
- XI. Nominations and Seconds for two (2) members of the Board of Governors, each to be elected for a term of three (3) years. The seats of Heather Parsons and Sally Velcofsky are up for nomination. Sally Velcofsky will seek another term. Heather Parsons will not to seek another term.
- Sally Velcofsky's seat: Heather Parsons nominated Sally Velcofsky. Holly Boutwell of 16 Crescent Avenue seconded the MOTION. Sally Velcofsky accepted the nomination. There were no other nominations from the floor. Jack Pasquale moved to close nominations. Terry Cohn seconded the MOTION. The MOTION passed unanimously (hand/oral vote).
  - Heather Parsons Seat: Jennifer Lynch of 27 Crescent Avenue nominated Mike Doak of 32 Central Avenue. Heather Parsons of 72 South Washington Avenue seconded the nomination. Mike Doak accepted the nomination. There were no other nominations from the floor. Jack Pasquale moved to close nominations. Terry Cohn seconded the MOTION. The MOTION passed unanimously (hand/oral vote). Mike Doak shared that he lives at 32 Central Avenue and he has been an electrician for 5 years. He wants to be more involved in the community. Terry added that Heather Parsons has been serving Crescent Beach for many years and she has been a valuable asset to the community. Terry added that she is also a great friend.
- XII. Nominations and Seconds for Officers of the Association: President, Vice President, Treasurer, and Secretary.
- President: Peter Katz nominated Terry Cohn. Judy Vennell of 40 Columbus Avenue, seconded the nomination. Terry accepted the nomination. There were no other nominations from the floor. Jack Pasquale moved to close nominations. Terry Cohn seconded. The MOTION passed unanimously (hand/oral vote).
  - Vice President: Cathy Foto nominated Bill Boutwell. Bill Boutwell rejected the nomination. Heather Parsons nominated Lisa Douglas. Dan Beachy seconded the nomination. Lisa accepted the nomination. There were no other nominations from the floor. Jack Pasquale moved to close nominations. Terry Cohn seconded. The MOTION passed unanimously (hand/oral vote).
  - Treasurer: Holly Boutwell nominated Kip Bryan. Jim Fillman of 23 South Washington Avenue seconded the nomination. Kip accepted the nomination. There were no other nominations from the floor. Jack Pasquale moved to close nominations. Terry Cohn seconded. The MOTION passed unanimously (hand/oral vote).
  - Secretary: Jack Pasquale nominated Sally Velcofsky. Holly Boutwell seconded the nomination. Sally accepted the nomination. There were no other nominations from the floor. Jack Pasquale moved to close nominations. Terry Cohn seconded. The MOTION passed unanimously (hand/oral vote).
- XIII. Nominations and Seconds for one (1) member to the Zoning Board of Appeals Alternate, to be elected for a term of one (1) year. The seat held by Doug Petrillo is up for nomination. Doug Petrillo will not seek another term.
- Doug Petrillo's seat: Jack Pasquale nominated David Markowitz of 14 Crescent Avenue. Dan Beachy seconded the nomination. There were no other nominations from the floor. Jack Pasquale moved to close nominations. Heather Parsons seconded. The MOTION passed unanimously. (hand/oral vote).

XIV. Questions, Answers, and General Information Period:

- Jack Pasquale of 21 Prospect Avenue, stated that he and his wife, Sue, sold their home. Crescent Beach is a wonderful community and they feel that the community is family to them. Terry Cohn added that Jack is a voice of reason and has given the Board so much direction over the years.
- Ceil Meehan of 32 Terrace Avenue, also added that Jack and Sue will be missed. Ceil wanted to remind everyone to complete a Designated Voter Form, if any ownership information has changed.
- Nancy Garlock of 24 Central Avenue, thanked everyone who submitted their "Histories". Nancy Campbell of 2 Crescent Avenue and her sister, Liz Simms were recognized for all their efforts in the project.
- David Jacobs of 8 Spencer Avenue, stated that the Historical Interest Group is part of Family Activities. They are looking for new members so that the Group can continue well into the future.
- Paul Powers of 25 Ocean Avenue, requested that e-vehicles be put on the Board's agenda and they need to be addressed. Paul also requested that something be done to beautify the drainage pipe, located in the corner of Crescent Beach.
- Several Members weighed in on the e-bike issue. Karen Lungren of 6 Grove Street, shared an article from the CT Insider concerning this issue.
- Susan Fine of 20 Crescent Avenue, thanked everyone who participated in the Community Tag Sale.
- Wayne Blair of 4 Hillside Avenue, inquired if we could add an additional Crescent Beach sign near Oak Grove Beach. The sign near McCook's Park will be replaced.
- Carol-Lynne Casey reminded residents that there is a complimentary self-defense class on Sunday, August 24<sup>th</sup>, on the beach.
- Diane McAndrews of 5 Crab Lane reminded residents about the Stone Skipping event at the pond at 4:00 later in the day.

XV. Adjournment: Maureen Overcash made a MOTION to adjourn the Meeting. Karen Lungren seconded the MOTION. The MOTION passed unanimously. The meeting was adjourned at 10:53 a.m.

Respectfully Submitted,

Sally Velcofsky, Secretary