

BLACK POINT BEACH CLUB ASSOCIATION
BOARD OF GOVERNORS
Regular Meeting
Thursday April 2, 2009
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, Roberta Jordan, David Weiss.
Absent: Jill Coscarelli, Dan Lemieux
Staff present: Mike Manifold, Association Manager, Carolyn Boyle, Treasurer, Gemma Dowd, Secretary.
Absent: Mary Cahill, Tax Collector

2. **Approval of Minutes, October, 2, 2008, Special Meeting**
MOTION to accept the minutes of the October 2, 2008 Black Point Beach Club Association Board of Governors Special Meeting as presented, was made Mrs. Hayes and seconded by Mrs. Jordan. No discussion, all in favor, the Board **VOTED unanimously** to approve the minutes.

3. **Treasurer's Report**
Ms. Boyle presented the Profit and Loss Statement for 2008-2009, the 3-30-09 actual. The Liberty Bank Check register from 10-1-2008 to 3-30-2009 were provided. The board had some questions for Ms. Boyle and made a \$1000 adjustment.

MOTION to accept the treasurer's report as presented and corrected was made by Mrs. Jordan and seconded by Mrs. Hayes. No discussion, all in favor, none against, the board **VOTED unanimously** to accept the treasurer's report as submitted and corrected.

4. **Member Comments**
Mr. Campion reminded members that the board cannot answer questions directly. Some items may be answered during the course of the meeting, others at a later time.
Mrs. Mary Lou Weidl, 22 Indianola Rd. asked for clarification on line items for the ZEO and ZEO monthly.
No further comments were heard; Mr. Campion closed the comment portion of the meeting.

5. **Chairperson's report and Correspondence, Mr. Campion**
Mr. Campion and Mrs. Dowd identified correspondence received from members. Some discussion followed.
 - It was noted responses were made to 3 e-mails from Mrs. Barbara Johnston, October 2008.
 - Response made to Mr. Peter McAndrew regarding the allocation of expenses for the kayak dock and South Beach improvements as coming from the 2008/2009 operational budget.
 - Ms. Maureen Lowney notified the board of an approved permit to demolish and rebuild at 62 Bellaire Rd.
 - Mr. John Sullivan e-mailed several items: the zoning meeting schedule for 2009, the agenda and minutes for the October 18, 2008 regular Zoning meeting, the permit applications for October 2008, January, February and March 2009. Copies were e-mailed to the board.
 - E-mail response to a member regarding a previous board decision on the sale of right-of-way property.
 - Board Condolences were sent to several families in memory of loved ones.
 - E-mail correspondence with Ms. Leslie Olding, new webmaster, updating web postings and information for member benefit.

6. **Manager's Report, Mr. Manifold**
Mr. Manifold reported on activity and provided a written statement dated April 3, 2009. Discussion followed on a number of topics:
 - Budget Presentation Proposed FY 2010 operating budget and Tax Rate
 - Rec Program analysis provided (Rec. program and Rec. Personnel line items) income and expenses. Presented by Ms. Boyle and Mr. Manifold, Board discussion followed.

- Clubhouse extra cleanings
- Waterfront maintenance (beach maintenance agreements with Nebelung and East Lyme) a fair amount of clarification and discussion followed regarding all beaches and services.
- Capital Expense (kayak dock)
- Contingency (budget cut)
- Association Security positions and recruitment
- Whitecap parking lot beautification program, (budget proposal provided)
- Boat launch float and ramp replacement
- Lights at the basketball/tennis court
- New webmaster is Leslie Olding from Streamlined Dev.
- Increased insurance coverage to include alcohol at BOG approved functions and third party liability.
- Kayak Dock update: Could not perform required survey for marine life until May/June, which is needed to proceed. We will proceed with the permit process as soon as possible. Frangible will be cleared from the BP lot used for kayak launching.
- Safe boater course in the clubhouse on July 11th. \$150.00 fee per person
- Interview conducted for security guards.
- Jordan Flom and Garrett Hickey are ready to start the Rec. program. The BOG approved Rec. program policy is on the website.
- Agreement signed with New England Tennis to get the courts prepped as soon as possible. Rehired Jay McCaffrey, from last year, to do the courts each day.
- Casey has started the usual cleanup around the neighborhood.
- Capital Improvement as a line item for planned enhancements.
- Mr. Manifold will check on bulletin board expansion space at the clubhouse site.
- Several areas of discussion followed.

MOTION made by Mr. Weiss and seconded by Mrs. Hayes directing Mike Manifold to proceed with the beautification project for the Whitecap parking lot before June 30th, not to exceed \$4,000. No further discussion, all in favor, none opposed, the **VOTE passed unanimously**.

MOTION made by Mrs. Hayes and seconded by Mr. Weiss, directing Mr. Manifold to get quotes for a new float system and ramp for the boat launch. No further discussion, all in favor, none opposed, the **VOTE passed unanimously**.

7. Tax Collector's Report, Ms. Boyle

Ms. Boyle reported for Mrs. Cahill that there are 2 delinquents and 2 foreclosures.

8. Committee Reports

1. Administration

- Mr. Champion presented to the Board a web posting bill currently in process. If it passes, it will allow Black Point to apply for a delay in complying with municipal web posting deadlines.
- Materials from Waller, Smith and Palmer on the Association's Beach areas and a proposed amendment. Some discussion followed regarding the steps including a Public Hearing.

2. Capital Improvements

Comments previously heard.

3. Social

Mrs. Hayes reported on the year's past activities and the success of venues including: The Christmas Carol Sing, Movies on the Beach and the Murder Mystery Dinner. Mrs. Hayes noted the committee will be meeting to discuss club house uses.

9. New Business

1. Planning for the Annual Meeting

Charter Revision vote. Mr. Champion discussed the organization and voting for the annual meeting. Mr. Champion will obtain a voter listing to be used should the Charter Revision be approved by members. It was

discussed that a written explanation will go out in the May mailing. Some discussion and detail clarification followed also consideration to inviting guest speakers.

2. Future Agenda items

Planning and discussion for use of the clubhouse

10. Member Comments

Mrs. Sandy Adams thanked the Board for all their work and noted that the recession is difficult on everyone and asked that Black Point spend wisely.

Mrs. Mary Lou Weidl thanked the Board for all their work. She noted agreement with Mr. Weiss that the structure of the security position remain the same. She asked as to whether the chain on the White cap parking lot was necessary at certain hours. There is a newspaper kiosk on East shore Dr. that she'd like to see removed. She inquired if the boating course would require a minimum attendance to be scheduled.

No further comments, the chairman closed the public comment section of the meeting.

11. Executive Session

On motion of Mr. Campion, 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, treasurer and secretary in the meeting.

The Board convened in executive session at 10:03PM

The Board returned to public session at 10:12 PM

MOTION by Mrs. Hayes, and seconded by Mr. Weiss, to ask the treasurer to pay \$2,000. to settle the matter of Kevin Brouillard vs. Black Point, docket # KNL-CV-08-5008595-S. No discussion, none opposed, all in favor, **VOTE passed unanimously.**

12. Adjournment

On **MOTION** of, Mrs. Jordan, seconded by, Mrs. Hayes it was **unanimously VOTED** to adjourn the April 2, 2009 Regular meeting of the Board of Governors at 10:16PM.

Respectfully submitted,

Gemma Balukonis Dowd, Secretary