

**Black Point Beach Club Association**  
**Board of Governors**  
**Minutes of Annual Budget Meeting**  
**Saturday, March 23, 2013**  
**9:30 a.m.**  
**6 Sunset Avenue, Niantic, CT 06357**

A Regular Meeting of the Black Point Beach Club Association Board of Governors was held on Saturday, March 23, 2013 at 9:30 a.m. in the Black Point Beach Club Association clubhouse located at 6 Sunrise Avenue, Niantic, Connecticut for the purpose of the Annual Budget Review.

Present: Tom Kelly, Chair; Mary Cahill, Vice Chair; Dr. Brendan Fox; Nancy Flynn, Phil Hagaman

Also Present Tom Sheehan, Association Manager  
Carolyn Boyle, Treasurer  
Richard Kimball, Tax Collector  
Cathleen Special, Secretary

Absent: Jim Pillion

1. Call to Order

Mr. Kelly called the meeting to order at 9:37 a.m. A quorum was present.

Mr. Kelly reported that the Association has been granted Intervenor and Party Status in the Dominion dry cask storage matter. He noted that Dominion had been using an outdated flood zone map. The Association filed an objection, and an updated flood map was introduced. Mr. Kelly commended Association members Gene Massey and Greg McMahan for their work in this matter.

Mr. Kelly also reported that the Lowney vs. BPBCA ZBA matter is headed to the Appellate Court.

2. Public Comments

None

3. BOG Budget Discussions

Mr. Kimball circulated assessment figures, noting that his figures differ from the Town's. Mrs. Cahill suggested that the difference may be due to the fact that the Town includes Association-owned property on their tax lists, but the Association does not. Mr. Kimball will review both

lists to determine if this is the case. He has a few other inconsistencies to review with the Town.

Mr. Sheehan thanked Ms. Boyle for her assistance in preparing the 2013-14 draft budget. He reviewed the proposed draft budget line by line with the Board. The draft includes figures for proposed mil rate increases from 1.26 to 1.5 or 1.65.

Based on conversations Mr. Sheehan had with Mr. Cosgrove, the income from zoning applications is projected to be reduced in the next fiscal year.

One of the more drastic changes is listed under Other Income / Fund Surplus. The current FY budget was \$40,000. The 2013-14 budget will have only \$2,500. Black Point sustained costly damage from the hurricane and blizzard. Mr. Sheehan proposes that funds be allocated for long-term capital improvements.

Mrs. Cahill suggested adding \$2,000 to the Prior Year Taxes line for the 2013-14 fiscal year. Some overdue taxes have been recovered through property sales and more may be pending. The Board and Association Manager agreed to amend that line.

Upon reaching the Audit line it was noted that the audit has not been received to date. Ms. Boyle will contact the auditor.

An increase of \$2,000 was added to the Security Patrol line. Because a sergeant was assigned to our patrol on weekends, we realized \$2,658 deficit in that line item this year. Mr. Sheehan will meet with Paul Formica and the ELPD to see if we can get that amount lowered.

A slight decrease is expected in Recreation Program expenses. Mr. Hagaman asked if we would have counselor-led sports programs this year. Although Garrett Hickey has provided Mr. Sheehan with a full schedule of events for the summer, Mr. Sheehan will discuss this suggestion with him.

The Waterfront Maintenance allocation is expected to increase \$4,000. Mr. Sheehan said bids are going out next week. He also noted that we will not use the Town rakes this year at South Beach; they were not strong enough.

Rather than put money into the Contingency Fund, it will be put toward Long-Term Capital Improvements. If we need to purchase sand for South Beach it would come from this fund.

The July 4<sup>th</sup> party is the largest expense under Social Events. Last year we spent \$2,600 on just that event. Ms. Flynn recommended that ask for a "suggested donation of \$1 per guest" for guests of members.

Our webmaster suggested that our website is antiquated and is need of an update. Mr. Kimball was hoping that members could pay their taxes through a link on our website. The Board was

concerned about costs and liability associated with this. Mr. Sheehan will research proposals for updating the website.

The Waterfront Supervisor position has been eliminated. Mr. Sheehan will assume that responsibility and will hire three people for Beach Patrol positions. After discussing the salaries and hours, Mr. Sheehan and the Board agreed to change the amount on the Beach Patrol line from \$10,000 to \$9,000.

The Recreation Program amount will remain the same as the current year, but there will be two fewer counselors.

Mrs. Cahill reported that Ned Cosgrove, Interim Zoning Enforcement Officer, will post a notice for the ZEO position this weekend.

A mil rate increase to 1.5 would not allow for improvements, including repairs to South Beach. Mr. Sheehan favors the 1.65 mil rate budget in order to accommodate numerous necessary repairs. He has been diligent in cutting expenses everywhere possible and would like to enlist the help of volunteers for certain projects.

Mr. Kimball asked for clarification on his salary and the outsourced computer services. The Board explained that he will receive his salary plus expenses.

(Dr. Fox left the meeting at 10:55 a.m.)

Mr. Kelly recommended that the Board suspend voting on the budget until Mr. Sheehan has had a chance to review proposals for a website update and the purchase of sand for South Beach. Mr. Sheehan will try to have information ready for the next regular meeting of the BOG, April 26<sup>th</sup> at 6:30 p.m.

Mrs. Cahill said that members have requested a ballot for officers and a ballot for the budget.

4. Executive Session (if required)

**\*\*Motion (1)**

**Mr. Hagaman moved to enter into Executive Session at 11:04 a.m. for the purpose of discussing personnel matters.**

**Mr. Kelly seconded the motion. The Association Manager and Secretary were invited to stay.**

**Vote: 4 – 0 – 0. Motion passed.**

**\*\*Motion (2)**

**Mr. Hagaman moved to exit Executive Session at 11:17 a.m. and return to the Regular Meeting with no action taken.**

**Mr. Kelly seconded the motion.**

**Vote: 4 – 0 - 0. Motion passed.**

5. Adjournment

Mr. Kelly called for a motion to adjourn.

**\*\*Motion (3)**

**Mr. Kelly moved that the Black Point Beach Club Association Board of Governors Regular Annual Budget meeting of March 23, 2013 be adjourned at 11:18 a.m.**

**Mr. Hagaman seconded the motion.**

**Vote: 4 – 0- 0. Motion passed.**

Respectfully submitted,

Cathleen Special  
Secretary