

BLACK POINT BEACH CLUB – BOARD OF GOVERNORS
REGULAR MEETING
Thursday, MAY 26th, 2011
MINUTES

A Regular Meeting of the Black Point Beach Club Board of Governors was held on Thursday evening, May 26, 2011 at 7 PM in the Black Point Beach Association Clubhouse located on 6 Sunset Avenue in Niantic, CT.

PRESENT: Tom Kelly, Chairman, Maribeth Stone, Vice-Chair, Mary Cahill,
Roberta Jordan, Nancy Flynn, Dan Lemieux, Dr. Brendan Fox

ALSO PRESENT: Mike Manifold, Association Manager
Mary Cahill, Tax Collector
Karen Zmitruk, Recording Secretary, Pro-Tem

ABSENT: Carolyn Boyle, Treasurer

♦ **Call to Order**

Chairman Kelly called this Regular Meeting of the Black Point Board of Governors to order at 7:08 PM and stated that a quorum was present.

1. Attendance

Mr. Kelly noted the members and staff in attendance as listed above.

2. Approval of Minutes – April 28, 2011 Regular Meeting

Mr. Kelly called for a motion or any discussion on the April 28, 2011 Regular Meeting Minutes.

Ms. Jordan asked that the vote on motions (7) and (8) be changed to 5 – 1 – 0 to reflect the fact that she had voted in favor of them. She noted that the only motion that she had voted against was Motion (9).

****MOTION (1)**

Ms. Jordan moved to approve the April 28, 2011 Regular Meeting Minutes of the Board of Governors as amended.

Ms. Stone seconded the motion.

Vote: 7 – 0 – 0. Motion passed.

▪ **Minutes of March 15, 2011 Special Meeting**

Mr. Kelly noted that these minutes had listed in the header as being held on Saturday March 15, 2011 and they were held on Tuesday, March 15, 2011. He asked that they make a motion on this correction.

****MOTION (2)**

Mr. Fox moved that the March 15, 2011 Special Meeting Minutes header be changed from Saturday, March 15, 2011 to read: Tuesday, March 15, 2011.

Ms. Jordan seconded the motion.

Vote: 7 – 0 – 0. Motion passed.

3. Manager's Report – Mike Manifold

Mr. Manifold provided a report for May 2011 that included the following:

- **Benches at Bocce Court** – The Men's Club wants to place two benches that Mr. Fountain made from four old benches on the side of the benches that are there now. The Board thought this was a good idea and thanked Mr. Fountain for his work.

- **Pink Seawall Painting** - This should be done by the first week in June – all of the painting was donated by the Men's Club saving the Association a considerable amount of money.
- **Planters around BP** – Mr. Gilson was asked to plant and maintain the planters around the Community as it sometimes becomes difficult for volunteers to stay on top of bringing water to them during the summer.
- **Boat docks/poles** – The boat docks are in the water and Mike Nebelung has been asked to pull the old poles. Tom bought several new 20' replacement poles and progress is being made on getting them installed as well as adjustments made to all of the boat docks. The new dock is in at South Beach.
- **Shed at top of Billow Road** – The shed contains two spools of line and about 400 buoys. Bob Gilson will do some minor repair work to keep the shed usable.
- **Security Cameras** – ADT has a consulting service that will come out to assess what they would like to do.

Ms. Flynn suggested that a technical school could possibly help with this once they determine what they want to do.

- **Playground Area** – Bob Gilson cleaned up the area around the playground and Casey spread new mulch and fixed the benches that were leaning back too far.

4. Treasurer's Report – Carolyn Boyle

Ms. Boyle was not present.

Mr. Lemieux said that he wanted to make a comment on the tennis courts and the \$31,000 capital amount that he thought was to be \$41,000. He noted that for the kayak dock that they would need to expend the \$10,543 that is remaining that was allocated for it and that it would need to be moved from the General Fund to the Long Term Capital Fund earmarked for Kayak Dock expenses.

****MOTION (3)**

Mr. Lemieux moved that the \$10,543 remaining for the kayak dock be moved from the General Fund to the Long Term Capital Fund earmarked for Kayak Dock expenses.

Ms. Stone seconded the motion.

Vote: 7 – 0 – 0. Motion passed.

5. Members Comments

Mr. Kelly called for comments from the members.

Mary Lou Weidl, 22 Indianola Road said that there was a tag sale in the parking lot on the end of Whitecap Road on May 21, 2011 and asked if they were aware of it and if there is a policy on this. If there is a policy on this, she said that she would like to know how you would go about getting approval as if so – could she use a right of way to hold a party.

Will Fountain, 31 Whitecap said that if they are having a problem with getting the security camera and vendors that he could probably help out. He also suggested that they could ask at the Annual Meeting if anyone is in the business. He said that he agrees that the docks are in bad locations. Also, a table out in back of the clubhouse has a bad top and a broken seat and is beyond repair. He suggested that they cut it up and use it for the bon fires that they have. The shed has 2400' of line and the floats and he thinks that they should do an inventory of everything. And – with regard to a kayak rack he said that he went out and staked out where it could be on Old Black Point Road and suggested that they perhaps get a small subcommittee together to work on this. Regarding the tag sale – a sign that was put on his front lawn read that it was 7 Whitecap that held it.

Pat Tomaino, 26 Indianola asked if, when Mary Lou Weidl noticed the tag sale that she should have called Mike Manifold about it so that he could have said something to them. She also asked Mike if he does a check of the beach area on the weekends for things such as this so that they can be taken care of.

Barbara Johnston, 35 Sea Crest Ave. said to Mike Manifold that if he rides around that she would appreciate him getting the couch out of the yard across the street from her. He should get the \$25 and get it out as she wants it out of there as it does not look good. Regarding the ZEO Report – he is not filing it and his reports are not timely – no April 2011 report was filed and there is no May 2011 report either and the month is just

about over now. As for the kayak dock, she asked why they are transferring monies as they have already spent money on permits and other things for the kayak dock.

6. Chairperson's Report & Correspondence

▪ Review Annual Meeting format & Positions Open

Mr. Kelly noted that they had received applications for the Tax Collector, Secretary and Treasurer positions and cited the various correspondence that had been received noting that it was available for review and that much had already been sent to them.

In reviewing the Annual Meeting format Mr. Kelly asked if they would consider honoring Andy Resnisky for the annual parade this year as he was always active within the community here and was already planning this years' parade.

The consensus of the members was unanimous to hold the parade in honor of Andy Resnisky.

Mr. Kelly continued that the rest of the Annual Meeting would follow the format of the previous year except that Paul Formica; East Lyme First Selectman would give some brief comments in the very beginning of the meeting prior to everything else. It was also decided that they would announce the open positions and let the membership know that they would close receipt of applications on June 3, 2011 and would then review them and set up interviews.

Ms. Cahill said to Mr. Kelly that she thinks that the Capital Improvement list of items that they have put together is wonderful.

7. Tax Collector's Report, Zoning Commission liaison comments

Ms. Cahill reported that all taxes have been collected except for two delinquents. Liens have been placed on the properties and the total owed is \$403.21. One of the houses is for sale and that will hopefully be taken care of soon.

In the interest of time, no Zoning liaison report was given.

8. Committee Reports

▪ Review of Tennis Courts if needed

Mr. Kelly asked if they were all set to present this at the Annual Meeting.

Mr. Manifold said that both he and Mr. Lemieux would do the presentation.

▪ Kayak Dock, if needed

Mr. Kelly asked if they were all set here.

Mr. Manifold said that they had the information for presentation in order and that they would provide mapping boards showing what they wanted to do for a kayak dock and what the DEP was allowing them to do so that people could visually see the difference.

9. Old Business

Mr. Kelly asked if there was any old business.

Mr. Lemieux asked if Ms. Boyles' signature was the only one that was needed on the checks.

Mr. Manifold said yes.

Mr. Lemieux suggested that they have two signees going forward – that of the Treasurer and the Chairman of the Board of Governors. He noted that it is standard practice to have more than one signature.

10. New Business

There was no new business.

11. Members Comments

Mr. Kelly called for comments from the members.

Barbara Johnston, 35 Sea Crest Ave. said that she had checked regarding the house across the street from her at 32 Sea Crest and had found that the water should be shut off there in early June. There are people living there and the couch is on the front yard and the home is in foreclosure. Once the water is shut off, no one will be able to live there.

12. Executive Session

****MOTION (4)**

Mr. Fox moved that they enter into Executive Session for the purposes of discussion on personnel and legal matters at 8:05 PM inviting Mike Manifold, Association Manager to join them.

Ms. Stone seconded the motion.

Vote: 7 – 0 – 0. Motion passed.

****MOTION (5)**

Ms. Stone moved that they return to Regular Session at 8:38 PM with no action taken in Executive Session.

Ms. Flynn seconded the motion.

Vote: 7 – 0 – 0. Motion passed.

****MOTION (6)**

Ms. Stone moved to authorize the Chairman to address legal matters with the Attorney.

Ms. Cahill seconded the motion.

Vote: 7 – 0 – 0. Motion passed.

13. ADJOURNMENT

There being no further business before them – Mr. Kelly called for a motion to adjourn.

****MOTION (7)**

Mr. Kelly moved that the BPBC Board of Governors Regular Meeting of April 28, 2011 be adjourned at 8:40 PM.

Ms. Flynn seconded the motion.

Vote: 7 – 0 – 0. Motion passed.

Respectfully submitted,

Karen Zmitruk,
Recording Secretary, Pro-Tem