

BLACK POINT BEACH CLUB ASSOCIATION
BOARD OF GOVERNORS
Regular Meeting
Thursday May 24, 2007
7:00pm
Amended

1. **The Chairperson called the meeting to order at 7:03pm and a quorum was established.**
Present: Anita Schepker, Andrew McKirdy, Sandy Adams, John Campion, Nancy Flynn, David Weiss arrived into the meeting.
Staff: Carolyn Boyle, Treasurer, Mary Cahill, Tax Collector; Gemma Balukonis Dowd, Secretary, Mike Manifold, Association Manager.

2. **Approval of Minutes**
On MOTION by John Campion and seconded by Andrew McKirdy the board voted UNANIMOUSLY to approve the minutes from the April 7, 2007 Special Meeting.

- 2.1 **Addition of agenda items 10.1 and 10.2**
Mr. McKirdy requested the board entertain a motion to add items to the agenda.
On MOTION by Mr. McKirdy, seconded by Mr. Campion, the board approved adding the following items:
The 2007 Social Calendar created by Mr. Weiss as agenda item 10.1. and the scheduling and notification of a Special Board meeting following the Annual meeting on May 26, 2007 as agenda item 10.2.

3. **Treasurer's Report, Carolyn Boyle.**
Treasurer Carolyn Boyle provided the 2006-2007 profit/loss statement through May 22, 2007 along with an account register of checks as written from April 06, 2007-May 23, 2007 and a report on the Pier project as of May 22, 2007.
Ms. Boyle stated there were no real changes to the budget. Discussion followed on some items to be covered by a portion of the contingency fund. Mr. Campion clarified the pier expenses to be reported to the membership at the annual meeting.

On MOTION from John Campion, seconded by Andrew McKirdy, the board voted UNANIMOUSLY to approve the Treasurer's report.

4. **Chairperson's report and Correspondence, Anita Schepker.**
Ms. Schepker received a phone call from Dorothy Allen asking the board to consider offering a reward toward apprehension of persons responsible for the Dec. 2006 break-ins. Some discussion followed.

On MOTION from Mr. McKirdy, seconded by Mr. Campion, it was agreed the board would recommend a **\$500.00** reward for information resulting in the arrest and conviction of those responsible for the break-ins at Black Point in December of 2006 and that the membership would be notified during the annual meeting.

Ms. Schepker received an address change in the mail which was passed on to the tax collector and secretary.

5. Member Comments

A member comment was heard regarding the boat float. Ms. Schepker mentioned the item would be covered in the manager's report.

6. Tax Collector's report, Mary Cahill.

Mrs. Cahill reported that most of the pier tax money has been collected. She has 16 delinquent notices that were just mailed with \$9,400.00 expected.

7. Manager's report, Mike Manifold.

Mr. Manifold mentioned any updates to the proposed 2007-2008 draft budget, mailed to the membership with the call for the annual meeting. Some discussion followed.

Ms. Schepker mentioned the current bill in the senate requesting a higher allowable operating budget before audit. The current \$200,000 figure is outdated.

There were no further questions on the budget.

Mr. Manifold reported that Jim Beebe has been hired to take care of floats and lines and that Mike Nebelung remains contracted to clean the beaches.

Mr. Manifold offered his thanks to Jim Beebe for his prompt and quality service. The floats, lines, chain and other items owned by the association suffered during the late season storm of 2006 and much needed repair and procurement of specific hardware and materials was handled by Mr. Beebe. Two (2) new ladders have been purchased for the swim floats. The swim floats will not go into the water until beach security is in place as is customary.

A custom boat float ramp and attachment has been installed by Three Bells Marina. Jim Beebe is taking care of adjusting the anchors to align the float.

Noble Construction re-caulked and put in new posts at the boat ramp.

A reminder was mentioned that the 4 year COP from the DEP allows rip-rap to be moved as needed around the piers.

Some discussion followed on the type of "NO DIVING/Jumping" warnings allowable and their placement on the piers.

Mike Nebelung has been hired to take care of the walkway at the end of SeaView. Tinkerbelle moved the dumpster.

Mr. Manifold will see to the re-installment of the volleyball posts and nets as member's request.

Ace Security has been hired. Manwaring is taking care of the grounds. Ryan Stanley will take care of the tennis courts.

8. Discussion and Planning of Annual Meeting

Mr. Champion discussed his pier presentation to the membership and provided a fact and budget sheet that will be made available to the membership at the meeting.

The board continued to work out meeting details for the presentation, staff, sign-in, voting and refreshments.

9. Zoning issues, Mr. McKirdy.

None were recorded.

10. South Trail

Mr. McKirdy provided board members with a map of the South Trail area and OBP property that has been under discussion. The board discussed the property in question.

10.1 New Agenda item: Social Committee, Mr. Weiss

Mr. Weiss presented the Black Point Beach Club Social Calendar Summer 2007. The board discussed items presented and items to add. It was decided Mr. Weiss would summarize the items and the calendar will be placed on the website. The board thanked Mr. Weiss for his effort.

10.2 New Agenda item:

Notice and Agenda of Special Meeting of the Board of Governors scheduled for, Saturday May 26, 2007, 10am or immediately following the Association Annual Meeting, whichever occurs later. Notice to be posted at the Town Hall by Mr. McKirdy.

11. Future Agenda Items

None were noted.

12. Member Comments

Member comment on bench repair and geese control.

13. Executive Session

On MOTION by Mr. McKirdy, seconded by Ms. Flynn, the Board went into executive session at 9:07pm for the purpose of discussing personnel issues.

14. Public Session

The Board went back into public session at 9:18pm.

Mr. McKirdy moved, with a second by Mr. Campion, that the Board provide extra compensation in the form of \$1,000 each to the Tax Collector and the Treasurer for the extra work performed during FY 2007, payable in FY 2008.

The Board approved the MOTION unanimously.

15. Adjournment

Upon motion by Ms. Flynn, seconded by Mrs. Adams, the Board adjourned at 9:20pm.

Respectfully submitted,

Gemma Balukonis Dowd, Secretary
6-22-07