

**Black Point Beach Club Association  
Board of Governors  
Minutes of Regular Meeting  
Thursday, May 24, 2018  
6:00Pm**

The Regular Meeting of the Black Point Beach Club Association Board of Governors was held on Thursday, May 24, 2018, at 6:00 p.m. in the Black Point Beach Club Association Clubhouse located at 6 Sunset Avenue in Niantic, Connecticut.

Present: Kevin Callahan, Chair; Cheryl Colangelo, Vice Chair; Jim Pillion, Robin Murdock-Meggers, Will Fountain, Steve Beauchene, William McDowell, Mary Cahill, Ex-Officio

Also Present: Carolyn Boyle, Treasurer; Ruth Ames, Tax Collector, Maureen Lowney, Secretary

**1. Call meeting to order; Attendance**

Mr. Callahan called the Regular Meeting of the BPBCA Board of Governors to order at 6:00Pm. A Quorum was present.

**a. Approval of Minutes of April 26,2018 Regular Meeting**

Mr. Callahan called if there were any omissions or corrections on these minutes.

The following corrections were noted. On page 4, Motion [3] needs to be rescinded as the by-laws state that These by-Laws maybe amended or repealed at any regular meeting of the Board of Governors, provided that such amendment or repeal shall have been considered by the Board at a regular meeting in advance of the meeting at which action is taken.

**Motion [1]**

**Mr. Fountain made a motion to rescind motion [3] from April 26, 2018 minutes which read change the last sentence of Article IV Sec. 1 of the By Laws to read The Secretary to the Board of Governors shall convene and preside at such meeting until the election of the Chairperson.**

**Mr. Beauchene seconded the motion.**

**Vote: 7 - 0 - 0 Motion passed**

**Motion [2]**

**Mr. Fountain made a motion to change the last sentence of Article IV Sec. 1 of the By Laws to read The Secretary to the Board of Governors shall convene and preside at such meeting until the election of the Chairperson.**

**Mr. Beauchene seconded the motion.**

**Vote: 7 - 0 - 0 Motion passed**

Mr. Callahan also said on page 5, Motion [8] should read seconded by Mr. Will Fountain

**Motion [3]**

**Ms. Colangelo made a motion to approve the corrected minutes of the Regular Meeting held on April 26, 2018, as read. Mr. Beauchene seconded the motion.**

**Vote: 6 - 0 - 1. Motion passed**

## **2. Public Comments**

Ms. Sue Chodorov, 61 Sea View Avenue, said she had heard rumors that all Black Point kayaks needed to have identification on them and asked what the consequences would be for non members without the proper identification sticker on their kayaks.

## **3. Reports**

### **Treasurer's Report - Carolyn Boyle**

Ms. Boyle presented her report.

Bank Balances as of 4/30/2018

Checking and Sweep accounts \$161,452.99 . Long Term Capital \$86,407.90

### **Tax Collector's Report - Ruth Ames**

Ms. Ames reported that \$223,126.45 has been collected in taxes. \$383.09 is still outstanding for this tax year. 1 property with no payment to date and 2 properties have partially paid. There is still \$25.71 outstanding from the tax year 2016.

### **Chair's Report - Kevin Callahan**

Mr. Callahan introduced Mr. James Moffett as the new Waterfront Supervisor.

Mr. Callahan reported that he has talked with a few members about forming a couple of committees. One would be a Beautification committee. The committee would bring ideas to the Board for various areas of the association. Ms. Cahill commented that if they plant they need to also water the plantings. As people tend to plant flowers and bushes but don't water them so they tend to die.

The second committee would be the clay tennis court committee. They would research and contact different companies annually to refurbish the clay tennis courts and bring to the Board the list of the companies along with the costs.

Mr. Callahan reported that he contacted Docko about the as built for the Boat Launch and was told there was an \$800.00 charge for it. Mr. Callahan asked Mr. Fountain if having the as built was worth paying the \$800.00. Mr. Fountain said not if they could get the drawing plans for the two knee walls.

Mr. Callahan also reported that Sound Marine said the we have some old and worn out equipment and recommended replacing two of the buoys that are leaning over. The cost would be about \$500.00 each.

Mr. Callahan informed the Board that we had a great Community Clean Up Day on April 27th. Approximately 25 people showed up ready to be put to work. They cleaned the kitchen, bathrooms, the floors, raked leaves, clean the flower beds did plantings. A Very progressive day. Mr. Callahan wanted to thank all the volunteers.

Mr. Callahan reported that the roof at the clubhouse has been re-shingled, 2 gutters were replaced, the club house, sheds, patio and tables were all power washed. He stated that they all had three different bids.

Mr. Callahan informed the Board that the seats on the swings are cracked and need to be replaced. The cost would be approximately \$50.00 - \$60.00 each and there are five of them.

Mr. Pillion asked what happened to the money from the Geno event. Mr. Callahan said that the men's club had that in their account. Mr. Callahan asked who controls that money the Men and Women's club or the Board of Governors. Discussion followed. Ms. Boyle said the Board of Governors budget is for maintenance and repairs for the playground equipment. Ms. Murdock-Meggors said the men and women's club purchase equipment, but need approval from the Board of Governors.

Mr. Callahan said that there are two pieces of playground equipment that are broken, the horse and the jeep. Ms. Cahill said that all equipment should be checked every year.

Mr. Callahan reported that Mr. Nebelung removes the seaweed from the beach once a week. Ms. Cahill said it should be removed every day. Mr. Callahan stated that Mr. Nebelung would charge \$250.00 for each trip.

Mr. Callahan also reported that Ms. Carven decided to repair the seawall from land side instead of waterside.

Mr. Callahan said they are checking around to find a company that could install new railings at the walkway by Sea View. The walkway will have to be closed until a new rail can be put in for safety reasons and liability.

Mr. Callahan mentioned the rules for the Open House usage. The rule put in place in May of 2009 states the Open House will be on Thursdays for the months of July and August from 1 to 4p.m. and from 6 to 9 p.m. for members only and no alcohol allowed. He asked if the Board wanted to amend the rule or leave the same. Mr. Fountain said he did not think that keys to the clubhouse should be given to everyone. Mr. Pillion said the key could be given to the group at the beginning of the season and that they would need to return the key at the end of the season. Ms. Cahill said that Mr. Callahan only gave the keys out to the list of people who were on the list given to him by the former Association Manager and that the Thursday group was not on the list as having a key. Ms. Murdock-Meggors stated that giving out the keys should be given out case by case.

Mr. Callahan said Mr. Moffett brought up about having a defibrillator at the beach and one at the club house. Various Board members said it had been talked about a few years ago but found out the liability would be too great.

### **Ex Officio to Zoning - Steve Beauchene**

Mr. Beauchene reported that the Zoning Board questions the regulations about conforming lots and asked if it came under Zoning or the Board of Governors. Ms Cahill said it came under the Board of Governors as they are the Planning Board.

Mr. Beauchene reported that the Zoning commission was thinking about changing the zoning permit fees as the top fee is \$600.00 for anything over \$100,000.00. Ms. Murdock-Meggers thought the zoning Board should check with other associations and towns to see what is customary and usual.

### **Ex officio to Zoning Board of Appeals - Jim Pillion**

Mr. Pillion reported that the ZBA will have a hearing on June 2, 2018

### **4) New Business**

Ms. Colangelo asked if we could print out the list of rules for the members. Mr. Callahan said there will be a one page rules inserted in the first Black Pointer.

Mr. Fountain asked if the Recreation Director has a valid water safety instructor certificate.

Ms. Colangelo spoke about registering the small watercraft. She said she has 68 registered so far.

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

**Ms. Colangelo made a motion that unidentified small watercraft be removed from the kayak racks and placed on the beach.**

**Mr. Beauchene seconded the motion.**

**Vote: 6 - 0 - 1 Motion passed**

Ms. Colangelo mentioned that Mr. Roth was interested in giving a free tennis clinic and then giving lessons and would give some of the money back to the Association. He has his own liability ins. Ms. Murdock-Meggers thought its was a great idea. Ms. Cahill said we had someone do that years ago and they gave back 10% to the Association. Ms. Colangelo will speak with Mr. Roth and find out more details.

### **5) Old Business**

Mr. Beauchene said that GZA will make a 10-15 minute presentation at the Annual meeting regarding the repair to the main groin/steel pier.

### **6) Communications - Made available**

### **7) Public comments**

No Comments

### **8) BOG Response**

Response was given under new business.

### **Executive Session**

**\*\*Motion [5]**

**Ms. Colangelo made a motion at 7:58Pm to enter Executive Session to discuss personnel matters.**

**Mr. McDowell seconded the motion.**

**Vote: 7 - 0 - 0. Motion Passed.**

**\*\* Motion [6]**

**Mr. McDowell made a motion to exit Executive Session at 8:10pm. No action taken.**

**Mr. Fountain seconded the motion.**

**Vote: 7 - 0 - 0. Motion Passed.**

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

**Mr. McDowell made a motion that the Regular Meeting of the Black Point Beach Club Association Board of Governors be adjourned at 8:11 p.m. Mr. Beauchene seconded the motion.**

**Vote 7 - 0 - 0. Motion Passed**

**Respectfully submitted,**

**Maureen Lowney, Secretary**

Black Point Beach Club  
 6 Sunset Avenue, Niantic , CT 06357  
 Secretary's Log 2018

Black Point Beach Club				
Date	To	From	Matter	Format
4/24/2018	BOG	Mr. P. Lee	found BP sign	e-mail
4/27/2018	BOG	Mr. P. Lombardo	re: seawall construction at Craven's	e-mail
4/30/2018	Karen Galbo- East Lyme Town Hall	Maureen Lowney/Secretary	Minutes from BOG Budget meeting 4/26/2018	e-mail
5/6/2018	BOG	Mr. E Zito	re:clay tennis courts	e-mail
5/9/2018	BOG	Mr. T. Kelly	re: basketball court	e-mail
4/14/2018	Karen Galbo- East Lyme Town Hall	Maureen Lowney/Secretary	Agenda BOG meeting May 24, 2018	e-mail