

**BLACK POINT BEACH CLUB ASSOCIATION  
BOARD OF GOVERNORS  
Regular Meeting  
Thursday May 22, 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, Nancy Flynn, Joan Hayes.  
Absent: Jill Coscarelli, David Weiss  
Staff present: Mike Manifold, Association Manager, Carolyn Boyle, Treasurer, Mary Cahill, Tax Collector, Gemma Dowd, Secretary.

2. **Approval of Minutes, April 24, 2008, Regular Meeting**  
**MOTION** to accept the minutes of the, April 24, 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, 5-21-08 actual, and the Liberty Bank Check register from 4-23-08 to 5-21-08.

Ms. Boyle noted that there were no real changes to the budget, and that utilities have gone up in cost. A brief discussion followed on some items.

**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.**  
Mrs. Kathleen Vaninni, 64 East Shore Drive, addressed the board regarding response to a pot hole repair at the Sea Spray right-of-way.  
Mrs. Mary Lou Weidl, 22 Indianola Rd., thanked the board especially John Campion and Sandy Adams for their work on the acoustical repairs to the club house.

5. **Chairperson's report and Correspondence, Mr. McKirdy.**  
Mr. McKirdy reported that the Zoning Officer has resigned and a search will begin to find a replacement by the Zoning Commission.

6. **Manager's Report, Mr. Manifold**  
Mr. Manifold reported on activity to the board:
  - Playground swing set and saw ready to install
  - Thank you to the Wards and Mrs. Adams for the plantings and beautification
  - H.S. Plaut will have the beaches ready for Memorial Day. They are working to remove and dump at the landfill, seaweed that has been buried for some time.
  - Tennis courts are prepped for the season.
  - Ace Security is working Sat. and Sun. night for Memorial Day weekend
  - Alicia Beebe accepted the board plaque honoring Jim Beebe
  - Two trash cans have been purchased for \$150.00

- Women's Club president, Debbie Evans and Mike will meet to communicate any Women's club issues or concerns for the new year.
- Chuck Casey is working on repair and painting of the beach benches.
- Chuck has done basic cleanup around the point and has mulched the clubhouse beds
- Kayak Dock: John and Mike met with Jeff Wetermeyer from the D.E.P. regarding the kayak dock, who said the only costs would be a \$525 application fee and the cost of two newspaper postings. Jeff said there were no requirements for a hearing or anything else beyond the normal requirements of a typical homeowner. Mike will obtain costs for a new walkway and dock to meet D.E.P. requirements and report back to the board.
- Some discussion followed this report with questions from the board regarding parking along East Shore Dr. during a recent event; request for Chuck Casey to review the Sea Spray right of way for the next meeting and beach cleaning and rock removal.

**7. Tax Collector's report, Mrs. Cahill**

Some collection of back taxes has been made. Mrs. Cahill explained the process of a multiple lien collection, resulting in a combined service fee, saving Black Point money. Mrs. Hayes was thanked for creating the spreadsheet form that will be used.

**8. Committee Reports**

1. Administration.

Policy manual was distributed to board members, who are asked to pass the copy on to their successors.

2. Capital Improvements

Acoustical improvements in the clubhouse have been completed. Mr. Champion and Mrs. Adams reported on the work done by Lussier Development. The results are aesthetically pleasing and well done. Sandy suggested a memo be added to the clubhouse policy to prevent any accidental decoration/damage to the acoustical tiles. The notices should be posted near the panels. Some discussion followed.

3. Social

Movies on the beach this summer, Joan mentioned they are looking for a data projector and sound system to support events.

Bonfires are planned in July and August

Fall Social is planned, last year was well attended.

**9. OLD Business,**

1. Final Plans for the Annual Meeting were discussed including assistance to the process from members and the board.

**NEW Business,**

1. Future Agenda Items

a. Charter Revision. If the membership approves going forward on the charter revision, Mr. McKirdy addressed a time frame and a process to appoint a commission and receive information back in August to present findings at the annual Informational Meeting. There was some discussion.

b. Zoning Appointments.

Mr. McKirdy noted there will be term endings and re-appointments to the Zoning commission for July 31, 2008. Also a search for a new Zoning Officer, any interested persons, please contact the manager

Mr. McKirdy took this time to thank out-going board members Sandy Adams and Nancy Flynn for their thoughtful work and generosity on behalf of the BPBC membership. The board expressed additional thanks and best wishes to both members.

**10. Member Comments**

Mrs. Kathleen Vannini, 64 E. Shore Dr. addressed the board regarding the Sea Spray right of way.

**11. Executive Session**

On motion of Mr. Champion, seconded by Ms. Flynn, it was unanimously **VOTED** to convene immediately in executive session for consideration of matters pertaining to pending litigation and to include the manager in the meeting.

The Board convened in executive session at 8:14 PM

The Board returned to public session at 8:20 PM.

**12. Adjournment**

On **MOTION** On motion of Mr. Champion, seconded by Mrs. Hayes, it was **unanimously VOTED** to adjourn the May 22, 2008 regular meeting of the Board of Governors at 8:30 PM.

Respectfully submitted,

Gemma Balukonis Dowd, Secretary