

**Black Point Beach Club Association
Board Of Governors
Regular Meeting
7:00 PM
Thursday, August 25th, 2011
6 Sunset Ave., Niantic, CT**

A Regular Meeting of the Black Point Beach Club Board of Governors was held on Thursday evening, August 25th, 2011 at 7:05 PM in the Black Point Beach Association Clubhouse located on 6 Sunset Ave. in Niantic, CT.

Present: Tom Kelly, Chairman, Marybeth Stone, Vice-Chair, Mary Cahill, Phil Hagaman, Tom Sheehan, Dr. Brendan Fox, Nancy Flynn

Also Present: Carolyn Boyle, Treasurer
Mike Manifold, Association Manager
Richard Kimball, Tax Collector
Sandy Sheehan, Secretary

Call to Order

Chairman Kelly stated that a quorum was present and called this regular meeting of the Black Point Board of Governors to order at 7:05PM.

1. Attendance

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

2. Approval of Minutes : July 28th, 2011 Regular Meeting

Mr. Kelly called for a motion or any discussion of the July 28, 2011 regular Meeting Minutes.

**** Motion [1]**

Phil Hagaman moved to approve the July 28th, 2011 Regular Meeting Minutes of the Board of Governors as presented.

Dr. Brendan Fox seconded the motion.

Vote : 7 - 0 - 0 / Motion Passed.

Point of Order Called by Sally Erdman to Amend the Meeting Minutes Under Correspondence Section. Amendment to Read " 7/28/2011 Sally Erdman hand delivered a letter to the BOG meeting on 7/28/2011. Complaint about excessive noise produced by Joe Kelly, immediate next door neighbor."

3. Managers Report, Mr. Mike Manifold:

Mr. Nebelung has agreed to pull all of our water equipment out of the water by tomorrow,

8/26/2011. Boat docks will be put at the tops of the right of ways, & everything else will go to the top of Billow.

Security has continued to be fairly quiet. Most common issues have been kids playing ball on the beach, kids jumping off piers, and a few incidences of canoes/kayaks in the swim area. No parking related complaints in August. The increased proactive approach being used to address parking violations seems to be working fairly well. The head count on the beaches has dropped steadily in August and dramatically since the 2nd week from well over 1,000 people per week in the beginning of August to a few hundred last week. The beaches have been fairly empty this week, and guard staffing has been reduced accordingly.

Complaints of people fishing off South Beach Pier in the evenings have been increasing the last couple of weeks. Mike has spoken to the police and they have been cooperative. We may want to consider posting a guard during these hours next year.

Signcraft still working on the sign for Whitecap parking lot. Mike will pull all new parking signs in October and store in clubhouse for the winter.

Jack Santos put us on his schedule for the boat launch walkway repair/improvement last month, and will get started in the next few weeks.

Met with Quality electric and waiting for quotes regarding additional lights around clubhouse and playground areas.

Total revenue for Rec. Program and Sports Camp was \$22, 516. Revenue from Club sign ups was \$20,549, and the Club Fair added an additional \$1366. The Sports revenue that was retained by BP was \$601. Mike met with Todd and Garrett to discuss several improvements for next year, including restructuring swim lesson schedules, adding a junior lifesaving course, reviewing Black Pointer delivery, and on-line registration throughout the year. Mike will most likely recommend increasing the seasonal fees for club by \$30 per camper from \$220 to \$250 for the season. The fee has not been increased for many years and will still be well below the fees charged for other summer camps. All recommendations for fees and pay rates will be made when the budget is discussed in early spring, as usual.

Received commercial insurance package quote and it has decreased by \$200. The administration committee should discuss potential insurance coverage for the Zoning Enforcement Officer, as we currently only cover employees through our existing policy. ZEO is an independent contractor and has not been covered in the past.

Final roundup of Black Pointer is scheduled for Labor Day weekend.

Mary Cahill commented on the excellent job done by Suzanne Smith as editor for the Black Pointer.

4. Treasurer's Report, Carolyn Boyle:

Ms. Boyle reviewed the 2011-2012 Budget actual year to date expenses through August 24, 2011. Income and expenses are on tract, and there are no budget concerns.

5. Members Comments:

Cheryl Colangelo, 39 White Cap, has concerns regarding boat beaches used by swimmers.

Will Fountain, 31 White Cap, has suggested our Float may need to be reconfigured/ Sports Camp was very positive / Clubhouse grounds look great / Thanks for new address sign on clubhouse, but sign is not well done / Tennis Courts look great, however green lines are difficult to see, particularly in the shade, and perhaps we can change the color in the future.

Jane McLane, 24 Sea View, questions when the Kayak Storage Rack will be available.

Sally Erdman, 56 Sea View, said she has received a letter in the mail from the Chair, and is not in agreement with this letter, and will respond to the Board of Governors.

Barbara Johnston, 35 Sea Crest, hand delivered a letter to the Board, and she read this letter to the Board and members in attendance. This letter will be filed with the usual correspondence procedure established, and placed in the monthly correspondence file.

8. Chairperson's Report & Correspondence.

Mr. Kelly stated the need to file our meeting schedule for 2012 with the town clerk by January 2012.

Mr. Kelly stated everyone is trying to prepare for the upcoming hurricane

Mr. Kelly read the summary of the correspondence log for August:

Correspondence:

8/1/2011 / David Kinder e-mail Boat Launch

8/2/2011 / Morgan Flaherty e-mail Maintenance Parking Lot

8/3/2011 / Matthew Borelli e-mail Proposal for Fireworks Issue

8/6/2011 / Counselors from The Rec. Program e-mail Concerns New Hiring Motion BOG

8/12/2011 / Barbara Johnston U.S. Mail request to View all BOG and Member Correspondence regarding 4th of July, 2011 Issues

8/14/2011 / Will fountain e-mail Invitation to BOG and Members to View and Discuss Antique RR Sign

8/20/2011 / Garrett Hickey Letter Hand Delivered to Secretary Regarding Rec. Club Revenue and Request for Salary Increase

8/21/2011 / Tom Kelly e-mail Reply to Rec. Counselors

8/22/2100 / Sandy Sheehan Met with Barbara Johnston at Clubhouse on 8/22/2011 at 10:30AM to allow Ms. Johnston to view requested correspondence. 5 copies made for Ms. Johnston/ \$2.50 received for these copies. Money given to Treasurer at BOG Meeting.

8/22/2011 / Letter sent to Ms. Erdman via U.S. Mail from T. Kelly

Secretary's Correspondence:

8/1/2011 / Sandy Sheehan sent Thank You Letters to Sgt. San Juan, Sgt. Blanchette, Mr. Giannattasio [Dept. Public Works] with copy to Paul Formica

8/10/2011 / Sandy Sheehan sent Zoning Appointment Letters, and Letter of appreciation for Service to Mr. Molloy

8/13/2011 / Appreciation of Service Letters sent to Mary Cahill & Gemma Dowd from T. Kelly & BOG

8/23/2011 / Sandy Sheehan sent Thank You Letter to the Men's Club for their purchase of new tables at the clubhouse

Mary Cahill was pleased to see the letters of thanks sent by secretary, and thanked Sandy Sheehan for her efforts

7. Tax Collector's Report, Richard Kimball:

Amount collected to date is \$150,006.52. Amount outstanding is \$12,755.63

92 Percent collected, 8% uncollected. Number of individuals paid is 497; number of individuals unpaid is 42 / 92% Paid to Date

9/1/2011 Letter will go out to members who are past due. If not paid by October 2011 Lien against property will be initiated.

Nancy Flynn asked if our tax revenue to date is similar to last year, and Rich Kimball felt it was the same.

Dr. Brendan Fox asked about the 497 numbers of houses, and Rich stated we have about 539 Structured Lots.

8. Committee Reports:

Administration: Committee will review insurance issues for ZEO. Mary Cahill had a question for committee regarding evaluation of staff; Maribeth Stone said the Board gives input to Admin. Committee.

Zoning Commission Liaison, Mary Cahill: Mary Cahill stated we have a new ZEO, Mr. Robert Dawes who lives on Park Court, and that we should invite Mr. Dawes to the Sept. Informational Meeting to be introduced to the Board, as well as members. \$500 was sent to Mr. Cosgrove.

No ZBA Meetings / Nothing to report, however, Mary reminded the Board 2 positions need to be replaced on ZBA. Mike Manifold asked if we still have applications from previous applicants, and Tom Kelly will review previous applications.

9. Old Business:

Request from Tom Sheehan to form a committee which he will volunteer to chair for Kayak Racks, which has been originally approved by DEP. Discussion followed regarding areas to be considered, as well as structure of racks based on pictures supplied by Will Fountain and Maribeth Stone. The Board agreed this committee should be formed, and Mr. Fountain volunteered to help Mr. Sheehan.

10. New Business:

Dr. Brendan Fox presented information and a catalog for review and consideration to potentially purchase AED Equipment [Automatic External Defibrillator] for the clubhouse, as well as one for the guards to have available on the beach. Dr. Fox presented facts regarding the number of sudden cardiac arrests each year [250,000 episodes], and stated the vast majority of these individuals will expire. Additional discussion followed, with Nancy Flynn stated she had been trained at her place of employment, and these new machines are very easy to operate. AEDs are much more visible in public places, particularly where there are increasing numbers of senior citizens. Issues to be considered: where to store, training, and which personnel to be trained.

Nancy Flynn questioned consideration for changing and updating the 75th Anniversary Sign.

Wednesday, August 31st, the Men's Club will have a lecture on Black Point History.

Mary Cahill wanted to thank Will Fountain for taking children out on his kayak.

**** Motion [2]**

Tom Sheehan Moved to authorize Dr. Fox to review cost for potential purchase of AED equipment.

Maribeth Stone Seconded the Motion

Vote : 7 - 0 - 0 / Motion Passed

11. Members Comments:

Cheryl Colangelo, 39 White Cap, suggested if AEDs are purchased, make sure the education program for these devices is available through the Women's and Men's Club for all members who wish to attend.

Will Fountain, 31 White Cap, stated there are 36 kayaks stored at various locations on our beaches / also, the RR sign he has is the original sign from the RR station at Crescent Beach, and a few members of the Board said we should keep this sign, and find a place for it, potentially at the clubhouse.

Shevon Hickey, 8 Sunset, stated there was not enough beach security, as there were many infractions of our beach rules, such as kayaks coming into beach areas, lots of coolers on the beach, and lots of people drinking alcoholic beverages / She is happy to see the Black Pointer once again delivered to our homes. However, she would like to suggest the Rec. Volunteers be given the first option for delivery, as they do not earn a salary. Regarding Garrett's letter [as he is away at college]: The Rec. program in the past has been run by a director and an assistant, and the Board chose not to have an assistant this year, and that is why Garrett has asked for an increase in salary, as other counselors were not able to help due to their responsibilities. Garrett would also like something in writing, and should not have to wait until spring, as Garrett and the counselors should know in advance what their pay would be.

12. Executive Session:

**** Motion [3]**

Tom Kelly moved the board enter into executive session at 8:15PM for the purpose of discussion of personnel issues, inviting Mike Manifold, Association Manager, to join them.

Nancy Flynn seconded the motion

Vote : 7- 0 - 0 / Motion Passed.

**** Motion [4]**

Tom Sheehan moved that the board return to Regular session at 8:36 PM, Phil Hagaman 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 [5]**

Nancy Flynn moved that the BPBC Board of Governors Regular Meeting of August 25th, 2011 be adjourned at 8:38 PM.

Phil Hagaman seconded the motion,

Vote : 7 - 0 - 0. Motion Passed.

Next BOG Meeting, Thursday, September 22nd, 2011, 7:00 PM

**Saturday, September 3rd, 2011 - Association Annual Informational Meeting,
9:00AM**

Respectfully submitted,

Sandy Sheehan, Secretary

