

**Black Point Beach Club Association
Board of Governors
Minutes of Regular Meeting
Friday, April 25, 2014
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, April 25, 2014 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, 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 BPBCA Board of Governors to order at 6:34 p.m. A quorum was present.

a. Approval of Minutes of Regular Meeting held September 27, 2013 and Minutes of Special Budget Meeting held April 5, 2013

Mr. Kelly called for a motion or discussion of the minutes of the Regular Meeting held September 27, 2013 and/or the minutes of the Special Budget Meeting held April 5, 2014.

****Motion [1]**

Mr. Hagaman made a motion to approve the minutes of the Regular Meeting held September 27, 2013 as presented. Dr. Fox seconded the motion.

Vote: 6 - 0 - 0. Motion Passed.

****Motion [2]**

Dr. Fox made a motion to approve the minutes of the Special Budget Meeting held April 5, 2014 as presented. Mr. Hagaman seconded the motion.

Vote: 6 - 0 - 0. Motion Passed.

b. Additional Agenda Items

None

2. Public Comments

Mr. William McDowell of 14 Saltaire Avenue questioned the safety of allowing golf carts on Black Point roads. Mr. Kelly responded that a public hearing on the golf cart issue was held at the East

Lyme Town Hall and the decision to allow golf carts in Black Point was made by the Town of East Lyme. The Association may opt out at any time.

3. Reports

- **Association Manager's Report – Tom Sheehan**

- Mr. Sheehan provided his report as of April 25, 2014 (attached).
- Parking tags will be white on black for 2014.
- The authorized parking areas will be resealed and relined. Spaces will be repainted in accordance with current code.
- Dock and boat ramp pilings were will be installed in mid-May, weather permitting. The couplings to hold the pilings were just delivered.

(Ms. Flynn arrived at 6:42pm)

- Substantial cement work is necessary on the boat ramp and the walkway from Sea View to Sea Breeze. These areas will be closed until the work is completed. Work is scheduled to take place in mid-May.
- Unsafe trees are being removed from the clubhouse playground area. It has been a difficult situation because telephone wires and weak telephone poles are involved. Mr. Sheehan expressed thanks to Association member Jim Mastria for his assistance in working with CL&P. Several telephone poles need to be replaced and relocated. This work is being done at no cost to the Association.
- To date, there are 10 clubhouse rentals scheduled for this spring and summer, including a wedding on the beach in August with the reception at the clubhouse. Mr. Sheehan requested that the Board make a decision as to whether clubhouse rental includes use of only the clubhouse or if it includes the clubhouse and exclusive use of the grounds. If the grounds are included in the rental, perhaps there should be an additional fee.
- Beach cleanup is scheduled for May.
- There is a problem with the heating system at the clubhouse. It is scheduled to be repaired.
- Kayak racks will be returned to their seasonal positions by mid-May.
- The water has been turned on at the clubhouse.
- The clay tennis courts will be watered between 3:00 a.m. and 4:00 a.m. on scheduled days. This is in response to comments by members that the courts did not dry in time for regular use when the courts were watered between 6:00 a.m. and 7:00 a.m.
- Now that the Town has approved golf cart use in Black Point, Mr. Sheehan would appreciate the Board's making a parking plan. Restrictions to automobiles also apply to golf carts. Mr. Sheehan requested that the approved plan be published on the website and in the Black Pointer. Mr. Sheehan also noted that it is the responsibility of the East Lyme Police Department to enforce the laws associated with the use of golf carts, not the Association Manager's.

****Motion [3]**

Mr. Pillion made a motion that golf carts owned and registered by Black Point residents be allowed to park in any of the Association's authorized automobile parking areas. The Board of Governors will review this ordinance on a monthly basis in 2014 and make adjustments as necessary. Mr. Hagaman seconded the motion.

Vote: 7 – 0 – 0. Motion Passed.

- **Treasurer's Report – Carolyn Boyle**

Ms. Boyle reported that the winter bills are paid and current. The higher mil rate helped to build the fund surplus. Everything is on track.

- **Tax Collector – Ruth Ames**
Ms. Boyle reported for Ms. Ames. A few tax delinquencies were collected; \$3,262 in liens and interest was collected.
- **Chair’s Report – Tom Kelly**
Mr. Kelly commended Mr. Sheehan for trimming expenses. The new mil rate for 2014-15 will be 1.5, which has been lowered from the current year’s rate of 1.65. Mr. Kelly reserved his comments for matters in the “Old Business” section of the meeting.
- **Ex Officio to Zoning – Mary Cahill**
Mrs. Cahill reported that the regular meeting of the Zoning Commission was canceled because it fell on Good Friday. Subsequently, there is no report this month.
- **Ex Officio to the Zoning Board of Appeals – Tom Kelly**
Mr. Kelly stated that there are no current or pending matters before the ZBA.

4. New Business

- Mr. Kelly stated that the Board needs to make a decision on what is included when the clubhouse is rented, i.e., the clubhouse building only or the clubhouse and grounds. After discussion it was agreed that Mr. Kelly and Mr. Sheehan will draft language to amend the current rental agreement and will bring it to the Board for review at the next regular meeting of the Board of Governors.
- Mr. Pillion shared the sad news that Will and Cindi Fountain’s son passed away. The Board will send a gift to the Fountains on behalf of the Board and the Association.
- Mr. Hagaman provided information on the right of way behind upper Sea Spray Avenue properties. In preliminary discussions with abutting property owners, Mr. Hagaman has determined that most of the property owners are interested in purchasing the land from the Association at \$1.50/square foot. A one-foot perimeter around the outside edge of the properties would remain the property of the Association.

****Motion [4]**

Mr. Moffett made a motion that Mr. Hagaman be given permission to continue discussions with the property owners abutting the Sea Spray Avenue right of way regarding their purchase of the land at \$1.50 per square foot; and to gather estimates for legal fees, survey fees and associated costs. Mrs. Cahill seconded the motion.

Vote: 7 – 0 – 0. Motion Passed.

5. Old Business

a. Paper ballots for budget vote at Annual Association Meeting

Association members have requested that a paper ballot be used for the budget vote at the Annual Association Meetings.

****Motion [5]**

Mrs. Cahill made a motion that paper ballots be used for the budget vote at the Annual Association Meeting. Dr. Fox seconded the motion.

Vote: 7 – 0 – 0. Motion Passed.

b. Millstone update

Mr. Kelly reported that he has been notified of an informational meeting to be held at Flanders Fish Market in May. Some BOG members plan to attend. An update will be provided at the next regular meeting of the BOG.

c. New website

The webmaster is ready to launch the new website if the Board approves. Mr. Kelly asked that a calendar of clubhouse rentals be included on the new website.

****Motion [6]**

Mr. Kelly made a motion to approve the redesign and launch of the Black Point website.

Mr. Pillion seconded the motion.

Vote: 7 - 0 - 0. Motion Passed.

6. Communications

Made available.

7. Committee Reports

a. South Beach fishing

Mr. Moffett reported that the committee met to address issues raised by Association members regarding overnight fishing at South Beach. After discussion, it was decided to revisit the issue at the next regular meeting of the BOG.

(Ms. Flynn left the meeting at 7:55pm)

Mr. Moffett raised questions about the kayak racks. Mr. Sheehan said the kayak racks will be left "as is" for now. Mr. Sheehan will send out stickers for Association members to place on their kayaks.

8. BOG Response

9. Executive Session

None

10. Adjournment

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

**** Motion [7]**

Mr. Hagaman made a motion that the BPBCA Board of Governors Regular Meeting of April 25, 2014 be adjourned at 8:00 p.m. Mr. Kelly seconded the motion.

Vote: 6 - 0 - 0. Motion Passed.

Respectfully submitted,

Cathleen Special, Secretary

Manager's Monthly Report

April 25th, 2014

The new Parking Tags and Decals for 2014 will be White on Black.

Authorized Parking areas will be resealed and relined. All surface cracks will be filled with hot rubber and then covered with two coats of seal coat. All of these areas will be outlined with white lines to conform to correct parking dimensions and positioning. Handicap spots will be clearly visible and updated to meet current code. Handicap designated parking spots will be added to the White Cap Parking lot. Thanks to Elliot Flom for his recommendations securing the contractor for this project.

Dock and Boat Ramp Pilings will be installed, weather permitting, in mid May. Dock pilings mounts were delivered today, and will be installed by Mike Nebelung.

All cement repair work is scheduled during this same time frame. Sea View Walkway and Boat Ramp will be closed while this work is being done.

Compromised, unsafe trees in the playground area are scheduled to be cut down in late April. This work has been started, and is now ready for C L & P to install 6 new poles, and then the remainder of the tree removal will be completed after the poles are installed, including the removal of the stumps. Special thanks to Jim Mastria for initiating the first meeting with C L & P, as well as attending this meeting with me. C L & P has arranged all the tree removal and subsequent work associated with this project at no cost to our association.

To date, we have 10 confirmed clubhouse rentals for the spring and summer season. The Board needs to make a decision regarding use of clubhouse grounds to members when the clubhouse is rented.

Beach clean up is scheduled for the first week of May. The large tree on White Cap Beach, as well as many rocks on South Beach, is scheduled to be removed when clean up starts.

There seems to be a problem with the heating system at the clubhouse, and I have made arrangements to have this addressed.

The kayak racks will return to seasonal positions by mid May, and remain in place, weather permitting, through October 2014.

Other operation Issues: Water at both the clubhouse and clay tennis courts has been turned on, and the clay courts will be watered on even numbered days from 3:00AM to 4:00AM as scheduled by Jordan Brook Irrigation. Mr. Gilson will be cleaning the courts within the next week in preparation for New England Tennis to prepare the courts for play. Weather permitting; this preparation is tentatively scheduled for mid May.

Now that the town of East Lyme has approved the use of golf carts for Black Point, the Board must discuss and approve a plan for parking issues associated with golf carts. Obviously, the regulation approved for golf carts confirms the same parking restrictions regarding street parking as we now have for vehicles in Black Point. All golf cart owners should become familiar with the approved regulation. Therefore, designated parking areas need to be addressed by the Board, prior to opening beach season on Memorial Day weekend, particularly if signage needs to be ordered.

My personal suggestion is as follows: The designated areas for golf cart parking should be the White Cap Parking lot, and the Club House grounds, and I do not think they should be allowed to park in the Right of Ways. In addition, we will need to publish the permitted golf cart parking in the first Black Pointer, as well as the web site, and let members know if they have complaints or issues with golf carts, they must call the police with these issues.

Regards,

**Tom Sheehan
Association Manager**