

**BLACK POINT BEACH CLUB ASSOCIATION  
BOARD OF GOVERNORS  
Regular Meeting  
Thursday July 24, 2008  
7:00pm**

1. **The Chairperson called the meeting to order at 7:00 pm and a quorum was established.**  
Present: John Campion, Chairman, Joan Hayes, Vice Chairman, Dan Lemieux, Roberta Jordan, David Weiss.  
Absent: Jill Coscarelli  
Staff present: Mike Manifold, Association Manager, Carolyn Boyle, Treasurer, Gemma Dowd, Secretary.  
Absent: Mary Cahill, Tax Collector
  
2. **Approval of Minutes, May 22, 2008, Regular Meeting**  
**MOTION** to accept the minutes of the May 22, 2008, Black Point Beach Club Association Board of Governors Regular Meeting as presented was made Mrs. Hayes, and seconded by Mr. Lemieux. No discussion, all in favor, the Board **VOTED unanimously** to approve the minutes.  
  
**Approval of Minutes, June 26, 2008, Regular Meeting**  
**MOTION** to accept the minutes of the June 26, 2008, Black Point Beach Club Association Board of Governors Regular Meeting as presented was made Mr. Lemieux, and seconded by Mrs. Hayes. No discussion, all in favor, the Board **VOTED unanimously** to approve the minutes.
  
3. **Treasurer's Report and tax report Ms. Carolyn Boyle.**  
Ms. Boyle provided the Profit and Loss Statement for 2008-2009, 7-23-08 actual, and the Liberty Bank Check register from 6-25-08 to 7-23-08. She commented that income is realized from club use fee. Expenses are fairly level. Summer payroll activity is reflected in the Liberty checking account. Speaking for Mrs. Cahill, Ms. Boyle mentioned tax payment is off compared to last year. Mrs. Cahill is hoping for more returns to keep us budgeted properly.  
  
**MOTION** to accept the treasurer's report as presented was made by Mrs. Hayes and seconded by Mr. Weiss. No further discussion followed. The board **VOTED unanimously** to accept the treasurer's report as submitted.
  
4. **Members Comments. Some comments were heard :**  
Mrs. Maureen Fox, 43 Indianola Rd., offered support for Tom Kelly to fill the vacant Board of Governors position.  
Mrs. Sandy Adams, White Cap Rd. noted beach security items to be addressed and inquired on inconsistent supervision regarding diving, coolers, ball playing, jet skis and boats entering the swim area. She offered thanks to the board for work done this season.  
Mr. Kevin McMahon, 49 Billow Rd., commented on filling the open BOG position.  
Mr. Thomas Kelly, 21 Billow Rd., expressed his interest in filling the board position.  
Bonnie Shaw, Indianola Rd., offered her support for Mr. Tom Kelly as a board appointee.  
Mr. Jim Moffett, expressed interest in filling the vacant board position. He commented the beaches appear cleaner this year and that he can appreciate the security challenges.  
Mrs. Barbara Johnston, 35 Sea Crest Ave., offered various comments to the members and board.  
Mrs. Mary Lou Weidl, 22 Indianola Rd, commented on the nature of the cooler problem and the need for security to use common sense in speaking with beach goers. She suggested the problem

may be interpreted too literally so as to restrict mothers with child snacks and water or other members with discreet snacks in the manner you would restrict for picnic or beer.

Mr. Campion thanked members for comments and closed this portion of the meeting.

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

Mr. Campion reported that Mr. Mike Mullin has been hired as the new Zoning Officer. He may be contacted by calling the club house zoning line (860)739-1848 or on his cell phone (860)-912-3447. His email is m2fission@msn.com. Please visit the Black Point Beach Club website and contact list at <http://www.blackpointbeachclub.com> for more information.

Mr. Campion identified correspondence he has received by mail and the website from members. Topics include:

- water and beach conditions at south beach,
- real estate advertising,
- praise for the new beach security,
- lack of consistent access at the White Cap parking lot and noise in the same area.
- Four (4) solicitations were received for appointment to the open BOG position.
- Letters of support were sent for board nominees and voices of concern over the process
- Mrs. Vaninni returned a right of way reimbursement check for \$50.00 asking it be placed in the Cahill Scholarship fund.
- Mr. Campion noted that there are openings on the zoning and ZBA boards and asked members to consider appointments for the August meeting.

Mr. Campion asked the board to discuss the position vacancy in agenda item #10.

**6. Charter Revision Commission**

Mr. Campion thanked the members of the Charter Commission for completing the task of providing a revision to be voted by the membership. Copies of the transcript were sent to the board and the public. Members include Mrs. Maureen Fox, Mrs. Joanne Diresta, Mr. Tom Hayes, Mr. John Shea and Mr. John Campion. Some discussion followed to clarify written language and information. Mrs. Joan Hayes thanked the committee for all their hard work and Mr. David Weiss thanked them for the fact sheet provided. Mr. Campion asked for a motion to hold a public hearing.

MOTION by Mrs. Hayes and seconded by Mrs. Jordan The Black Point Board of Directors shall hold a public hearing on the Proposed Charter Amendment Draft on August 7, 2008 to be immediately followed by a special session of the BOG to consider and act on the draft recommendations of the Charter Revision Commission. No further discussion, all in favor, none opposed, **VOTE unanimous.**

**7. Manager's Report, Mr. Manifold**

Mr. Manifold reported on activity to the board and provided a written statement:

- DEP discussion regarding stones on the beach with the Bollo family
- Swim markers and buoys have not been placed according to expectations. Mike is working with H. S. Plaut to correct current and future problems. The beach cleaning has received positive comments from members.
- Jet Skis have been coming into the Sea Breeze beach. Security has been asked to make correction of this problem the highest priority. DEP and police have been notified.

- Clubhouse repair is scheduled for the ladies room bathroom, front door and water fountain. Work on the lot next to the club is scheduled for first week in August.
- BOARD ACTION REQUESTED to give beach security some discretionary authority in response to coolers and snacks on the beach. The main problem is picnicking and alcohol, but the rule can be interpreted to eliminate all forms of family provided water and snacks, which is not the intent.
- Rec Program has been extremely well received and attended.
- Complaints on the beach have been centered around misplaced bouys and the rules regarding enforcement of food and coolers.
- Clay courts have been complimented and in good condition, despite rain water.
- Pot hole at boat launch has been repaired.
- New lights for basket ball court a lift truck is being sought to replace burned out bulbs
- Bonfire was well attended and successful
- Parking lot unlocking has been erratic. Mike will have a guard lock at night and beach cleaning staff unlock in the morning. Noise has been reported by a neighbor.
- Movies on the beach Thanks to Tom and Joan Hayes and Jordan Flomm for doing the movies on the beach for a popular and fun evening.
- Molding was secured to the boat ramp to eliminate slipping
- Trespass/ authority Mike and Mary met with the state police to discuss a fishing trespass problem on the beach during 4<sup>th</sup> of July after BPBC security, fire dept and police had questions of beach sovereignty regarding a trespasser. Some discussion followed.

Board discussion and comments followed on the topics above and including comments:

- Mrs. Jordan asked about Club supply budget for purchases and reimbursement to a member. Carolyn Boyle stated that an association member had been reimbursed.
- Mr. Weiss asked if the boat float and lines are set with GPS coordinates. Mr. Manifold and Mr. Champion noted there are approved map markings, but not coordinates and that the maps are from different time periods.
- Mr. Weiss asked about cleaning rocks on South Beach (SB). He offered comments on the use of the boat beach by SB members for swimming. This conflicts with boaters in a possibly difficult way, but ironically is the rock free SB area and people gravitate toward it for wading and swimming. However, bathers are not giving way to boats. Some discussion followed.
- Comments made regarding boats at main beach and security responses.
- Comment regarding first aid kit or equipment and liability: call 911 for best response.
- Mrs. Hayes suggested common sense and discretion should be maintained by members and security alike in regard to coolers, she suggested Mr. Manifold might review the beach guidelines in question and present changes to the board for review.

**8. Tax Collector's report,** Mr. Champion noted Mrs. Cahill has 114 properties owing taxes and asks for remittance to her via the PO Box 715 or to be placed in her house BP mail box.

**9. Committee Reports**

**Social.** Mrs. Hayes, Mrs. Coscarelli, Mr. Weiss

Mrs. Hayes provided a report for the Social Committee and briefed the board on numerous activities and ideas. The board purchased an insured data projector for \$468.00 over the internet.

- Movies on the beach were a hit, 150 people attended. The starting time was shifted to 8:30pm waiting for darkness. It was decided in the future to offer an earlier 7pm showing at the clubhouse for younger children.

- The sound will be better amplified; Mrs. Coscarelli Mr. Lemieux will help.

A meeting was held at Hayes' home on July 17 at 4pm to discuss new social items for the club. Mr. Peter Diresta attended. Suggestions follow:

- Make the Murder Mystery event, scheduled for Aug. 2 at the clubhouse, an annual event under the auspices of the social committee. Also add to the Social Committee the "Fall Social" and "Spring Fling" dances.
- Revive the Tennis Tournament
- Bocce Courts, add courts to the area near the clubhouse recently cleared.
- Include more parade marching and Rec club groups in the 4<sup>th</sup> of July parade.
- Keep the Pasta Dinner.
- Start a Men's club cards, sports, trips, meeting at the club house.
- Afternoon activities at the club, Mahjong, bridge, etc.
- Christmas Carol Sing should be an annual event. Mrs. Coscarelli suggested to detail a "dine-around" for next summer
- Mrs. Hayes supports the idea of yoga or aerobics before club.
- Mr. Weiss would like to see more water sport activity with kayak or sailboats.

**MOTION** to include the Murder Mystery Dinner and the Fall Social under the Black Point Board Social committee was made by Mr. Weiss and seconded by Mrs. Hayes. No further discussion, all in favor, none opposed, **VOTE unanimous.**

### **Capital Improvement**

Dan Lemieux

- The Kayak Dock review is in place and they are seeking to get approval to install a dock next spring.
- In addition some consideration is needed to address the approximately 40 ft. of marsh walkway to reach the dock.
- Basketball backboards and rims have been donated from Mitchell College and will be placed on the court.
- Wish list: Bocce court /horseshoe pit; storage shed for swim and anchor gear that is damaged by rough storage and weather each year; repair of the hard tennis court surface
- Generate funds for improvement.
- Mr. Campion noted the DEP "Beach Nourishment" program may in some way allow for improvements to South beach could be investigated.
- Mr. Weiss asked about the construction of a jetty at South beach.

### **10. Board Vacancy**

Mr. Campion addressed the members and board regarding the vacancy to be filled following Mr. McKirdy's resignation from the Board of Governors. In June the board decided to solicit interested parties and placed a note in the Black Pointer and on the website. Mr. Campion noted the Charter in Section 6, indicates the board may appoint a person to fill a vacancy. The minutes he reviewed, back through 1950, did not show a consistent response to this type of situation with the position often left vacant until the annual meeting.

Mr. Campion asked to defer appointment until the annual membership meeting in May. He opened comments from the board. Some board discussion followed.

Mr. Weiss read Mrs. Schepker's letter to the board and asked for the position to be filled to assist the board in reaching quorum and to cover business during the remainder of the open tenure until May.

Comment was made from Mr. Campion and Mrs. Hayes that the new Charter Revision, if approved, gives Black Point an opportunity for a larger pool of candidates to consider running and to be duly elected. There would be 2 open positions In May 2009.

Additional comments were made from Mrs. Jordan and Mr. Weiss.

**MOTION** was made by Mrs. Hayes and seconded by Mr. Lemieux to defer the appointment of the current vacant board position until the May 2009 annual meeting. Some discussion followed. VOTE Aye (3): Mr. Campion, Mrs. Hayes, and Mr. Lemieux. VOTE (2) Nay: Mrs. Jordan, Mr. Weiss. The **VOTE carried 3-2 and was approved** to defer appointment of the board position until May 2009 annual meeting.

**11. NEW Business,**

No new business was discussed

**12. Member Comments**

Mrs. Pat Campion, 32 White Cap Rd. suggested the cooler question be more specific to easier implement security decisions, so that security guards have specific guidelines.

Mrs. Mary Lou Weidl, 22 Indianola Rd. asked if it might still be possible to fill the Board vacancy at the August 30th informational meeting.

Mrs. Barbara Johnston, 35 Sea Crest Ave., agreed with the comments made by Mrs. Weidl. She commented that the high tide line serves as an authority marker and for management of fishing.

Mr. Jim Moffett, commented on the board reaching quorum over the winter with a seat vacant.

Mr. Tom Kelly, thanked the board for consideration of the open position.

No further comments the Chair closed this section of the meeting.

**13. Executive Session**

On motion of Mrs. Jordan, seconded by Mr. Lemieux, 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 8:37 PM

The Board returned to public session at 8:55 PM.

**14. Adjournment**

On **MOTION** of Mrs. Jordan, seconded by Mrs. Hayes, it was **unanimously VOTED** to adjourn the July 24, 2008 regular meeting of the Board of Governors at 9:00pm.

Respectfully submitted,

Gemma Balukonis Dowd, Secretary