

**BLACK POINT BEACH CLUB ASSOCIATION**  
**BOARD OF GOVERNORS**  
**Regular Meeting**  
**Thursday, September 23, 2010**  
**7:00pm**

1. **The Chairperson called the meeting to order at 7:05 pm and a quorum was established.**  
Present: Tom Kelly, chairman, Maribeth Stone, vice char, Dan Lemieux, Roberta Jordan, Nancy Flynn, Dr. Brendan Fox, Mary Cahill.  
Staff present: Mike Manifold, Association Manager, Gemma Dowd, Secretary, Carolyn Boyle, Treasurer.
2. **Approval of Minutes, Thursday, August 26, 2010, Regular meeting**  
**MOTION** by Mrs. Jordan and seconded by Mrs. Stone, to approve the minutes of the August 26, 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. **Member Comments**  
Kathy Vaninni, 64 East Shore Dr. spoke regarding her experience obtaining and paying a permit fee for a walkway/driveway on her property. Her understanding of the zoning regulations at the time of the work/permit conflicted with paying a fee. She asked the BOG to be reimbursement the \$45.00 permit fee.  
  
Mrs. Kim Craven, 46 East Shore Dr., referred to a letter she sent to the BOG regarding a \$150.00 permit fee she was charged for a driveway replacement. Her understanding of the zoning regulations at the time of the work/permit conflicted with paying the fee. She asked the BOG to be reimbursement the \$150.00 permit fee.  
  
Mrs. Angela Taylor, 63 East Shore Dr. read a letter she handed out to the BOG. She commented/questioned zoning decisions as applied to her experience.  
  
Will Fountain, 31 Whitecap Rd., spoke regarding the Association owned land adjacent to the boat launch at 48 East Shore Dr. The lawn area has been greatly abused and should be replaced. The area still hosts parking for construction, sometimes restricting member access to the boat launch.  
  
Barbara Johnston, 35 Sea Crest, asked what percentage of the Zoning permit fee Black Point keeps and what goes to the ZEO. Questioned the updating of website material and requested a contact, other than the ZEO, for zoning e-mail.  
  
Mrs. Sandy Sheehan, 18 Indianola Rd. spoke in support of Garrett Hickey and referenced her letter, which was received by the BOG.  
End of member comments
4. **Manager's Report, Mr. Manifold,**  
Mr. Manifold provided a written report dated September 2010 and a number of items were discussed.
  - Quality Electric has installed sensor activated lights around the clubhouse.
  - Niantic Plumbing replaced men's room urinal parts. Bob was unable to do the work.
  - Mike Nebelung did repair work on the ramp he removed after storms last month.
  - Bob and Mike Nebelung are taking care of the docks for winter storage, removing hardware, power washing, docks, buoys, chains and anchors.
  - Tennis courts will stay open again this year until November, worked well last year.
  - Four applicants so far for the Rec director. Mike will begin interviews himself, as part of his job. He hopes to complete the process in the next few weeks.
  - Waiting for the DEP approval on the kayak dock, the proper committee to meet. No change requests have been made by the DEP.
  - Club will stay open until Dec. 11 for the Carol Sing.
  - R-O-W discussion, Mrs. Cahill suggested seeding and fencing off the R-O-W.

**5. Zoning Commission**

Mr. Ed Cosgrove, 14 Blue Heron Dr., new Chairperson, Black Point Zoning Commission. Mr. Cosgrove thoughtfully asked the BOG about spending money on litigation. As the new chair of Zoning, he is concerned how the board might want to proceed. Some items if pursued could run costs for the Association. Mr. Kelly and members of the BOG asked comments and a varied discussion followed. The Administration Committee agreed to look into the Zoning fee compensation structure.

**MOTION** by Mrs. Stone and seconded by Mrs. Jordan, to refund the Zoning permit fees to Mrs. Kim Craven in the amount of \$150.00 and to Mrs. Cathy Vaninni, in the amount of \$45.00. No further discussion, all in favor, none against. **VOTE** passes unanimously.

**6. Treasurer's Report, Ms. Boyle**

The Profit and Loss Statement for 2009-2010, 9-22-10 actual, and the Liberty Bank check register from 8-26 to 9-22-2010 was provided. Some discussion followed.

**7. Chairperson's report and Correspondence, Mr. Kelly**

Mr. Kelly noted the correspondence was already done. He asked for any discussion on the proposed and circulated, 2011 meeting schedule. Mrs. Dowd noted she is unavailable on April 28 and May 26, 2011.

**MOTION** by Ms. Flynn and seconded by Mrs. Stone, to approve the 2011 Board of Governors meeting scheduled as submitted by Mr. Kelly. No further discussion, all in favor, **VOTE** Passed.

Thursday, March 24, 2011

Thursday, April 28, 2011

Thursday, May 26, 2011

Saturday, May 28, 2011, Association Annual Meeting, 9:00 AM

Saturday, May 28, 2011, Board Organizational Meeting, 10:00 AM

Thursday, June 23, 2011

Thursday, July 28, 2011

Thursday, August 25, 2011

Saturday, September 3, 2011 – Association Annual Informational Meeting, 9:00AM

Thursday, September 22, 2011

Thursday, October 27, 2011 (If required)

**8. Tax Collector's Report, Mrs. Cahill**

Mrs. Cahill has collected taxes, slow this year, she has 10 delinquents, and requests members to pay taxes and avoid extra fees. Some discussion followed.

**9. Committee Reports**

Capital Improvements: Tom Kelly and Dan Lemieux met and compiled a report dated 9-16-10, which was submitted to the attending members and the BOG. They included a Mission: "To Preserve and maintain the legacy assets at Black Point. Furthermore, add assets in a fiscally responsible manner that will improve the way of life for our members." They also submitted a proposed "Property Maintenance Schedule Guideline" identifying Area/Task and Frequency.

Some Discussion followed.

The list would be edited by the BOG for any omissions, and begins as follows,

Legacy items:

- Beaches
- Piers
- Boat Launch
- Kayak Docks
- Right of Ways
- Parking lots
- Clay Tennis Courts & fencing
- Hard Courts

- Benches/signage
- Non-Beach R-O-W
- Playground Equipment
- Bocce Court
- Club House and contents
- Shuffle Board Court
- Club house lights Storage Area –Billow
- Beach Equipment, rafts, docks, swim buoys, chains, etc.
- Basketball courts Club house field

The following is a wish list of assets that are needed or would improve the way of life at Black Point

- Large Storage Area at Billow
- Tractor-lease
- Horse shoe pits
- Pickle ball
- Dog Park
- Billow
- Poles at docks

Priority list in urgent need:

- Kayak Dock
- Hard Courts
- Shed at Billow

Administration Committee, Mrs. Jordan and Ms. Flynn, reported they would be working over the winter on a number of items including revising the Policy books and reviewing the Zoning fee structure

10. **Old Business** none was discussed at this time

11. **New Business**

Mrs. Stone reported she discussed with Maura Comer a tennis back stop to be planned for next year with funds raised by the sale of tee shirts, etc. at the Rec Program. Some discussion followed.

12. **Member Comments**

Will Fountain, 31 Whitecap Rd., commented on beach security, a more interactive website and suggested using an air hammer to better place the boat float/dock poles.

Mrs. Kim Craven, 46 East Shore, Suggested poles be similar to floats at the marina.

Sebastian Sanzaro, 9 East Shore, requested adding a Zoning contact to the website.

Shevon Hickey, 8 Sunset, thanked the BOG, commented from Rec experience and asked for a Rec Program description of services and mission.

Tom Hickey, 8 Sunset, spoke in favor of Garrett Hickey and his interest in the position of Rec. program director.

Sandy Sheehan restated her position to support Garret being involved in the current process.

13. **Executive Session**

**No executive session was required**

14. **Adjournment**

**MOTION** by Mrs. Jordan, seconded by Ms. Flynn to **adjourn** the Sept. 23, 2010 regular BOG meeting at 9:15pm, all in favor, the **VOTE** passed.

Next Regular BOG Meeting is scheduled for Thursday, October 21, 2010, 7:00pm *if required*

Respectfully submitted,

Gemma Balukonis Dowd, Secretary