

**BLACK POINT BEACH CLUB ASSOCIATION
BOARD OF GOVERNORS
Regular Meeting
Thursday August 28, 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, Jill Coscarelli, Roberta Jordan, Dan Lemieux, David Weiss.
Staff present: Mike Manifold, Association Manager, Carolyn Boyle, Treasurer, Mary Cahill, Tax Collector, Gemma Dowd, Secretary.

2. **Approval of Minutes, July 24, 2008, Regular Meeting and August 12, 2008, Special Meeting**
MOTION to accept the minutes of the July 24, 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.

MOTION to accept the minutes of the August 12, 2008, Black Point Beach Club Association Board of Governors Special 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.

3. **Treasurer's Report Ms. Carolyn Boyle.**
Ms. Boyle provided the Profit and Loss Statement for 2008-2009, 8-27-08 actual, and the Liberty Bank Check register from 7-24-2008 to 8-28-2008. She commented that we have taken in taxes at \$153,322. Expenses will reach or exceed the estimate due to higher utilities and other costs. Some discussion on budget figures and waterfront maintenance

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

4. **Members Comments. Some comments were heard:**
Mr. Gene Massey, 10 Brightwater Road commented that the fund surplus of \$20,000 is puzzling as a line item; he also stated comments regarding South Beach. He sent an e-mail dated Aug. 8, 08 to Mr. Campion asking the board consider his comments.

Mrs. Susan Daly, Brightwater Road, noted problems with security, fishing, rafts, float/line/buoy placement, and beach cleaning. She suggested a new company be hired with more beach experience and asked that a beach cleaning rotation start with South Beach and alternate with other beaches for an equitable cleaning service. Mrs. Daly suggested a consultant or the Army Corps of Engineers be brought in to determine South Beach rock, sand and jetty issues. Mrs. Daly thanked the board and members for all the work that has been done this season.

Ms. Mary Lou Hughes, Osprey Road asked that the Black Pointer be updated to contain more timely information.

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

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

Mrs. Cahill stated she needs to collect \$160,200 in taxes, and that 24 properties are delinquent at \$3,989. Notices have gone out. She answered a question from the board about return mail/certified letters stating that the law states that everyone is required to pay taxes; if you don't get a bill and don't pay, you know you are delinquent.

6. Chairperson's report and Correspondence, Mr. Campion

The Chair noted that e-mail addressed to the Board of Governors is best sent to **bog@blackpointbeachclub.com**, as found on the Contact Page of the website: <http://www.blackpointbeachclub.com>. Mail received by the chair and secretary will be forwarded to the board members.

Mr. Campion identified correspondence he has received from members. Some discussion followed.

- Mr. Gene Massey
- Mr. Peter Strouch
- Anonymous letter to Mr. Manifold from parents of Recreation program children.
- Ms. Anita Schepker, prompted Mr. Campion to ask the manager to check the club application for the correct guidelines.
- Mr. Matt Borrelli, letter received and sent to the board, responded to by the chair.
- Mrs. Karin Benoit, letter received requesting the board consider a memorial tree be planted for her mother, Mrs. Dorothy Brainerd.
- Mr. Campion noted papers had been served to the chair and secretary regarding a litigation matter to be discussed in the executive session.
- Mrs. Barbara Johnston, letter requesting a voting list.
- Mr. Doug McQuilken, e-mail noting the parking lot is not being locked up, was sent to the board and responded by Mr. Manifold.

7. Manager's Report, Mr. Manifold

Mr. Manifold reported on activity to the board and provided a written statement for August 2008:

- Rocks on South Beach strategy for rock removal and sand harvesting is happening. Points were made to harvest differently, bring in sand from a free or paid source, and install snow fencing to keep sand in place. None of which is a problem with the DEP. Mr. Manifold noted sand costs \$18.00 a ton. Some discussion followed on procedures.
- Mr. Campion cited Ct. Sea grant program. A study by Jenna Whewell, "Beach Nourishment" was discussed as a source for professional advice on our type of beach improvement. Reference: Hammonasset recently purchased sand.
- Mr. Dave Weiss asked about restoring a jetty at South Beach.
- New Agenda item Mr. Manifold requested the board study the beach problem over the fall to reach a winter decision and implement changes in the spring.
- Seaweed, Mr. Manifold noted that Plaut had difficulty removing seaweed in a timely manner on several days in which the amount of seaweed was excessive. Dump runs to town take 20-30 min. Mr. Manifold instructed Plaut on heavy days to take the loads to the top of Billow and then remove them on the next light day
- Mr. Santos did a small repair to the ramp off the Nehantic pier.
- Chuck Casey did typical ground and minor repair work around the point.
- Tennis courts are in good shape.
- Kayak Dock Mr. Manifold filed the "Natural Diversity Data Base Request form" which is the first step in the process of obtaining a permit for the kayak dock. He has called and is waiting for a DEP response.

- New lights at Basket Ball and tennis courts, Quality Electric has been quoted and Mike will ask for other quotes to provide new light fixtures and/or re-aim fixtures for Basket ball and tennis at the club. Some board discussion followed.
- Todd Peretz, thank you for donating new basketball court backboards and to Dan Lemieux for organizing volunteers to put them up.
- Bonfire on South Beach was well attended.
- Talent Show and Swim Races were well attended and big successes, marking the end of the rec. year.
- Thanks to Liz Williams, and the Shea family for organizing the 5k road race again this year. The race had excellent participation and was also a big success.
- Thanks again to the Flom family for putting on the Pancake Breakfast again this year to support the Rec. Program.
- Thank you to the Murdock's for electrical support for the movies on the beach
- Thank you To the Cianci's and Baynes for bonfire support.
- Open Meeting for Rec. Program Mr. Manifold held a meeting for anyone interested in the Rec. Program. Roughly a dozen parents attended. The families complimented Dara and Jordan for doing an excellent job. Some key items discussed were: increasing pay rates for counselors, providing free tee-shirts to the staff, and spending profits from the Rec program on the Rec program. Mr. Manifold stated there are some direct expenses as a result of running the Rec program that are not charged to the program now. He is confident there will still be a profit after he captures those expenses. He intends to research expenses over the winter and make a recommendation to increase the expenses for the Rec Program in next year's budget proportionately to the actual profits of the program.
- Counselor Bonuses Mr. Manifold noted that he would like to pay bonuses for the counselors of \$50.00 each based on previous agreement, he asked for approval.
- Dara and Jordan bonuses Mrs. Manifold asked permission to offer bonuses to Dara at \$250 and Jordan, \$125 for their good work effort aiding the retention of both counselors and children bringing up the Rec program earnings.
- Security and Tennis Court positions have been Posted on the website. Please encourage Black Pointers to apply.
- Trial Boat Float Check out the new boat dock float at the boat ramp. Cost for purchase is about \$4,610. It is secure to stand on and meets DEP sun light pass through requirements.

Board discussion and comments followed on the topics above:

- Support for looking at the overall budget of the Rec program including clubhouse use.
 - List a separate Rec program income and expense supplement
 - Ensure proper age requirement for counselors
 - Secure evaluations for counselors
 - Administration committee for Rec Program Policy: Mrs. Jordan, Mr. Manifold and Mrs. Hayes to look at suggestions.
 - Add an electronic policy manual document for the Rec program
 - Gather Mrs. Adams questionnaire information
- Investigate "Beach Nourishment"
- New Boat Ramp float type and cost was discussed.

8. Committee Reports
Social, Mrs. Hayes

- Fall Social, Sept. 13, 7-11pm, \$10.00 ea. see Tom Hayes for tickets BYOB and light food.
- Murder Mystery was a success and sold out. Thanks to Peter Diresta
- Movies on the beach were at 8:30pm. 6:30pm movies at the club for the younger children were successful
- Carol Sing is scheduled for Friday December 12, 2008 at Main beach
- New ideas: Bocce, Men's Club, Yoga, Dine around for 2009
- Men's Club had an organization meeting and came up with a number of items to consider. Designed as a "fun and sweat equity club", trip was made to investigate bocce courts in the area for design and cost. Mr. Champion reported on options to consider. It is hoped the club will reach a number of 50 members

Capital improvements, Mr. Lemieux

- Kayak Dock the initial paperwork has been filed. When reviewed the DEP will send an appropriate application to file for a dock and walkway. Mr. Lemieux showed a sample we might consider. An aluminum ramp/float could be about \$4,800. The walkway measures 75 ft. x 4ft. and could be made out of wood, trex and gravel to name a few items. He anticipates costing about \$10,000. Ideally to have the work done over the winter in time for summer.
- Bocce Court the cost for materials using Men's club equity construction could be around \$5,000. 5 sites were noted: 1. near club driveway, 2. Tennis side of Club yard, 3. Behind the club grills, 4. parallel to shuffle boards, 5. White Cap Parking Lot. Some discussion followed.

MOTION by Mrs. Hayes and 2nd by Mrs. Coscarelli to give the Capital Improvements Committee permission to select a Bocce Court site- and get construction cost estimates not to exceed \$5,000. (And to refurbish the shuffle board courts if needed) and to present the findings to the board No further discussion, all in favor, none against, the board **VOTED unanimous, motion passed.**

- E-Z Dock system Discussion followed around a better float product. E-z cubes are stable, safe, cool. We have to replace damaged floats.

Mr. Lemieux suggested the association look at creating a long-term capital improvement fund. This would support resources and fund projects with planned and approved spending. Some discussion followed. Mr. Champion will formulate a plan for items to be covered.

9. New Business

ZBA and Zoning Appointments

Mr. Champion provided the following information for the Board to consider and vote on appointments, some discussion followed.

Appointments to the Zoning Commission

- Resolved that the following persons are appointed to the Zoning Commission to serve for the terms indicated:

For a three-year term as a Regular Member ending July 31, 2011:

- Mr. W. Randy Molloy, 22 Brightwater Road
- Mr. Edward Cosgrove, 14 Blue Heron Road

For a two-year term as Alternate Member ending July 31, 2010:

- Mr. Steven Reed, 18 Brightwater Road

Appointments to Zoning Board of Appeals

- Resolved that the following persons are appointed to the Zoning Board of Appeals to serve for the terms indicated:

For a three-year term as a Regular Member ending July 31, 2011:

- Mr. Paul Bollo, 2, Whitecap Road
- Mr. Paul Prendergast, 50 Sea Breeze Ave.
- Ms. Joyce Wojtas, 6 Woodland Drive

MOTION from Mrs. Joan Hayes and seconded by Mrs. Roberta Jordan to approve appointments to the Zoning Commission and the Zoning Board of Appeals. No further discussion, All in favor, none opposed, **VOTE unanimous, motion passes.**

Informational Meeting Discussion followed to organize presentation of items and handouts for the Informational meeting. Mrs. Hayes offered to pick up coffee and donuts.

10. Member Comments

Mrs. Susan Daly suggested capping the contingency fund at \$5,000 and moving remaining funds to capital improvements.

Mrs. Sandy Adams commented on the acoustical panels.

Hearing no further comments the Chairman closed the comments portion of the meeting.

12. Executive Session

On motion of Mr. Lemieux, seconded by Mrs. Jordan, it was unanimously **VOTED** to convene immediately into 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 9:45PM

The Board returned to public session at 10:15PM

14. Adjournment

On **MOTION** of, Mrs. Joan Hayes, seconded by, Mrs. Roberta Jordan it was **unanimously VOTED** to adjourn the August 28, 2008 regular meeting of the Board of Governors at. 10:20PM

Respectfully submitted,

Gemma Balukonis Dowd, Secretary