

**Black Point Beach Club Association
Board of Governors
Minutes of Regular Meeting
Friday, September 27, 2013
6:30 p.m.
6 Sunset Ave., Niantic, Connecticut 06357**

A Regular Meeting of the Black Point Beach Club Board of Governors was held on Friday, September 27, 2013 at 6:30 p.m. in the Black Point Beach Club Association Clubhouse located at 6 Sunset Avenue in Niantic, Connecticut.

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

Also Present: Tom Sheehan, Association Manager
Carolyn Boyle, Treasurer
Cathleen Special, Secretary

Not Present: Ruth Ames, Tax Collector

1. Call to Order and Attendance

Chairman Kelly called the Regular Meeting of the Black Point Board of Governors to order at 6:35 p.m. A quorum was present.

1.a. Additional Agenda Items

None

1.b. Approval of Minutes of Regular Meeting held August 30, 2013 and Minutes of Annual Informational Meeting held August 31, 2013

Mr. Kelly called for a motion or any discussion of the minutes of the August 30, 2013 Regular Meeting and the minutes of the August 31, 2013 Annual Informational Meeting.

****Motion [1]**

Dr. Fox made a motion to approve the minutes of the Regular Meeting held August 30, 2013 and the Annual Informational Meeting held August 31, 2013 as presented. Ms. Flynn seconded the motion.

Vote: 6 – 0 – 1. Mr. Kelly abstained. Motion Passed.

2. Reports

1 Association Manager's Report – Tom Sheehan

Mr. Sheehan provided his report as of September 27. New benches were installed and repositioned on the rights of way prior to Labor Day weekend. He has received many favorable comments about the repositioning. The Town of East Lyme will cover the cost of the two Saltaire benches because they were damaged when the tree was being

removed from the water. Bills will be submitted to the Department of Sanitation and Highway.

The Town of East Lyme is doing work on Old Black Point Road. Mr. Sheehan gave the Town permission to temporarily store equipment by the clubhouse.

A brush hog was used to clear the overgrowth at the top of Billow Road in preparation for storage of summer equipment. All equipment was removed from the water the week of September 16. Markers have been placed to identify the locations of the equipment. This will allow for easier positioning of equipment next year.

Kayak racks are scheduled to be removed and stored on September 30.

The clay tennis courts closed the week of September 23. The hard courts will remain open, weather permitting, through October 30.

Ten private parties were held at the clubhouse over the summer. Winterization of the clubhouse will take place after the last scheduled rental (October 14).

Mr. Sheehan has been in contact with the ELPD regarding the post-Labor Day break-ins. No additional break-ins have been reported since the original reports. The ELPD has increased their presence at Black Point. They have requested that all residents notify them immediately of any suspicious activity in the area. Leave outside lights on and observe vacant houses. Look for missing air conditioners, open shed or garage doors, etc.

Mr. Sheehan has asked Pete Powers to assess the condition of the clubhouse roof.

Mr. Sheehan will be soliciting bids for upgrades to the bathrooms. He is only soliciting. The bids will give him an idea of what may need to be done in the future. Recommendations for improvements will be made after the winter season so we know what capital funds are available.

\$800 remains on account from the sale of equipment. Mr. Sheehan suggested that some of the money be reserved to paint the main room of the clubhouse. He has received an estimate. The Board would have to approve additional funds. If the money is approved, Mr. Sheehan would like to reserve March as the intended date.

Mr. Sheehan presented his own performance appraisal to the Board Chair as requested by the Board. He thanked everyone for their support over this past year, and he looks forward to serving as Association Manager for the upcoming year.

1 Treasurer's Report – Carolyn Boyle

Ms. Boyle reviewed the financial report. Based on the Grand List, the most we could expect to receive in tax revenue is \$224,757. To date \$221,148 has been collected, which is actually over the projected budget. The overall total income (fees and donations, Grand List taxes and other income) projected for 2013-14 is \$255,350. To

date, we have received \$247,740. The total projected expenses for 2013-14 are \$255,350. To date, expenses are \$54,912. Our net income is \$192,829. There is \$190,993.31 in the savings and checking accounts.

Mr. Pillion asked when the Board can expect to receive the audited report for 2012-13. Ms. Boyle does not expect to receive the report in October as the Board had hoped, but she expects to receive it well before March.

‡ **Tax Collector – Ruth Ames**

Ms. Ames was not present. No report this month.

‡ **Chair's Report – Tom Kelly**

Mr. Kelly reported that the BPBCA Millstone Advisory Committee has had meetings with the First Selectman, Paul Formica. They are trying to get the Southeastern Connecticut Council of Governments involved, but the committee thinks that the efforts with the dry cask storage and water temperature are futile. The next issue is the installation of cooling towers. Nothing has taken place yet, but the towers would be 300 feet high and 500 feet wide. The committee will continue to monitor the situation and report back to the Board. No money has been spent.

‡ **Ex Officio to Zoning – Mary Cahill**

Ms. Cahill reported that a meeting of the Zoning Commission took place this evening prior to this Board meeting. Three people were being interviewed for the position of Zoning Enforcement Officer.

‡ **Ex Officio to the Zoning Board of Appeals – Tom Kelly**

Mr. Kelly stated that there are no current or pending matters before the ZBA.

3. Members Comments

Wendy Honiss-Bourget, One Osprey Avenue, appreciated receiving the email about the break-ins. She asked that the agenda item regarding "South Beach fishing" also include the issues of parking and noise as she had requested in her letter. She also asked if there is any more information on the break-ins.

Mr. Sheehan said that there were seven post-Labor Day weekend break-ins reported. The ELPD suspects that they took place over the same evening or evenings. The two major items taken were a power washer from a shed on Whitecap Road and a flat screen TV from Blue Heron Road.

Maureen Lowney, 62 Bellaire Drive, is having problems with tennis players. Her fence was damaged and dogs were allowed to run loose. She requested that a sign be put up instructing users of the clay courts not to trespass on neighboring properties to retrieve balls.

Mr. Sheehan had discussed this with a Board member. The Board member suggested putting up a sign telling players not to retrieve balls because they would be trespassing on private property. The people who were the problem the day Ms. Lowney was referring to were guests of an Association member. Mr. Sheehan will determine a plan of action.

Barbara Johnston, 35 Sea Crest Avenue, is concerned about people walking up and down streets taking pictures of houses. She also said that she doesn't want the clubhouse walls painted.

Mr. Sheehan said that people have been seen taking pictures all season. They are allowed to use the public roads. However, he reminded everyone that if they see something that makes them uncomfortable, they should call the ELPD. The ELPD is encouraging those calls.

Sue Chodorov, 61 Sea View Avenue, inquired about the status of the repairs to the kayak racks and the suggestion of purchasing paddleboard racks.

Mr. Kelly said those matters will be reviewed over the winter.

Will Fountain, 31 Whitecap Road, suggested that the teens working for the Association have a clause added to their job descriptions stating that they are responsible for picking up trash at the clubhouse property and the beaches. Mr. Fountain requested that the weeds, boards and cement blocks be removed from the South Beach area. He also asked that the bunker be restored and the apron repaired. He considers the apron area dangerous. Mr. Fountain is also concerned that flag protocol is not being observed at the clubhouse.

Wendy Honiss-Bourget, One Osprey Road, suggested that an Association member be sought to be responsible for the flag. Someone may be honored to have that duty. Ms. Honiss-Bourget is also concerned about the area referred to by Mr. Fountain. She has seen people fall there, and she is concerned that it is a safety hazard.

Beth Brucker, 28 South Trail, asked that the website be updated more often. There are classified ads that have been up for a while.

4. New Business

Mr. Pillion reported that the Men's Club, as a winter project, would like to build a permanent backstop by the asphalt tennis courts so that kids could practice their tennis skills, although it would be available to any age. The Men's Club would work with the Association Manager to determine the optimal location. The dimensions would be approximately 8 feet high by 16 feet wide, and it would be painted green. An Association member has donated approximately \$800 to the project. The Men's Club would provide the labor and installation. There would be no cost to the Board.

****Motion [2]**

Mr. Moffett made a motion that the Board allow the Men's Club to install a tennis backboard by the asphalt courts, under the direction of the Association Manager in terms of placement. Mr. Hagaman seconded the motion.

Vote: 7 – 0 – 0. Motion Passed.

5. Old Business

a. South Beach fishing

The committee has not met yet, but they will meet as soon as possible to address this, as well as parking, hours and noise issues.

6. Communications

Made available.

7. Committee Reports

None

8. BOG Response

A proposed schedule of 2014 BOG meetings was distributed to the Board and officers. Unless otherwise noted on the schedule, Regular Meetings will be held at 6:30 p.m. on the fourth Fridays of the month, March through September with an October meeting held if needed. The Budget Meeting, Annual Association Meeting, and an Annual Informational Meeting will be held on Saturdays. The Board approved the schedule.

9. Executive Session

**** Motion [3]**

Ms. Cahill made a motion that the Board enter into Executive Session at 7:30 p.m. for the purpose of discussing personnel matters. Ms. Flynn seconded the motion.

Vote: 7 - 0 - 0. Motion Passed.

**** Motion [4]**

Mr. Pillion made a motion that the Board return to Regular Session at 7:55 p.m. No action taken. Mr. Hagaman seconded the motion.

Vote: 7 - 0 - 0. Motion Passed.

10. Adjournment

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

**** Motion [5]**

Mr. Hagaman made a motion that the BPBCA Board of Governors Regular Meeting of September 27, 2013 be adjourned at 7:56 p.m. Ms. Cahill seconded the motion.

Vote: 7 - 0 - 0. Motion Passed.

Respectfully submitted,

Cathleen Special, Secretary

Black Point Beach Club
6 Sunset Avenue, Niantic, CT 06357
Secretary's Log 2013-14
September, 2013

Date	To	From	Matter	Format
8/30/2013	C. Special	B. Johnston	Cancel meeting	email
9/1/2013	M. Cenci	T. Kelly	Appointment to Zoning Commissin	USPS
9/3/2013	BOG, et al	L. Mancuso	State Historic Preservation Office aid	email
9/6/2013	EL Town Clerk	C. Special	BOG & Informational Mtg minutes posting	email
9/6/2013	Webmaster	C. Special	BOG & Informational Mtg minutes posting	email
9/6/2013	N. Cosgrove	C. Special	Appt of Commission member, hedges, ZEO position	email
9/7/2013	BOG	Bubbles Tour	Guest accommodations	email
9/10/2013	BOG	Millstone Committee	Update	email
9/10/2013	P. Formica	T. Kelly	Request for feedback from Council of Govts.	email
9/12/2013	T. Kelly	P. Lombardo	Request for Millstone report	email
9/12/2013	C. Special	S. Reed	Request for BOG meeting dates	email
9/12/2013	C. Special	T. Sheehan	Notice for email/website/Facebook re: break-ins	email
9/12/2013	Webmaster	C. Special	Notice for email/website re: break-ins	email
9/12/2013	BOG	B. Johnston	Millstone matters	email
9/15/2013	Webmaster	C. Special	Posting for ZEO position	email
9/20/2013	Webmaster	C. Special	Agenda for 9/27/13 BOG meeting	email
9/21/2013	EL Town Clerk	C. Special	Agenda for 9/27/13 BOG meeting	email
9/21/2013	T. Sheehan	T. Noe	Request for Newsletter	email
9/22/2013	T. Noe	C. Special	Request for Newsletter	email
9/23/2013	Webmaster	C. Special	Website updates	email
9/25/2013	T. Sheehan	C. Boyle/C. Special	Clubhouse payment	email
9/25/2013	Webmaster	C. Special	Progress on new website	email