

**BLACK POINT BEACH CLUB ASSOCIATION
BOARD OF GOVERNORS
Regular Meeting
Thursday April 3, 2008
7:00pm**

1. **The Chairperson called the meeting to order at 7:00 pm and a quorum was established.**
Present: Andrew McKirdy, Chairman, John Campion, Vice Chairman, Sandy Adams, Jill Coscarelli, Nancy Flynn
Absent: Joan Hayes, David Weiss
Staff present: Mike Manifold, Association Manager, Carolyn Boyle, Treasurer, Gemma Dowd, Secretary.
Absent: Mary Cahill, Tax Collector,

2. **Approval of Minutes, October 25, 2007, Regular Meeting**
MOTION to accept the minutes of the, October 25, 2007, Black Point Beach Club Association Board of Governors Regular Meeting as presented was made by Mr. Campion, seconded by Ms. Flynn, no discussion, all in favor, the Board **VOTED** unanimously to approve the minutes.

- 2.1 **Addition to Agenda: Approval of the minutes of the Public Hearing 10-25-07**
Motion to accept the Minutes of the 10-25-07 Public Hearing as submitted was made by Mr. Campion and 2nd by Ms. Flynn. No discussion, the board **VOTED** unanimously to accept the minutes.

3. **Treasurer's Report, Ms. Carolyn Boyle.**
Ms. Boyle provided the Profit and Loss Statement for 2007-2008, 3-31-08 actual, and the Liberty Bank Check register from 10-25-07 to 3-31-08.
 - Ms. Boyle noted the account balance for 3-31-08 is \$119,281. Some of the line items she clarified:
 - Income: The rec. program brought in extra money; liens and interest is down as represented by a non-pier project year, fewer ornaments sold in the misc. income line.
 - Expenses: the audit is complete, legal fees were higher, security expenses are projected for the end of the fiscal year.
 - Operations: the walkway between SeaView and Sea Crest has been finished and beaches and jetties have expenses in May and June. The tennis courts will cost more; utility increase includes power to light the right-of-way areas owned by BPBC. Misc. is over to prepare for the summer.
 - Personnel: zoning officer is a percentage of lower profits, zoning officer received a raise as reflected in zoning officer monthly.Some discussion followed.

MOTION to accept the treasurer's report as presented was made by Mr. Campion and seconded by Mrs. Coscarelli. No further discussion followed. The board **VOTED** unanimously to accept the treasurer's report as submitted.

4. **Members Comments.**
No member comments were heard.

5. **Chairperson's report and Correspondence, Mr. McKirdy.**

- Mr. McKirdy offered the Board's sympathy to Mrs. Adams on the recent death of her husband, Claude, and read a note from her thanking the Board for the flowers that were sent.
- Mr. McKirdy exhibited a magnet memo/calendar distributed to members of Giants Neck with special dates and beach events printed. He suggested the board consider the cost and value of creating a similar distribution for BPBC.
- Mr. McKirdy noted an announcement from the paper stating **2 youths have been arrested for break-ins of the previous year and a 3rd arrest is pending.**
- Announcement: The East Lyme Budget referendum will be Friday May 23, 2008.

6. Manager's Report, Mr. Manifold

Proposed FY 2009 operating Budget and tax rate.

Mr. Manifold presented the draft **2009 budget at \$220260 and a mil rate of 1.03**

He offered clarification, discussion followed.

- Audit fee, excess fees due to the Pier Project Assessment are being charged to the Pier Project
- Legal Fees increased based upon expenditure in the current fiscal year
- Security Patrol increased to \$5,000. based upon current expenditure
- Waterfront Maintenance: a new line item combining "Beaches and Jetties" and "Floats and Lines" to \$23,500. Mike will work with Neiblung to remove excess rock at South Beach
- Clubhouse increase by \$1,000 to total \$3000 reflecting actual expenditures in the past.
- Grounds Maintenance Increase to \$3,500, which includes an increase to actual expenditures and an additional \$500 to pay for new plantings around the neighborhood.
- Playground using money for maintenance in the off year of mulch replacement.
- Social Event (formerly the 4th of July) \$2,610 to fund the bonfire and 4th of July parties.
- Black Pointer \$1,860, create a new line item for this publication, remove it from the "supply line" item
- Zoning Officer increase to salary.

Motion to recommend to the membership at the annual meeting a **FY 2009 operating budget totaling 220,260 and a mil rate of 1.03** was made by Mr. Campion and seconded by Ms. Flynn. No further discussion, **all in favor none against, VOTE was unanimous, motion passes**

Manager's Report

Mr. Manifold asked for approval to purchase a new swing set for the club at \$2,000 and a new seesaw at \$1,400.

MOTION to approve purchases for \$2000 and \$1400 for the playground equipment from capital expenses was made by Mr. Campion and seconded by Mrs. Adams. No discussion, **VOTE unanimous, motion passes.**

Blue Heron Road Right of Way

MOTION to authorize the expense of \$700.00 to add top soil, aerate and seed the Blue Heron Right of Way, on condition the adjacent neighbors agree to conditions and water the grass, was made by Mr. Campion and seconded by Mrs. Coscarelli. No further discussion followed, **VOTE** was unanimous, motion passed. Mr. Manifolds will speak with property owners.

- Dara Flom is creating a recreation program theme "Going Green"
- The board recommended Mr. Manifold respond in writing to Mrs. Vaninni regarding her question on expenses for the adjacent right of Way.

- Ace Security is hired to patrol over the Memorial Day weekend and then to begin regular Friday and Sat. night patrols starting Friday June 20, 2008.
- Mike is getting float and line, dock equipment etc. ready to be in the water as scheduled.
- Mr. Manifold stated that Casey Property Management had cleared debris and brush at the Billow Road service area and installed a chain and lock to prevent unauthorized use and dumping.

The board approved the purchase of 3 additional Town trash barrels and any necessary recycling containers to handle refuse and recycling at the Club house for curbside pick up. This will eliminate the rental expense (\$125. month) of the dumpster that was at the top of Billow Road last season.

7. Tax Collector's report, Ms. Boyle

Ms. Boyle reported that Mrs. Cahill has passed delinquent property fees to the individual mortgage companies for follow up as previously discussed.

8. Committee Reports

1. Administration,

- Approval of the revised BPBC Rules and Regulations. Mr. McKirdy brought forward the Rules and Regulations considered in October for further update and approval. The Board made some adjustments and agreed to reduce the material to 2 pages to be printed and distributed to the membership in the annual meeting mailing.

MOTION to approve the current 4-3-08 "Complete Rules and Regulations of the BPBC Association" as written was made by Mr. Campion and seconded by Ms. Flynn. No further discussion, all approved, **VOTE passed unanimously.**

2. Capital Improvements, status

- Acoustical Repair at Club house Mr. Campion and Mrs. Adams offered the bid list for the Board to review. Following discussion the board agreed to one of the contractors.

MOTION made by Mr. Campion, seconded by Ms. Flynn, to appropriate \$18,340 from Capital funds to accept the bid from Lussier Dev. Corp, Niantic CT, to conduct acoustical repairs to the club house. No further discussion. **VOTE was unanimous**, motion passed.

- One time Cleaning of the club house, Status

Mrs. Adams reported the cleaning was done to the club house and submitted for payment in November. The process went well.

- Mr. Campion reported that rip rap has been added to the piers as projected in the first of a 2 year permitted time frame.

3. Social Committee

Mr. Manifold expects the bonfires and picnic to be held as usual.

Hopefully, Mr. Weiss will continue to coordinate the picnic again this year.

9. Old Business

Audit Contract, Ms Boyle and Mr. Manifold, Mr. McKirdy, stated it was assumed we did not have to do a comprehensive audit after the legislature decision in July. There were delays in obtaining clarification by Dec. 31. and an audit was performed. We are looking for a new auditor.

10. New Business

1. Planning for the Annual Meeting Call to meeting for May24, 2008, 9:00am to present to the membership the draft budget and mil rate.

2. Future Agenda Items

Next Board of Governors Meeting, 7:00pm, Thursday April 24, 2008

- **Terms** are up for Ms. Flynn and Mrs. Adams. Mr. McKirdy asked them to identify if they are willing to serve another term.
- **Plans** for the season
- **Social Dates**
- **Charter revision** some discussion followed to determine working out a helpful presentation to membership.

11. Member Comments

No Member comments were heard.

12. Executive Session 9:05pm

The Board convened into executive session to discuss pending litigation. The Manager and officers were asked to stay.

13. Adjournment

On **MOTION** of Mrs. Adams and seconded by Mr. Champion, it was **unanimously VOTED** to adjourn the April 3, 2008 regular meeting of the Board of Governors at 9:24 PM.

Respectfully submitted,

Gemma Balukonis Dowd, Secretary

