



Crescent Beach Association
Warning of June 20, 2026 Membership Meeting

To all owners of real estate within the territorial limits of the Crescent Beach Association:

You are hereby notified and warned that the June Membership Meeting of the Crescent Beach Association will be held on the 20th day of June, 2026 at 9:30 am at 37 Bayview Avenue, Niantic for the following purposes:

1. To adopt a budget for the 2026-2027 budget year.
2. To answer membership questions related to the budget
3. To hear Reports of the Treasurer, and any other Officers and Board Committee Chairpersons.

Dated this 8rd day of June 2026.

Be advised, that the Board of Governors Meeting will take place immediately following the closing of the Public Hearing on June 20th, 2026, meeting for the purpose of approving a 2026-2027 budget and setting the 2026-2027 mill rate.

Signed by:

A Majority of the Board of Governors

Attest: Sally Velcofsky, Secretary

Board of Governors:

President	Terry Cohn	Term: 2023-2026
Vice- President	Lisa Douglas	Term: 2023-2026
Secretary	Sally Velcofsky	Term: 2025-2028
Treasurer	Kip Bryan	Term: 2024-2027
Member	William Boutwell	Term: 2024-2027
Member	Carol-Lynne Casey	Term: 2024-2027
Member	Mike Doak	Term: 2025-2028

RECEIVED FOR RECORD
EAST LYME, CT
2026 JUN 10 A 8:10
Cathy M. [Signature]
TOWN CLERK

**Due to the close proximity and the age of homes in the Crescent Beach Association,
we respectfully remind Members and their guests that
fireworks are prohibited at Crescent Beach.
Golf Carts are also prohibited in Crescent Beach.**



**CRESCENT BEACH ASSOCIATION
MEMBERSHIP MEETING AGENDA**

June 20, 2026 at 9:30am
37 Bayview Avenue, Crescent Beach
Niantic, CT 06357

Cauldwell
TOWN CLERK

2026 JUN 10 A 8:11

RECEIVED FOR RECORD
EAST LYME, CT

Registration and Voting Tellers:

Maureen Overcash, Ciel Meehan, Patty Bryan

Alternate Teller: Jaye Sepko

- I. Determination of Quorum – Terry Cohn, President
- II. Call to Order by Presiding Officer - Terry Cohn, President
- III. Pledge to the Flag - Terry Cohn, President
- IV. In Memoriam – A Moment of Silence for Deceased Members – Terry Cohn, President
- V. Call of the June Membership Meeting – Secretary
- VI. Approval of Minutes from the August 23, 2025 Membership Meeting – Terry Cohn, President
- VII. Treasurer’s Report – Kip Bryan, Treasurer
- VIII. Order of Business – Terry Cohn, President:
 1. Adopt a 2026-27 Budget – Kip Bryan, Treasurer
 2. To hear Reports of Officers and Board Committee Chairpersons
- IX. Question, Answers, and General Information Period
- X. Adjournment – Terry Cohn, President



**CRESCENT BEACH ASSOCIATION
BOARD OF GOVERNORS MEETING AGENDA**

June 20, 2026– Immediately Following the Closing of the Public Hearing
37 Bayview Avenue, Crescent Beach
Niantic, CT 06357

- Determination of a Quorum
- Approve the Agenda
- Call to Order
- New Business
 - Set the 2026-2027 tax mill rate in accordance with the 2026-2027 Budget adopted by CBA Membership.
- Any Other Business to Come Before the Board
- Adjournment

RECEIVED FOR RECORD
EAST LYME, CT
2026 JUN 10 A 8:10
Cathy M. Kelly
TOWN CLERK

Crescent Beach Association

Proposed Budget 2026-2027, which is for the year ending 6/30/2027
6/20/26

	2025-2026	2026-2027		
Revenues and Expenditures	Total Budget	Proposed Budget	<i>difference</i>	
Grand List Value	\$102,252,271	\$102,806,461	\$554,190	0.5%
Mill Rate	1.0333 Mills	1.0656 Mills	0.0323 Mills	3.1%
General Fund Revenues				
Real Estate Taxes (anticipated)	\$105,657	\$109,551	\$3,893	
Prior Year Real Estate Taxes, Interest & Liens	\$500	\$500	\$0	
Zoning Compliance Fee Receipts	\$6,000	\$6,000	\$0	
CBA Center, food concession payments	\$2,400	\$2,500	\$100	
Interest on bank accounts and investments	\$20	\$1,500	\$1,480	
Boat Rack Rental Fees	\$1,200	\$1,200	\$0	
Revenue - Misc/Surplus	\$0	\$0	\$0	
Revenue - Prop Value Assmt				
Total Revenue	\$115,777	\$121,251	\$5,473	
General Fund Expenses				
Administration Costs	\$3,000	\$4,148	\$1,148	
Auditing Fees	\$2,400	\$2,400	\$0	
Beach Garden	\$550	\$550	\$0	
Beach Maintenance - Main Beach	\$21,000	\$21,000	\$0	
Beach Maintenance - South Beach	\$8,000	\$8,000	\$0	
Bluff maintenance	\$500	\$500	\$0	
Boat Racks	\$200	\$2,000	\$1,800	
CBA Center, incl Concession	\$8,000	\$12,000	\$4,000	
Legal Services Administrative	\$1,000	\$500	(\$500)	
Legal Services Zoning	\$2,750	\$500	(\$2,250)	
Parking Lot Attendants	\$3,150	\$3,500	\$350	
Lifeguard	\$13,000	\$13,000	\$0	
Public Safety, not incl Parking	\$0	\$0	\$0	
Property Maintenance	\$5,500	\$5,700	\$200	
Raft and Lifeline	\$3,200	\$3,840	\$640	
Raft and Lifeline - New Gear/Repairs	\$1,600	\$2,000	\$400	
Tax Collector	\$5,906	\$5,906	\$0	
East Lyme Taxes Real Estate/Per Prop	\$10,608	\$10,669	\$61	
Zoning Enforcement	\$7,400	\$7,400	\$0	
Insurance	\$14,009	\$13,632	(\$377)	
Capital Fund Contribution	\$0	\$0	\$0	
Contingency	\$4,000	\$4,000	\$0	
Total Expenses	\$115,773	\$121,244	\$5,471	
Net Revenue less Expenses	\$4	\$6		

Crescent Beach Association

Cash on Hand

May 31, 2026

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Cash		General Fund			Subtotal	Capital Improvement Fund	Total
		General Fund Checking	Family Activities Checking	General Fund Savings Acct.			
Beginning Cash	6/30/25	\$31,813	\$19,117	\$42,797	\$93,728	\$66,517	\$160,245
Revenues/Deposits		\$124,177	\$21,749	\$0	\$145,927	\$0	\$145,927
Interest **		\$0	\$0	\$77	\$77	\$0	\$77
Expenses (current yr)*		(\$97,182)	(\$22,704)	\$0	(\$119,886)	\$0	(\$119,886)
Expenses (current yr; uncleared)		\$12,786	\$0	\$0	\$12,786	\$0	\$12,786
Expenses (current yr; paid last yr)		\$12,330	\$0	\$0	\$12,330	\$0	\$12,330
Basement Project*		(\$17,966)			(\$17,966)	\$0	(\$17,966)
Expenses (prior yr; paid this yr)		(\$9,709)	(\$707)	\$0	(\$10,416)	\$0	(\$10,416)
Return 2019 Concession Deposit		(\$1,400)			(\$1,400)		(\$1,400)
Transfers++		\$4,966	\$0	\$0	\$4,966	(\$4,966)	\$0
Ending Cash	5/31/26	\$59,816	\$17,455	\$42,874	\$120,145	\$61,550	\$181,696

++ Note: Membership approved 8/23/25 \$13,000 addition to Capital Improvement Fund, and Basement project \$17,966.37 ("not to exceed \$18,825")

++ ...so the net transfer is \$17,966.37 - \$13,000 = \$4,966.37

* Note: Basement project was expensed and then reimbursed from Capital Improvement

** A portion of Savings and Capital Improvement are invested in higher-yielding assets (per BOG 4/6/26), with a balance of \$50,068 as of 5/31/26

Crescent Beach Association

May 31, 2026

General Budget (Family Activities separated below)

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Fiscal Period (Yr-to-Date) Begin: 7/1/25
 Fiscal Period End (YTD goes through): 5/31/26

<i>General Fund</i>	<u>May</u> <i>Month</i>	<i>Yr-to-Date</i>	<i>Full Year</i> <i>Budget</i>	<i>Fav/(Unfav)</i> <i>Remaining</i>	<i>Notes and Comments</i>
Revenues Collected					May 2026 notes
Revenue - Taxes, Current Yr	\$558	\$104,184	\$105,657	(\$1,473)	
Revenue - Taxes & Int. Prior Yr(s)	\$0	\$3,696	\$500	\$3,196	
Revenue - Taxes, Prepaid for next year	\$0	\$45	\$0	\$45	
Revenue - Zoning Fees	\$270	\$13,808	\$6,000	\$7,808	
Revenue - CBA Center Rent	\$0	\$1,600	\$2,400	(\$800)	
Revenue - Interest on Bank Accts	\$68	\$77	\$20	\$57	
Revenue - Boat Rack Rental Fees	\$605	\$845	\$1,200	(\$355)	
Revenue - Misc/Surplus	\$0	\$0	\$0	\$0	
Revenue - Prop Value Assmt	\$0	\$0	\$0	\$0	
Total Revenue	\$1,502	\$124,255	\$115,777	\$8,477	
Expenses Paid					May 2026 notes
Administration Costs	\$266	\$3,049	\$3,000	(\$49)	PO Boxes, Paychex Qtrly
Auditing Fees	\$0	\$0	\$2,400	\$2,400	
Beach Garden	\$218	\$305	\$550	\$245	Plants
Beach Maintenance - Main Beach	\$3,400	\$16,350	\$21,000	\$4,650	De-berm, Water test for summer
Beach Maintenance - South Beach	\$0	\$4,308	\$8,000	\$3,692	
Bluff Maintenance	\$0	\$0	\$500	\$500	
Boat Racks	\$0	\$0	\$200	\$200	
CBA Center	\$712	\$3,813	\$8,000	\$4,187	Elec, Pest, Cleaning, Water, Fire insp
Legal Services Administrative	\$0	\$0	\$1,000	\$1,000	
Legal Services Zoning	\$0	\$376	\$2,750	\$2,374	
Parking Lot Attendants	\$46	\$1,714	\$3,150	\$1,436	Gear
Lifeguard	\$0	\$8,471	\$13,000	\$4,529	
Public Safety	\$0	\$0	\$0	\$0	
Property Maintenance	\$596	\$4,341	\$5,500	\$1,159	Electric bluff lights, mowing
Raft and Lifeline	\$0	\$3,200	\$3,200	\$0	
Raft and Lifeline - New Gear/Repairs	\$0	\$1,262	\$1,600	\$338	
Tax Collector	\$0	\$5,617	\$5,906	\$289	
East Lyme Taxes Real Estate/Per Prop	\$0	\$10,322	\$10,608	\$286	
Zoning Enforcement	\$0	\$7,218	\$7,400	\$182	
Insurance	\$13,517	\$25,739	\$14,009	(\$11,730)	\$13,517 portion is for FY27
Contingency	\$0	\$1,099	\$4,000	\$2,901	(web site \$1099)
Total Expenses	\$18,754	\$97,182	\$115,773	\$18,591	
Net Revenue less Expenses (not incl Fam Act)	(\$17,252)	\$27,072	\$4		
Capital Fund Contribution	\$0	\$13,000			
Capital Fund Expenditure	\$0	\$17,966.37			Basement Project
Capital Fund Reimbursement	\$0	(\$17,966.37)			Checking reimb. from Cap Imp

Family Activities

	<u>Month</u>	<u>Yr-to-Date</u>	
Revenue - Family Activities	\$210	\$21,749	
Expenses - Family Activities	\$44	\$22,704	Self-funded
Net Revenue less Expenses	\$166	(\$955)	