

**Black Point Beach Club Association
Board Of Governors
Regular Meeting
7:00 PM
Thursday, June 28th, 2012
6 Sunset Ave., Niantic, CT**

A Regular Meeting of the Black Point Beach Club Board of Governors was held on Thursday evening, June 28th, 2012 at 7:00 PM in the Black Point Beach Association Clubhouse located on 6 Sunset Ave. in Niantic, CT.

Present: Tom Kelly, Chairman, Mary Cahill, Vice Chair, Dr. Brendan Fox, Nancy Flynn, Tom Sheehan, Jim Pillion

Absent: Phil Hagaman

Also Present: Carolyn Boyle, Treasurer
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 7:06PM.

1. Attendance

Tom Kelly noted the members and staff in attendance as listed above

A] Approval of Minutes: May 24th, 2012 Regular Meeting

Tom Kelly called for a motion or any discussion of the May 24th, 2012 Regular Meeting Minutes.

**** Motion [1]**

Mary Cahill moved to approve the May 24th, 2012 Regular Meeting Minutes of the Board of Governors as presented.

Tom Sheehan seconded the motion.

Vote: 6 - 0 - 0 / Motion Passed

B] Additional Agenda Items

Sandy Sheehan has provided a packet of information for the Board members with updated job

descriptions for their review prior to the next BOG meeting. Once reviewed and approved by board, the correspondence secretary will post the updated job descriptions on the web site.

2. New Business

Mr. Steven Reed and Mr. James Mastria have agreed to continue to serve on the Zoning Commission.

**** Motion [2]**

Tom Kelly moved to reappoint Mr. Steven Reed as a regular member of the Zoning Commission, and to reappoint Mr. James Mastria as an alternate member of the Zoning Commission, to serve for 3 years, term ending 7/31/2015.

Mary Cahill seconded the motion.

Vote: 6 – 0 – 0. Motion Passed.

3. Unfinished Business

Op Sail 2012: Nancy Flynn feels the July 4th Annual Picnic and the potential additional cook out 2 days later is too close together. Mary Cahill said we did do this OP Sail cook out 12 years ago. Tom Sheehan agrees it is too close to the July 4th event.

At this time, Tom Kelly announced the resignation of Mike Manifold, Association Manager, on June 26th, and said the BOG is scrambling to do the July 4th event, as Mike use to arrange this event. The grills have been ordered for the 4th, and the board can arrange for the food. Tom Sheehan, as well as Tom Kelly and Nancy Flynn feel we can get this done.

It was therefore decided there would not be an additional cook out for OP Sail on July 6th. The board also agreed to allow members to bring coolers on the beach after 5:00PM on July 6th for Op Sail, with beverages of their choice.

AED: Dr. Fox feels we should table the AED decision for this season, as he is still investigating options for the purchase, and if we choose to purchase an AED next year, it will most likely be for the clubhouse.

4. Communications

a] Manager's Report

Since the Association Manager has resigned, Tom Kelly reports the recreation club program has started, with 62 registered children as reported by Garrett Hickey. Mary Cahill has also asked for an accounting from the Sports Program. Carolyn Boyle says the first week's income from club is similar to last year.

b] Treasurer's Report, Carolyn Boyle

We are closing in at year's end for the current budget, and expenses are approximately 13% under budget overall. The financial report as of June 28th, 2012 was reviewed.

c] Tax Collector's Report, Rich Kimball

Amount Collected: \$59,410.69

Amount Outstanding: \$111,004.32
Total: \$170,415.01
% Collected = 35%
% Uncollected= 65%
Of Properties Paid = 199
Of Properties Unpaid = 387
% Of Properties Paid = 34%
% Of Properties Unpaid = 66%

d] Chair Report

Correspondence: Mr. Kelly Read Correspondence Log

5/29/12: Mark Sennett to BOG / Inquiry Re: Salary for Job Postings
5/29 & 5/31/12: Barbara Johnston to BOG / Inquiry Re: Split Secretary's Job Description, Salary & Responsibilities.
5/30/12: T. Truskowski to BOG / Inquiry Re: Tax Bill & Stickers.
5/31/12: Mike Manifold to Secretary / Resume from Joe Kelly for Waterfront Supervisor
5/31/12: Suzanne Smith to BOG / Resume for Secretary's position
6/1/12: Suzanne Smith to BOG / Questions: Black Pointer & Associated Salary
6/3/12: Wendy Bourget to BOG & Mike Manifold / Boat dock on rocks at South beach / Not repaired properly / also fishing issues on pier.
6/11/12: Karen Hyland to BOG / Tax Warrant at Market to be Notarized.
6/12/12: Mike Nebelung to BOG / Requesting Meeting with BOG to discuss Dismissal from Contracted Services.
6/19/& 6/21/12: Barbara Johnston to BOG / Concerns on changes to Agenda format for BOG meeting / No Agenda posted on web site for upcoming Zoning Meeting. [Secretary verified it was indeed on the web site]
6/23/12: Will Fountain to BOG / Question to BOG Re: opportunity to invest in a pair of Lacrosse goals.
6/25/12: David Weiss to BOG / Issues with contractors hired for beach cleaning & Maintenance/ Issues with conditions at south beach & suggestions for future options / Concerns as to why Mike Nebelung was not rehired.

Mr. Kelly reported a very busy week, and the board will be discussing the appointment of an Interim Association Manager in Executive Session.

e] Ex Officio's Report

Mary Cahill reports the Zoning Commission meeting was held on June 22nd, 2012. There was a discussion for the upcoming public hearing to be held on July 28th, 2012. The reason for this hearing to be held in July, instead of September, is because the commission felt that they would have more members attending, to discuss changes in zoning regulations. The zoning commission also discussed the zoning secretary's job description.

Tom Kelly reports no new information for Zoning Board of Appeals.

5. Committee Reports

Nancy Flynn reports the Ad Hoc Committee conducted interviews for the Correspondence Secretary's position, and will make a recommendation to the board at the Executive session this evening.

6. Public Comments:

Susan Daly, 7 Brightwater, would like to request Mike Nebelung be rehired for beach maintenance.

She called the former manager and the chairman to report no buoys at south beach creating potential liability issues. She would also like to see a new job description for the Association Manager, who should always have a presence on the beach. Reported one patrol guard smoking on beach, and guards should be rotating on beaches.

Lil Diachenko, 25 Sunrise, was asked 2 years ago to bring up the essay standards to state regulations for the scholarship fund/ she has questioned what is going on with this fund, stating we need more transparency.

Rick Diachenko, 25 Sunrise, has had 2 people stop to ask him about a \$600 rental property listed on Craig's List, where renters are asked to send a check to an address/please be aware there is a scam on some of our rental properties in Black Point.

Will Fountain, 31 White Cap, questions what has been done about erosion at end of White Cap. Volunteered to inventory our equipment and reports fire extinguishers have expired. Questions whether Dalton has been contacted about repainting tennis courts, should we charge women's club for buoys to be used at craft night. Boat ramp is still not installed properly. AC needs to be serviced. Taking too long to get signs made, and why are we paying for installation. Suggests the new Association Manager keep a log of activities. Car packed at E. Shore for 3 months. Paddle boards in swim area today, and he was told guards gave them permission. Who is going to be Association Manager, and when will it be posted. Mr. Fountain delivered \$394 from sale of buoys to Treasurer. Eugene Massey, 10 Brightwater, thanks the BOG for their service to BP. States the need to hire a first class beach manager, to make the salary attractive, so that a future manager never says, "It's not my job". There is no need for 7 days of fireworks during the 4th of July week. Noise in general is getting out of control; we need to be serious about enforcing our rules and regulations.

Pat Bayne, 2 Osprey, reports no cleats on boat dock, and at low tide the anchors are above water level and are dangerous. Kayak was moved to ROW on south beach, and that was not a voted location. Her husband sent emails to the association manager since March regarding condition of south beach, and the difficulty of walking in this area. Pictures were distributed to show poor maintenance done this day on beach. Problems are not being resolved, and the boat beach should be for boats, etc. / south part of beach is accessible, but eelgrass is an issue. Association manager should have looked at options to get this repaired correctly, as beach is unusable.

Wendy Bourget, 1 Osprey, supports Ms. Bayne's comments, and witnessed dock improperly installed. She e-mailed and called about these issues, and wants to know what happens to these inquiries. Association manager was never present on beach, and in the past, Mary Cahill always monitored the entire beach's interests. There should be an opportunity for members to participate on an advisory committee, and Ms. Bourget personally would like to volunteer to be on a committee for south beach beaches and boat dock. Constantly asking people to move their cars, and patrol guards say it's not their job. Kayak in previous location was underwater, and pictures were shown.

Ann Liashek, 3 Waterside, agrees with everyone who spoke and offers thanks to the board for their service. Would like our property values to be maintained, and a recent comment from a potential buyer for a neighbor's property objected to the condition of the beach.

Mary Cahill stated the reason the kayak rack was moved by Mr. Manifold was because the rack was under water,

Barbara Johnston, 35 Sea Crest, offered thanks to the members previous comments regarding fireworks. Please contact the Fire Marshall if there are issues, and she will be the first one to call the State Police if there are problems this year.

David Weiss, 98 East Shore, supports all previous comments, and is concerned about the dollar amount for beach maintenance. Mr. Kelly stated the amount rumored is absolutely incorrect and untrue. Main Beach produces sand, and a temporary solution might be to harvest sand from main beach to south beach. Suggests a study to assess cost of building a jetty. Mr. Weiss was on the board when Mr. Manifold was hired and recommended a salary increase to \$18,000/ perhaps the job could be split. This time the board should look at references prior to hiring a new Association Manager.

Mary Cahill stated sand should not be taken off main beach, and main beach should not be denuded. Sand can be purchased of the same quality currently at south beach. Piers scour the north side and

sand goes to the south.

Mr. Weiss, 98 East Shore, suggests we should establish a commission.

Pat Bayne, 2 Osprey, suggests the rack which has been moved to the ROW, is not being used and should be moved to another member voted site where the racks are being used.

Sue Daly, 7 Brightwater, states the racks are full in the boat launch area and the backwater. Suggests moving the south beach ROW rack to one of these areas. When sand was put on the beach it contained rocks, and there are more rocks than ever.

Bill McDowell, 14 Saltaire, states he has been here for many years, and there have always been rocks on south beach. His kids use to rake the beach many years ago on a regular basis, and perhaps kids could do this again. This is Black Point Beach, not south or main. This is one beach community. He feels that Mike Nebelung has always done a great job.

Will Fountain, 31 White Cap, says that he and Tom Sheehan investigated the locations for the kayak racks and no one says south beach has to have a rack, and it should be moved.

Jean Galati, 7 Nehantic, has listened to everyone's issues this evening, and she has been here for over 20 years. She has never seen the beach in this condition on Memorial Day, and for the weeks following Memorial Day. On June 8th, the odor and seaweed was terrible. Tom Sheehan and Mary Cahill investigated, and Jean spoke to Tom Kelly about these issues. We are all here and bought our properties here to be part of a beach community. There are still problems with buoys and kayakers. Ken Mattson, 5 Indianola, feels that Mike Nebelung has been the best contractor for beach maintenance we have had. The criteria used by the BOG and Association Manager should be reviewed, so this situation with beach maintenance, which occurred this year, is never allowed to happen in the future.

Marylou Weidl, 22 Indianola, and Stated: since the Beach Association Manager needs to be replaced, the last person who was the waterfront beach manager was Tom Sheehan, who did a wonderful job in that position. I recommend the BOG ask Tom Sheehan to be the Beach Association Manager.

Susan Daly, 7 Brightwater, would like to also recommend Tom Sheehan to apply for this position, as he did a great job in the past.

Pat Tomaino, 26 Indianola, agrees with Marylou and Susan. Tom Sheehan should be in charge as our Association Manager.

Beverly Nebelung asked to speak to the Board about Mr. Kelly's comments regarding communication with Mike Nebelung. Beverly responds to every text message immediately when they are received.

8:25Pm Public Comment session ended.

Phil Arrived at 8:15 PM

7. Bog Response

Tom Kelly says we have a lot of issues and there is a lot of work to be done, and we are trying to respond to these issues. We will try to get some issues resolved this weekend, and the board's mission is to address these problems and issues. Tom Sheehan states he has already had some discussions with members on certain issues, and we will try to act quickly for satisfactory solutions.

Jim Pillion stated that a large sum of money was spent years ago to strengthen piers. There are some people within the association who can potentially help with pier issues at south beach, and suggests a committee be formed with members.

8. Executive Session:

**** Motion [3]**

Nancy Flynn moved that the board enter into executive session at 8:30PM for the purpose of discussing Employment and Personnel matters.

Phil Hagaman seconded the motion.

Vote: 7- 0 - 0 / Motion Passed.

No Action Taken in Executive Meeting.

**** Motion [4]**

Phil Hagaman moved that the board return to Regular session at 9:35 PM.

Dr. Brenda Fox Seconded the Motion.

Vote : 7 - 0 - 0. Motion Passed.

**** Motion [5]**

Phil Hagaman moved that the Board appoint Tom Sheehan as an Interim Association Manager until such a time a permanent replacement is hired.

Dr. Brendan Fox Seconded the Motion.

Vote : 6 - 0 - 1 . Motion Passed. Tom Sheehan abstained from vote.

13. Adjournment:

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

**** Motion [6]**

Phil Hagaman moved that the BPBC Board of Governors Regular Meeting of June 28th, 2012 be adjourned at 9:45 P.M.

Mary Cahill Seconded the motion,

Vote : 7 - 0 - 0. Motion Passed.

**Respectfully submitted,
Sandy Sheehan, Secretary**

