

BLACK POINT BEACH CLUB ASSOCIATION
BOARD OF GOVERNORS
Regular Meeting
Thursday April 24, 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, Joan Hayes. David Weiss arrived approx. 7:30pm
Absent: Jill Coscarelli, Nancy Flynn
Staff present: Mike Manifold, Association Manager, Carolyn Boyle, Treasurer, Mary Cahill, Tax Collector Treasurer, Gemma Dowd, Secretary.
2. **Approval of Minutes, April 3, 2008, Regular Meeting**
MOTION to accept the minutes of the, April 3, 2008, Black Point Beach Club Association Board of Governors Regular Meeting as presented, was made by Mr. Campion, seconded by Mrs. Hayes, no discussion, all in favor, the Board **VOTED unanimously** to approve the minutes.
3. **Treasurer's Report, Ms. Carolyn Boyle.**
Ms. Boyle provided the Profit and Loss Statement for 2007-2008, 4-22-08 actual, and the Liberty Bank Check register from 4-8-08 to 4-21-08.
 - Ms. Boyle noted the account balance for 4-22-08 is \$111,549. The line items for Legal fees increased to represent actual expenses and contingency was reduced by the same as decided at the last meeting.
 - The Liberty check register showed recent expenses, primary item is payment to Lussier Development for the initial phase of acoustical work on the club house, \$6,340.00.

MOTION to accept the treasurer's report as presented was made by Mr. Campion and seconded by Mrs. Adams. 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 had nothing to report in this area.
6. **Manager's Report, Mr. Manifold**

Mr. Manifold presented a plan for beach cleaning and security services with H.S. Plaut Environmental Co. This company contracts to clean area beaches in Old Lyme and came recommended in performance and service to Mr. Manifold. H.S. Plaut Co. specializes in beach cleaning and via a sister company (cemetery digging services), can provide additional heavy equipment and staff to support extra services if required. H.S. Plaut Co. is willing to provide beach security services, customary to what Black Point requires, and details to be discussed further. Mr. Manifold explained that the same person who does the beach cleaning would stay on site and provide the security and support services. Services would be in line and follow the existing contract format developed for beach cleaning and security.

John Kabel, representative of H.S Plaut Co., arrived to meet with the board and answer questions. Some discussion followed about specific areas of interest and concern. Mr. Kabel answered questions and stated that he personally has a background in Customer Services. Mr. Kabel toured all three beaches with Mr. Manifold, and feels his company can improve beaches and provide the services requested. It was noted that the unique character of our beaches and changes over time, will factor into the service equation.

MOTION from Mr. Campion, seconded by Mrs. Hayes to authorize the manager to contract with H.S. Plaut Environmental Co. to provide beach cleaning and security services, and to negotiate a starting date. No further discussion, all in favor, none against, **VOTE passed unanimously.**

- Mr. Manifold requested approval to apply for a dock permit at the OBP kayak launch. An application starting cost would be \$575.00. Some comments were heard as to the entire cost, public notice process, and the actual dock type. Mr. Manifold will research and present his findings to the board and membership.
- Mr. Manifold thanked Mrs. Adams for her help on selecting the swing set and teeter-totter, to be delivered in 2-4 weeks. Several contractors have been asked for installation bids.
- Water is on, and the sprinkler and timer tested as working at the clay tennis courts. New England Tennis will refurbish the clay courts the first week of May. Someone has been hired to begin daily maintenance of the courts as soon as they are open.
- A new lock replaced the worn out lock at the club house bulletin board, for official postings.
- Three new garbage cans have been requested from the town for the clubhouse.
- Mr. Manifold provided his notes for presentation at the Annual Meeting.

9. OLD Business, At this point Mr. McKirdy requested we move on to Old Business, # 9, on the agenda.

1. Planning for the Annual Meeting.

- Updated budget presentation Mr. McKirdy presented factors to reduce the operating budget by \$5,544 from contingency fund, further reducing the mil rate to 1. Some discussion followed.

MOTION to recommend to the membership a FY 2009 operating budget of \$214,716 with a tax rate of 1 mil was made by Mr. Campion, and seconded by Mr. Weiss. No further discussion, all in favor, the board **VOTED unanimous.**

- Charter Revision. Mr. McKirdy presented the idea of including some information pertaining to the merits of charter revision in the annual mailing.
- Letter to membership Mr. McKirdy presented the chair's membership letter and the Call to the board for approval. Some discussion followed.

MOTION to approve the Call of the Annual Meeting as presented was made by Mr. Campion and seconded by Mrs. Hayes. No further discussion, all in favor, **VOTE passed unanimously.**

- Discussion followed with the secretary regarding the items to include in the Annual Meeting mailing.

New Business

1. Future Agenda Items

Next Board of Governors Meeting, 7:00pm, Thursday May 22, 2008

7. Tax Collector's Report, Mrs. Cahill

Mrs. Cahill reported mortgage collection from liens has arrived and she expects further income before the end of the year. Some effort was involved to follow up on collection and the board thanked Mrs. Cahill for her diligence.

8. Committee Reports

1. Administration,

Status of the Black Point Policy Manual

Mr. McKirdy presented the completed Black Point Beach Club Policy Manual. He noted that most of the sections of the table of contents came under the board's review during the last year. Some policies were gathered from existing documents and minutes reaching back over the past 6 years. The board thanked Mr. McKirdy and Ms. Flynn for their helpful effort to complete this task. The final format, a 3 ring binder, will provide an easy to update reference manual, to be kept in the main files. The secretary will provide binder copies for each board member and officer at the next board meeting.

2. Capital Improvements, status

Acoustical Repair at Club house Mr. Campion and Mrs. Adams gave an update of the acoustical work to be done at the clubhouse. The first installment payment was made to Lussier Development, at \$6,340, for panels which are being constructed prior to install. Some discussion followed.

3. Social Committee

The Board discussed some of the events, the timing, and information (for the bonfires, road race, sunfish sail, golf tournament, and more.) to be discussed with the membership at the Annual Meeting.

(#9 was moved up the agenda to be discussed during the meeting following # 6, Manager's Report)

10. Member Comments

No Member comments were heard.

11. Executive Session

No Executive Session was required.

12. Adjournment

On **MOTION** of Mr. Campion and seconded by Mr. Weiss, it was **unanimously VOTED** to adjourn the April 24, 2008 regular meeting of the Board of Governors at 8:45 PM.

Respectfully submitted,

Gemma Balukonis Dowd, Secretary