

BLACK POINT BEACH CLUB ASSOCIATION
BOARD OF GOVERNORS
Special Meeting 7:00pm
Thursday, November 4, 2010
6 Sunset Ave, Niantic, CT

1. **The Chairperson called the meeting to order at 7:06 pm and a quorum was established.**
Present: Tom Kelly, chairman, Maribeth Stone, vice chair, 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, September 23, 2010, Regular meeting**
MOTION by Mr. Lemieux and seconded by Mrs. Stone, to approve the minutes of the September 23, 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**
Will Fountain, 31 Whitecap Rd noted the Black Point Club House does not have a building number making it hard to locate. He asked for a visible number and or address to be posted on the building.
Sebastian Sanzaro, 9 East Shore Drive, commented on Zoning/ZEO update.
Barbara Johnston, 35 Sea Crest, noted she had a problem getting the ZEO to approve the relocation of a propane tank on her property. She has a court order exempting her from paying any fee for relocation but questioned if the Zoning job is being done for the process or a question of money.
4. **Manager's Report, Mr. Manifold**
Mr. Manifold provided a written report dated October 2010 and a number of items were discussed.
 - June 4th request for a private ceremony on the South beach Pier, gazebo to be set up for the event. No BOG concerns since this is before the season starts.
 - Floats, docks, chains and anchors, etc. have been power washed. Mike Nebelung has been asked to stack and organize the marine equipment on top of the old floats. Mike Manifold will cover with tarps for the winter.
 - Niantic plumbing said the street to Club house depth of the water line is enough to keep the water on into Dec. Mike asked if the BOG wanted to pay to keep the heat on through the carol sing. BOG said no, cost is too high, club house isn't insulated enough to take the chance.
 - Hard courts are closed. Clay courts are still being used and will remain open for play until mid-November. The water to the sprinklers has been shut off.
 - DEP requested a handful of info for the kayak dock application. The information was readily available and supplied by our engineers this week.
 - Interviews have been completed for the Rec. director position and a hiring decision will be made in a few days. The new Rec. Director will have the counselor job openings posted right away.Mike plans to make a few changes in the Rec Program.
 - Assistant Dir. will be replaced by three (3) Head Counselors.
 - Create several new BP Sports Camps that will compliment the Rec. Program
 - Hire a person with professional experience running summer camps to create the new sports camp and consult with the new Rec. Director to improve the program.
 - The drop in the "Rec. Program" income line indicates lower attendance and should be offset by a reduction in the number of counselors hired next summer. Some discussion followed
5. **Treasurer's Report, Ms. Boyle**
The Profit and Loss Statement for 2010-2011, 11-3-10 actual, and the Liberty Bank check register from 9-23 to 11-3-2010 was provided. Some adjustments to the year end are expected. Some discussion followed.
6. **Chairperson's report and Correspondence, Mr. Kelly**
Mr. Kelly had nothing to report from the ZBA. He spoke regarding the installation of the weathervane on the club house and that he'd received favorable comments from members. A follow-up letter from Mrs. Karin Benoit was read regarding a donation request. The board asked Mike Manifold to list items and costs

of benches, trees, etc to properly consider any gifts or donations. The Administration committee will work over the winter to standardize a gifts policy. Mrs. Stone will contact Mrs. Benoit.

Mr. Kelly and members discussed adding the building number for the Club House itself and listing the full location address on any new postings to read: **6 Sunset Ave.**

7. Tax Collector's Report, Mrs. Cahill

Mrs. Cahill has 5 delinquents, 3 she expects to have returned.

As zoning liaison Mrs. Cahill offered comments from the Oct. 29 meeting she attended. Question regarding if the Zoning fee schedule should be set by zoning came up. Some discussion followed.

Mrs. Cahill provided a copy of a new Zoning Complaint Form and asked the board to consider the implication of such a form. Mrs. Jordan reminded the board that it is important to keep planning and zoning working together and on the same track to avoid problems as home owners build. She noted during the design and approval phases of her home she worked with the ZEO and the town to make changes on paper before anything was built. Some discussion followed.

8. Committee Reports

Capital Improvements: Tom Kelly, Dan Lemieux, Will Fountain and Mike Manifold updated the board on the type of work and estimate costs for the shed at Billow and the hard tennis courts. After some thoughtful discussion it became clear good and affordable options were surfacing, but that more information would be needed. The board asked Mr. Lemieux to please update the estimates so the board could make a proposal to the membership at the annual meeting.

Administration Committee, Mrs. Jordan, Ms. Flynn, Mrs. Stone reported they would be working on items including reviewing the Zoning fee structure, revising the Policy books and adding donation and gifts.

9. Old Business

Mike spoke with Mr. Bonelli about the Right of Way parking problem and the damage to the grass area to be reseeded. Chuck Casey is to repair the R-O-W at the Sea view boat ramp. The board discussed how to best have this problem solved for the future as new work will begin in the general area.

10. New Business No new business was presented.

11. Member Comments limited to the agenda

Barbara Johnston, 35 Sea Crest, zoning complaint form should be removed. She noted the Lowney case is proceeding and questioned what BPBC gets from zoning fees.

Sebastian Sanzaro, 9 East Shore, offered that if the hard courts are being done from scratch to get a long term warranty from the contractor. He commented on the zoning complaint form

12. Executive Session

MOTION by Mr. Kelly and 2nd by Ms. Flynn to convene into executive session at 8:57pm to discuss matters of personnel. Mr. Manifold and Ms. Boyle were asked to attend.

MOTION to exit Executive session and return to **Public session at 9:25pm** by Mrs. Jordan and Ms. Flynn.

13. Adjournment

MOTION by Mr. Lemieux, 2nd by Mrs. Stone to **adjourn at 9:30pm** all in favor, none opposed, **VOTE** passed.

Respectfully submitted, Gemma Balukonis Dowd, Secretary

Next BOG meeting, Thursday March 24, 2011, 7:00pm