

**BLACK POINT BEACH CLUB ASSOCIATION
BOARD OF GOVERNORS
Regular Meeting
Thursday April 23, 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
Guest: Mr. Mike Mullin, Zoning Enforcement Officer

MOTION by Mrs. Hayes and 2nd by Ms. Jordan to include Mr. Mike Mullins, ZEO, in the agenda. No discussion, all in favor, none opposed, **VOTE unanimous.**

2. **Approval of Minutes, April, 2, 2009, Regular Meeting**
MOTION to accept the minutes of the April 2, 2009, Black Point Beach Club Association Board of Governors Regular Meeting as presented, was made Mrs. Hayes and seconded by Mr. Weiss. 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 4-21-09 actual. The Liberty Bank Check register from 4-8-09 to 4-21-09 was provided. Ms. Boyle reported there have been no changes.
MOTION to accept the treasurer's report as presented 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.

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. Barbara Johnston, 35 Sea Crest Ave., commenting as a member, observed the number of moorings located off Black Point versus the number of approved moorings listed with the Harbor commission. Requirements have changed from the past, members should know there is a \$25.00 filing fee with GPS locations required. Ms. Johnston asked about the registered voter list for the May meeting, and a count of property held in trust. She also inquired about the sand for South Beach.

No further comments were heard; Mr. Campion closed the comment portion of the meeting.

- 4.1 **Added Agenda item:** Mr. Mike Mullin, Zoning Enforcement Officer.
Mr. Campion introduced and thanked Mr. Mullin for responding to the BOG invitation to meet. Mr. Mullin commented on several items including:
- good responses to meeting members and helping to clarify what can be confusing zoning regulation language
 - encouraging neighbors to speak with one another up front, before work or changes might be done is helping remove concerns and answer questions
 - at the club house Tuesday and Thursday, 10-12am and before any Zoning meeting, members are invited to stop by or contact Mr. Mullin with questions

Some discussion followed. Mr. Campion and the board thanked Mr. Mullin for his time and effort.

5. **Chairperson's report and Correspondence, Mr. Campion**
Mr. Campion and Mrs. Dowd identified correspondence received from members. Some discussion followed.

- Mr. Champion noting receiving a letter from Ms. Jane McLane and then speaking with her regarding a street name error mentioned at the April 2, 2009 meeting under right of way discussion.
- Mr. Morgan Flaherty, e-mail dated 4-21-09, asking the BOG to look at and respond to maintenance on Association property, at the rear of the White Cap parking lot, bordering 9-11 Sea breeze Ave. Copy of the e-mail was sent to the BOG. See Manager's report for details.
- Ms. Barbara Johnston, email dated 4-21-09 to the BOG inquiring on several items: expansion of 18 East Shore Dr., staff hiring notices, Zoning commission communication, website ZEO contact infor., Mr. Manifold's web contact infor. and communication, inquiry on details of the safe boater course. Copy of the e-mail was sent to the BOG.
- Zoning 4-25-09 agenda received from Mr. John Sullivan

6. Tax Collector's Report, Ms. Boyle

Ms. Boyle reported for Mrs. Cahill that there has been no tax collection activity to report.

7. Manager's Report, Mr. Manifold

Mr. Manifold reported on activity and provided a written statement dated April 23, 2009. Discussion followed on a number of topics:

- To present to the membership for approval at the annual meeting a **Proposed FY 2010 operating budget of \$215,839 with no change to the tax rate of 1.0 mil.**
- Long Term Capital Improvement line item added
- Beach Security line item increased by \$1,000 to account for actual historical cost of guards but no change to previous year's format for supervisor and guards
- Replacement of float and ramp at the boat launch. Mr. Manifold presented an estimate cost from H. S. Plaut for float and ramp construction and installation totaling \$7,539.46. Some discussion followed. The board asked Mr. Manifold to clarify the warranty for material and installation.

MOTION made by Ms. Jordan and seconded by Mrs. Hayes to authorize the manager to contract with H.S. Plaut for a float and ramp at the boat launch and not to exceed the estimate of \$7,539. No further discussion, all in favor, none opposed, the **VOTE passed unanimously.**

- Request to prune or cut down trees at the back side of the Whitecap lot. (Previously mentioned under communication from Mr. Flaherty) Mr. Manifold met with a tree service and reviewed the location. He presented some findings and cost from 2 sources for the board to discuss. It was recommended by the board that Mr. Manifold speak with the homeowners and all adjacent neighbors and to meet with C&S tree service to further evaluate the tree line and work options and cost. Members of the board offered to view the property to have a better understanding of the situation and any future concerns.
- Whitecap lot beautification, met with the Wards and the proposed work has been started.
- Leak in the club house ceiling, Paul Lussier met with Mike to suggest a roofer spend a day and look at spots on the roof and do minor repairs for an estimate of \$750. The board asked Mike to get the last roof replacement date from Mrs. Cahill and seek out any other options from the roofer. It was noted that maintenance is prudent, especially given the recent acoustical tile and interior ceiling work done at the club.
- Lights at the basketball court are under way
- Safe boater course date is Saturday July 11, the details and exact time will be posted on the website when available, course covers jet skis
- Security Guards have been hired. Connor Stanley, and Joe Kelly, Ryan Stanley will be the Supervisor
- New England Tennis has us on their calendar for the first week of May. Sprinklers will be prepped by the end of April.
- Joe Casey will take care of the nets on the asphalt courts
- Web-site Messages for manager e-mail have updated and they will now be routed to Mike
- Leslie Olding webmaster, Mike will speak with her on updating the list-serv
- Parking on the roads Mike will enforce rules

8. Committee Reports

1. Administration, Mr. Campion

Proposed draft of a Right of Way and Common Property Ordinance, to be brought to the membership, was submitted by Mr. Campion for review. Some discussion followed on the inclusiveness. Question posed would the ZEO have the authority to receive the permits for the new ordinance? No action taken at this time, it will require the standard posting and public hearing.

2. Capital Improvements, Mr. Campion

Kayak Launch to proceed in May if approved by the DEP

3. Social, Mrs. Hayes

Reported on the committee suggestions for use of the Clubhouse. Committee members including, Mrs. Hayes, Mr. Manifold, Mrs. Cahill, Ms. Jordan met and discussed options to bring to the board. Much interest and discussion followed as to timing, use, responsibility, fees, etc. It was generally agreed by the board that thoughtful guidelines would allow fair use and be positively received by the membership. Mrs. Hayes will organize items to present at the next board meeting.

9. Old Business

1. Planning for the Annual Meeting

Mr. Campion provided updated items to be mailed for the meeting. Some discussion followed. It was commented that the number of members might exceed a normal meeting attendance. The secretary should prepare for 2 color ballots and ask for volunteers to help with checking names and tallies. Coffee and donuts will be provided.

New Business

1. Future Agenda items

Use of the Clubhouse

10. Member Comments

Mrs. Mary Lou Weidl, 22 Indianola Rd., agreed with member use of the clubhouse with some sort of monitoring or responsibility; she noted fees for functions are a source of income.

Mrs. Barbara Johnston agreed with opening the clubhouse to some sort of member use perhaps with no charge, she inquired about any associated costs; Voter list; and a "Wizard" e-mail problem.

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

11. Executive Session

No items required executive session.

12. Adjournment

MOTION by Mr. Weiss, seconded by Mrs. Hayes, it was **unanimously VOTED** to adjourn the April 23, 2009 Regular meeting of the Board of Governors at 8:48PM.

Next Regular BOG Meeting is scheduled, Thursday, May 21, 7:00pm

Respectfully submitted,

Gemma Balukonis Dowd, Secretary