

**Black Point Beach Club Association  
Board of Governors  
Minutes of Regular Meeting  
Friday, May 23, 2014  
6:30 p.m.  
6 Sunset Ave., Niantic, Connecticut 06357**

A Regular Meeting of the Black Point Beach Club Board of Governors was held on Friday, May 23, 2014 at 6:30 p.m. in the Black Point Beach Club Association Clubhouse located at 6 Sunset Avenue in Niantic, Connecticut.

Present                      Tom Kelly, Chair; Mary Cahill, Vice Chair; Dr. Brendan Fox, Phil Hagaman,  
                                    Jim Pillion, Jim Moffett  
Also Present:              Tom Sheehan, Association Manager  
                                    Carolyn Boyle, Treasurer  
                                    Ruth Ames, Tax Collector  
                                    Cathleen Special, Secretary

**1. Call to Order and Attendance**

Chairman Kelly called the Regular Meeting of the BPBCA Board of Governors to order at 6:35 p.m. A quorum was present.

**a. Approval of Minutes of Regular Meeting held April 25, 2014**

Mr. Kelly called for a motion or discussion of the minutes of the Regular Meeting held April 25, 2014.

**\*\*Motion [1]**

**Mr. Hagaman made a motion to approve the minutes of the Regular Meeting held April 25, 2014 as presented. Dr. Fox seconded the motion.**

**Vote: 6 – 0 – 0. Motion Passed.**

**b. Additional Agenda Items**

None

**2. Public Comments**

- Ms. Wendy Honiss-Bourget of 1 Osprey Road noted that the sign is up at South Beach but it says fishing is allowed all night. She also asked for an update on the repairs to the South Beach right of way.
- Ms. Kim Craven of 46 East Shore Drive suggested that the Association keep a list of who is renting properties and conduct background checks. She also suggested that the Association charge the property owner for the background check. Mr. Kelly responded that rentals are the responsibility of the property owner, not the Association. Ms. Cahill stated that the Association does not have the means to conduct background checks and questioned whether it has the right to do so.

- Peter Liashek of 3 Waterside Road stated that the roadway leading to South Beach is in need of repair and is particularly treacherous for a resident who uses a wheelchair. He asked that it be repaired as soon as possible.
- Jean Galati of 7 Nehantic Drive asked who owns the rights of way. Mr. Kelly answered that they are the property of the Association.
- David Weiss of 98 East Shore Drive suggested that one Beach Patrol position should be eliminated to save money. He questioned why the Board gave the Association Manager more than a 10% raise and asked that it be reconsidered. The right of way on Blue Heron Court is in need of repair.
- Wendy Honiss-Bourget of 1 Osprey Road asked if the Association Manager's position is a year-round position. Mr. Sheehan responded that the position is year-round and full time.

(Ms. Flynn arrived at 6:45pm)

### 3. Reports

- **Association Manager's Report – Tom Sheehan**

Mr. Sheehan stated that the report given that night (attached) would be the same report provided at the following day's Annual Association Meeting. The weather has been terrible and has affected the schedule to accomplish the project list, i.e., playground, clay courts, poles for the boat docks, and cement work.

- The hard courts opened May 14.
- The clay courts are scheduled for the week of May 26.
- The Nehantic, Sea Breeze and Whitecap parking areas have been patched, resurfaced and lined. All the handicap spots are up to code. Mr. Sheehan thanked Mr. Elliott Flom for his assistance in obtaining the contractor, who did a great job and gave the Association a good price.
- The initial grooming of the beaches has begun and will continue on a weekly basis only until June 21, when grooming will be daily.
- The trees, driftwood and debris have been removed from the beaches.
- The swim buoys are in place.
- The geese rope needed to be replaced. The contractor is restringing the buoys.
- The boat docks will not be put in place until the pilings are installed. We are converting from an anchor and chain system to permanent poles that will affix to the docks. The piling has rollers that will rise and fall with the tide. Mr. Sheehan thanked Mr. Hagaman for initiating the project. The process took four months.
- The 6 kayak racks have been put in place. Other issues with the racks need to be addressed before new racks can be considered.
- Mulch was spread on the playground.
- CL&P needs to replace 6 telephone poles. When CL&P completes the work they need to do, the dead trees can be removed from the playground. Mr. Sheehan thanked Mr. Jim Mastria for his assistance with this project. There will be no cost to the Association for this work. CL&P is paying for everything.
- The cement work at the boat ramp is in process. Railings have been completed and the boat ramp has been completed. We need good weather and accommodating tides to complete the work.

- Ledge Light will commence water testing on Wednesday, May 28. Thereafter, weekly testing will take place on Mondays.
  - Mr. Sheehan thanked the Cellino, Delmastria and Skala families for improving the Association's rights of way that abut their properties. The families asked for permission to make the improvements and completed them at their own expense.
  - Mr. Sheehan also thanked Mr. Dan McMahon and Mr. Joe Rhodes, who asked for permission to improve the shuffleboard courts at the clubhouse. They will make the improvements at their own expense.
  - The website has been redesigned and enhanced. Mr. Sheehan urged Association members to use the website and subscribe through the website to receive email blasts. The new website calendar includes the Club schedule, Association activities and clubhouse rentals.
  - Mr. Sheehan is establishing an emergency off-season telephone contact list. There were water main breaks over the off-season, but he did not have any way to contact the property owners. Mrs. Sandy Sheehan will be at the Annual Association Meeting to record Association members' names, Black Point address, and winter telephone numbers.
  - Mr. Sheehan is in the process of obtaining quotes for cement work for the area around the bench at South Beach.
  - Mr. Kelly, Ms. Cahill and Mr. Sheehan looked at the Blue Heron Court right of way. The area will be re-seeded.
  - Mr. Sheehan stated that anyone emptying a swimming pool should empty it into the storm sewer. According to Ledge Light Health District, it does not harm the ocean; it dissipates within seconds. Emptying a swimming pool onto grass is going to kill the grass.
- **Treasurer's Report – Carolyn Boyle**  
 Ms. Boyle does not anticipate much more income before the end of the fiscal year. Income totals are \$4,000 higher than projected due to zoning applications, collected liens and interest, and clubhouse rentals. As for Expenses, the report shows all categories as under budget. However, expenses are anticipated prior to the end of the fiscal year. Long-term Capital Improvements shows an expense of \$52,850. That money was not spent; it had been budgeted for future long-term capital improvements and was transferred from the checking account to the savings account. There is currently approximately \$60,000 in the savings account for future projects. Making that transfer of funds replenishes the reserve, which was the reason for the tax increase in the 2013-14 fiscal year.
  - **Tax Collector – Ruth Ames**  
 Ms. Ames reported that \$224,795.59 was expected to be collected in taxes. All but \$2,314.53 has been collected on the current grand list year. Several accounts have more than two years' delinquency. Ms. Ames recommended to the Board that those accounts be given to an attorney for collection.

- **Chair's Report – Tom Kelly**

On May 20<sup>th</sup>, Mr. Kelly attended an informational meeting on Millstone. Millstone received approval from the state to change the discharge temperature from 75 degrees to 80 degrees. They had a mockup of cooling towers which would be taller than the existing plant. However, Millstone did not seem to be determined to install the towers. The EPA has passed the decision to the DEEP on whether to allow them.

Mr. Kelly brought attention to the Clubhouse Rental feature on the website calendar. It will be very helpful to anyone trying to plan an event at the clubhouse.

A member asked about the archived minutes on the website. Currently, they are archived online through March, 2011, but the member asked that they be archived through 2007 as they were on the old website. Ms. Special will discuss this with the webmaster.

- **Ex Officio to Zoning – Mary Cahill**

The Zoning Commission terms of Mr. Edward Cosgrove, Mr. Sebastian Sanzaro, Mr. Michael Cenci, and Ms. Angela Taylor, Alternate expire on July 31, 2014. All have agreed to continue to serve on the Commission.

**\*\*Motion [2]**

**Ms. Cahill made a motion to reappoint Mr. Edward Cosgrove, Mr. Sebastian Sanzaro, and Mr. Michael Cenci as Members and Ms. Angela Taylor as Alternate Member on the Zoning Commission for 3-year terms commencing August 1, 2014. Dr. Fox seconded the Motion.**

**Vote: 7 – 0 – 0. Motion Passed.**

Ms. Cahill reported that another Alternate Member is needed. Mr. Cosgrove will speak with Mr. John Manuck about the position. The Commission is reviewing the zoning regulations. If something has to be amended, a public hearing will be held.

- **Ex Officio to the Zoning Board of Appeals – Tom Kelly**

Mr. Kelly will check on the status of current ZBA members' terms. Mr. Kelly clarified that Zoning Commission and Zoning Board of Appeals members are appointed for 3-year terms and there is no limit to the number of terms they may serve.

**4. New Business**

- **Parking tax replacement**

Mr. Sheehan reported that the hanging parking tags cost \$1.37 each. Numerous tags are reported lost or stolen and replacement tags are issued. Golf carts will also need tags, and securing the tags may be difficult. Tags and bumper stickers cost the Association approximately \$1,600 per year. Mr. Sheehan suggested that next year we replace the hanging tag with a decal that adheres to the windshield. The decals are only \$.47 each.

Discussion took place regarding the hanging tag versus the decal and charging replacement fees for lost or stolen tags.

**\*\*Motion [3]**

**Mr. Pillion made a motion that the Association continue to give members one free parking tag per year. If the tag is lost, the replacement tag will cost that member \$10.00. Mr. Hagaman seconded the motion.**

**Vote: 5 – 2 – 0. Mr. Moffett and Ms. Cahill opposed. Motion Passed.**

It was reiterated that this will be in place next year, not this summer.

**5. Old Business**

**a. Review clubhouse rental agreement**

The clubhouse rental agreement will remain as it is currently written. When the clubhouse is rented, the renter has exclusive use of the building and is allowed to use the grounds. Members will not be precluded from using the grounds while the clubhouse is rented.

**b. Update on Sea Spray Avenue right of way**

Discussion tabled for Executive Session.

**6. Communications**

Made available. Log attached.

**7. Committee Reports**

**a. South Beach fishing**

Mr. John Bourget and Mrs. Wendy Honiss-Bourget complained about the noise at South Beach and requested that the beaches and piers be closed at 11:00 p.m. The Board discussed the issues of overnight fishing and enforceability. Ms. Cahill suggested the issue be brought up at the Annual Association Meeting.

Ms. Sandy Adams of 26 Whitecap Road asked if the Beach Patrol check parking tags and issue tickets. Mr. Sheehan said that they issue warnings and keep a log.

**\*\*Motion [4]**

**Mr. Moffett made a motion to change the fishing hours from 6:00 p.m. - 8:00 a.m. to 6:00 p.m. - 11:00 p.m. Dr. Fox seconded the motion.**

**Vote: 5 – 2 – 0. Ms. Cahill and Ms. Flynn opposed. Motion Passed.**

**8. BOG Response**

Ms. Mary Lou Weidl of 22 Indianola Road asked for permission to make a comment. Mr. Kelly allowed it. Ms. Weidl stated that there should have been a vote by Association members on the acceptance of golf carts. Ms. Kelly responded that it is a Town rule and the Association can revisit the issue at any time.

**9. Executive Session**

**\*\*Motion (5)**

Mr. Hagaman made a motion to enter into Executive Session at 8:15 p.m. for the purpose of discussing legal matters. Dr. Fox seconded the motion.

Vote: 7 - 0 - 0. Motion passed.

**\*\*Motion (6)**

Mr. Moffett made a motion to exit Executive Session at 8:35 p.m. and return to the Regular Meeting with no action taken. Ms. Flynn seconded the motion.

Vote: 7 - 0 - 0. Motion passed.

**10. Adjournment**

There being no further business before the Board, Mr. Kelly called for a motion to adjourn.

**\*\* Motion [7]**

Mr. Hagaman made a motion that the BPBCA Board of Governors Regular Meeting of May 23, 2014 be adjourned at 8:38 p.m. Ms. Cahill seconded the motion.

Vote: 7 – 0 – 0. Motion Passed.

Respectfully submitted,

Cathleen Special, Secretary

## **Manager's Monthly Report**

**May 23rd, 2014**

**Due to the weather, we are behind on some of the season opening tasks. I can assure you that everything that had to get done to prepare us for the 2014 season was planned and scheduled well in advance. However, much of this is all outside work that cannot be accomplished in the rain.**

### **Current Status:**

- **Hard Courts opened for play on May 14<sup>th</sup>, 2014.**
- **Clay Court contractor has us scheduled for next week, weather permitting. The weather has been a huge problem for this maintenance preparation.**
- **The Nehantic, Sea Breeze and Whitecap parking areas have all been patched, resurfaced, and lined. All handicap spots, as well as the line spacing are all done according to state codes. Thanks to Elliot Flom for recommending the contractor to complete this project.**
- **Initial grooming of the beaches has been started, and will continue on a weekend basis, and daily grooming will start on June 21<sup>st</sup>, and will continue through Labor Day. All trees, driftwood and debris have been removed from the beaches.**
- **Swim buoys are in place, and the geese rope must be replaced due to aging, and will also need to be re-knotted.**
- **Boat docks will not be in place, until the pilings are installed. Weather has repeatedly delayed this project since the end of April. We are converting from an anchor system to the permanent pilings. Thanks to Phil Hagaman for bringing this suggestion to the board. It took me 4 months to obtain the COP approval from the DEEP for this project.**

- **Kayak Racks are in place.**
- **Playground improvements will be completed as soon as CL&P installs their new poles. Once the new poles are installed, the supporting cable which crosses over the clubhouse, as well as the entire width of the clubhouse property will be removed, and allow us to make the playground a safer area. Thanks again to Jim Mastria for his help arranging the initial meeting with CL&P, and please note CL&P is paying for all costs associated with this project, including tree removal.**
- **Cement repair work has started, and once again weather has delayed this completion, however, the boat ramp is finished.**
- **I would like to thank the Cellino, DelMastro, and Skala Families for maintaining and improving the Association ROWs that abut their properties. These improvements were completed at their own expense, for all of us to enjoy.**
- **Ledge Light will be starting their weekly water sampling next week.**
- **Thanks to Dan McMahon & Joe Rhodes who have graciously volunteered to redo our 2 Shuffleboard Courts, and will also provide playing equipment.**

**The Black Point Web Site has been completely redone and enhanced. Many thanks to our secretary, Cathleen Special, for spearheading this project and working closely with Streamline Development. I strongly urge everyone to subscribe on the web site to obtain updates, as well as email blasts when it is necessary for the association to share news or information with our members, particularly in the off-season.**

**In addition, we would once again like to try to establish an off - season emergency telephone contact list in the event of broken water pipes, damage to homes, etc. My wife, Sandy, is willing to take your off season telephone contact, or you can email me with this information. Please include your Black Point address, and off-**



**season telephone number. Sandy will be at the back of the room today, if you wish to provide this information.**

**Regards,**

**Tom Sheehan  
Association Manager**

Black Point Beach Club				
6 Sunset Avenue, Niantic, CT 06357				
Secretary's Log 2013-14				
for May 23, 2014 Regular Meeting				
Date	To	From	Matter	Format
4/26/2014	Webmaster	C. Special	Board approval of website redesign	email
4/27/2014	C. Special	C. Boyle	Women's Club information	email
4/28/2014	R. Ames	C. Special	Request for 2013 Grand List	email
4/29/2014	Webmaster,Town Clerk	C. Special	Minutes of 4/25/14 BOG Meeting	email
4/29/2014	BOG	K. Craven	Sidewalk in front of 46 East Shore Dr.	email
4/29/2014	T. Sheehan, C. Special	B. Johnston	Parking lot re-striping; Pilings for rafts	email
4/30/2014	C. Special	B. Johnston	Request for letter from BOG to Town re: golf carts	email
4/30/2014	Quality Printing	C. Special	Documents for Annual Assn. Meeting	email
5/2/2014	Webmaster	C. Special	Job posting for Beach Patrol position	email
5/8/2014	BOG	P. Lombardo	Request for letter from BOG to Town re: golf carts	email
5/8/2014	C. Special	M.&P. McConaughy	Corrected spelling of name	email
5/8/2014	C. Special	B. Johnston	Annual mailing; sharing of emails w/BOG	email
5/8/2014	BOG	W. Bayne	Repair to Osprey ROW; cleanup of South Beach	email
5/9/2014	C. Special	K. Hyland	Mailing address	email
5/12/2014	T. Sheehan	Child&Family Agency	Thank you for use of tables	USPS
5/12/2014	W. Bayne	T. Sheehan	South Beach ROW	email
5/12/2014	T. Sheehan, BOG	L. Noyes	Response to email to W. Bayne	email
5/13/2014	C. Special	D. Ledegard	Mailing address	email
5/14/2014	Webmaster	C. Special	Website updates	email
5/14/2014	C. Special	B. Johnston	Website	email
5/16/2014	Webmaster,Town Clerk	C. Special	Agenda for 5/23/14 Regular BOG Mtg	email
5/17/2014	C. Special	D. Skala	Mailing address	email
5/19/2014	C. Special	B. Johnston	Website	email
5/19/2014	BOG	A.&T. Taylor	Solar referral	email
5/19/2014	J. Campion	C. Special	Yoga	email
5/20/2014	T. Sheehan, BOG	J.&D. Skala	ROW beautification	email
5/21/2014	C. Special	G. Hickey	Club calendar update	email
5/21/2014	J.&D. Skala	T. Kelly	Thank you for improvements to ROW	email
5/23/2014	Webmaster	C. Special	Website update	email