

**BLACK POINT BEACH CLUB ASSOCIATION**  
**BOARD OF GOVERNORS**  
**Regular Meeting**  
**Thursday, August 26, 2010**  
**7:00pm**

1. **The Chairperson called the meeting to order at 7:04 pm and a quorum was established.**  
Present: Tom Kelly, chairman, Maribeth Stone, vice char, Dan Lemieux, Roberta Jordan, Nancy Flynn, Dr. Brendan Fox. Absent: Mary Cahill  
Staff present: Mike Manifold, Association Manager, Gemma Dowd, Secretary, Carolyn Boyle, Treasurer.
2. **Approval of Minutes, Thursday, July 29, 2010, Regular meeting**  
**MOTION** by Mr. Lemieux and seconded by Mrs. Stone, to approve the minutes of the July 29, 2010 Regular meeting of the Black Point Beach Club Association Board of Governors as submitted. No discussion, all in favor, none against, the **VOTE** passes **unanimously**.
3. **Manager's Report, Mr. Manifold,**  
Mr. Manifold provided a written report dated August 2010 and a number of items were discussed.
  - Painting the main beach seawall will be postponed to the spring using the same bid, notice will be given by Mr. Manifold, to members with wall property.
  - Boat launch ramp was moved to the dock, float was untangled and is back in place
  - Pressure washer for the boat launch, discussion to purchase a commercial grade pressure washer
  - Black Pointer editor Suzanne Smith was commended on a job well done and the new look of the Black Pointer
  - Recreation Program was handled well, Jordan Flom and Garrett Hickey were commended for their work for this season
  - Benches are being done at Nehantic Pier area, rocks in the way, being handled
  - Beach security distributed parking tickets and warnings for parking violations on R-O-W or White Cap lot
  - Bonfire was moved to Main beach to accommodate a larger crowd and parking, it was well attended. Members are thanked for their help. Some comments about music for the future.
  - Capital Improvement list items to be prioritized should include: Tennis Courts, storage shed, Horse shoe pits, list the top 5
  - Whitecap lot, Mike is clearing the same amount that has been done in the past, member questioned doing more
  - Stop sign down at South Beach, called Town for replacement
  - AT&T will meet with Black Point BOG to decide location for equipment, had not realized site was private property
  - Theft of property, primarily from unlocked vehicles, has been reported by several residents. Members are urged to call the EL Police immediately to have any break in recorded.
  - Recreation program honored the memory of Ms. Helen Werner with a party requested by her estate. Cost was covered by donations made to BPBC, in her memory. Mr. Manifold reported the party was well attended.
4. **Treasurer's Report, Ms. Boyle**  
The Profit and Loss Statement for 2009-2010, 8-25-10 actual, and the Liberty Bank check register from 7-28 to 8-25-2010 was provided. Some discussion followed.
5. **Member Comments**  
Karin Comer, 8 Billow Rd, Suggested planning to pay the beach security for more for sunny days to avoid being under budget; she suggested the Black Pointer go back to being delivered by volunteers.  
  
Will Fountain, 31 Whitecap Rd., made several suggestions: Beach guards pick up litter on the beach, guards could paint the sea wall using club owned ladders, question on fire hydrant on Sea Breeze and Sunrise; store old benches and use parts to make repairs; question dock pipes at different lengths could be

dangerous; add mulch/level the playground swings to bring up height; level existing benches; repair tension on fencing and gate at the tennis court; litter observed around the club could counselors pick up trash when not busy; BOG please address how members get responses to questions and concerns posed during meetings, etc..

Sebastian Sanzaro, 9 East Shore Dr., commented that security guards could be stationed to monitor that cars have BPBC tags when they come in for parking; noted no stop sign exists at Bellaire and East Shore, traffic moves around the corner quickly.

Barbara Johnston, 35 Sea Crest, suggested members send comments to the BOG P.O. box to get answers; Thank you for the handicapped signs in the parking areas; noted in the Fall kids with time on their hands possibly acting up and creating problems, reminded members to contact the EL police; Harbor Management liaison, she noted mooring violation fees can be \$200-350, reminded members to be in compliance.

Garrett Hickey, 8 Sunset, Commented from the counselors point of view, delivery of the Black Pointer to resident homes would best be done by volunteers; commented on Rec program items for the BOG.

Karin Comer thought the Rec Program did very well; she would like to see the hiring process stay the same, offering similar opportunities for children currently involved.

End of member comments

**6. Chairperson's report and Correspondence, Mr. Kelly**  
**Correspondence:**

Mr. Kelly noted a small number of items in correspondence.

8-2-10 Public hearing and Zoning items were filed by Mr. Sullivan

8-16-10 Helen Werner contributions totaled \$570.00, reported by Gemma Dowd

8-26-10 Gemma Dowd, Informational meeting postcards went out, updates were done to the website

8-26-10 William Willetts, e-mail to Mr. Kelly regarding ending term for Joyce Wojtas

Discussion included responses made to members filing e-mail

Mrs. Stone to send thank you notes to Mr. John Sullivan and Mrs. Marianne O'Neil

Mr. Kelly asked for any discussion, and for a motion to appoint members to the Zoning Commission.

**MOTION** by Mrs. Jordan and seconded by Dr. Fox, to **appoint the following alternate members to the Zoning Commission:**

Mr. Sebastian Sanzaro, alternate, for a (3) three year term, ending July 31, 2013.

Mr. James Mastria, alternate, for a (3) three year term, ending July 31, 2013.

No further discussion, all in favor, none against, **VOTE passes unanimously.**

**7. Tax Collector's Report, Ms. Boyle**

Ms. Boyle reported that Mrs. Cahill has collected approx. \$155,345 in taxes with about \$6,021 remaining.

**8. Committee Reports**

Administration: Roberta Jordan, Marybeth Stone, Nancy Flynn and Brendan Fox. No new comments, scheduling to meet.

Capital Improvements: Tom Kelly and Dan Lemieux will meet to prioritize a Capital improvements listing. Motion lighting for the Club house, if under \$1,000, Mike will handle.

**9. Old Business** none discussed at this time

**10. New Business**

**Informational meeting** planning, some discussion followed.

**11. Member Comments**

No member comments were heard.

**12. Executive Session**

**MOTION** by Mr. Kelly and seconded by Ms. Flynn to convene into executive session at 8:38 pm to discuss matters of personnel, Mr. Manifold was asked to attend.

**13. Adjournment**

The board returned to public session at 9:00 pm.

**MOTION** by Mrs. Jordan, seconded by Mrs. Stone to **adjourn** the July 29, 2010 regular BOG meeting at 9:01pm, all in favor, the motion passed.

Next Regular BOG Meeting is scheduled for Thursday, September 23, 2010, 7:00pm

Respectfully submitted,

Gemma Balukonis Dowd, Secretary