

**BLACK POINT BEACH CLUB ASSOCIATION
BOARD OF GOVERNORS
Regular Meeting
Thursday August 27, 2009
7:00pm**

1. **The Chairperson called the meeting to order at 7:05 pm and a quorum was established.**
Present: Tom Kelly, Chairman, Joan Hayes, Vice Chairman, David Weiss, Jill Coscarelli, Maribeth Stone. Absent: Roberta Jordan, Dan Lemieux
Staff present: Mike Manifold, Association Manager, Mary Cahill, Tax Collector, Gemma Dowd, Secretary, Carolyn Boyle, Treasurer.
2. **Approval of Minutes, July 23, 2009, Regular**
MOTION to accept the minutes of the July 23, 2009 Black Point Beach Club Association Board of Governors Regular Meeting as presented, made by Mrs. Hayes and seconded by Mrs. Stone. No discussion, all in favor, the Board **VOTED unanimously** to approve the minutes.
3. **Treasurer's Report**
The Profit and Loss Statement for 2009-2010, 8-26-09 actual, and the Liberty Bank Check register from 7-23-09/8-26-09 were provided and presented by Ms. Boyle. Some discussion followed on a few items. Ms. Boyle noted that most expenses during the summer are payroll. Total income is \$162,718.

MOTION to accept the treasurer's report as presented was made by Mr. Weiss and seconded by Mrs. Stone. No discussion, all in favor, none against, the board **VOTED unanimously** to accept the treasurer's report as submitted.
4. **Member Comments**
Mrs. Susan Daly, 7 Brightwater Road, said the swim ladder at the South Beach raft seems to need new bolts to hold in place to avoid movement away from the raft, catching hands.
Mrs. Daly noted electronic correspondence that could not be discussed as it was not received by the BOG or lost in transit. She will resend a document to the bog@blackpointbeach.com site.
Mrs. Barbara Johnston, 35 Sea Crest Ave. asked for more printed copies of documents be available at the meetings for members, also that website comments be kept up to date.
Mr. Will Fountain, 31 Whitecap Rd., said that during the bocce court construction members took into account the placement of boulders along the parking area to eliminate any vehicle pass through area and to maintain a safety zone from cars and players/spectators. He asked that this function be considered if a split rail fence replaces the rocks. He asked for clear signage identifying parking is for tagged BPBC vehicles at the lots. He noted that a tractor with several people was seen on the road at Whitecap, asked what we do with traffic and parking violators, do they get tickets? General question on maintenance, some discussion followed.
5. **Chairperson's report and Correspondence, Mr. Kelly**
Mr. Kelly and Mrs. Dowd identified correspondence received from members. E-mails were forwarded to the BOG in advance of the meeting, if possible. Some discussion followed.
 - Benches: Women's and Men's clubs have offered to donate benches for the bocce court area. Since there is no need to install this season, it was decided to get quotes and check models before committing any assoc. money in addition at this time.
 - Fence: Arrow Fence provided a quote for a split rail fence at the parking line next to the bocce court. Their price is \$2,058.35, plus an estimated cost of \$800.00 to remove the boulders. Mrs. Weiss asked about putting in a curb to protect the fence from cars. The board discussed options.
 - Zoning members have been contacted by Mr. Kelly. Mr. Steve Reed would like to continue on Zoning. Proposed members have yet to be reached; Mr. Kelly will try and contact them.

MOTION by Mrs. Hayes, seconded by Mr. Weiss to authorize Mrs. Coscarelli to obtain a 2nd vendor quote for a split rail fence of similar design and installation, and to bring the findings before the board. No further discussion, all in favor, none opposed, **VOTE** passes.

NOTE: At this point in the meeting we moved accidentally to the Tax Collector's report and then back to correspondence. I will keep items in order of the agenda.

Correspondence:

Several items of e-mail correspondence were sent to the board and some discussion followed:

July 26, 2009, Mike Manifold, Mrs. Jordan, beach summary of fees and services

July 28, 2009, Mrs. Roberta Jordan, noting re-scheduling the Info. meeting to Sat. of Labor Day weekend.

July 28, 2009, M. O'Neil regarding zoning appointment correspondence from the board to potential new members. It was noted Mr. Kelly will continue to try and reach members.

July 28, 2009, Mrs. Hayes regarding Annual Deadline List

July 28, Mr. Kelly, regarding Harbor management web e-mail/template on moorings.

August 10 and August 11, 2009, 2 e-mails from Christina Jaegel regarding construction during high season at 18 East Shore Dr., and Charter Section 7. Responses were sent to members and zoning. Be noted that Mr. Kelly and Mr. Manifold met with members at the site during construction.

August 18, 2009, Randy and Pat Ward regarding thank you to members for help with BPBC gardening and asking for volunteers to share beautification committee work for next year, please be in touch

August 19, 2009, Mr. Lemieux, Capital improvement list

August 24, 2009, Pat Foley DeAngelis, thank you for help locating their lost dog, note placed on website

August 26, 2009, Sue Coppola, e-mail to the BOG regarding several BPBC items, Rec program, Maintenance, 4th of July picnic volunteer suggestion and Manager response. Mr. Kelly noted he is considering drafting a response to Ms. Coppola asking for 4th of July committee support, etc. and other items may be on the manager's report.

One e-mail item was noted as missing from Mrs. Susan Daly, regarding Mr. Nebelung she agreed to re-send an e-mail. Mr. Weiss asked for some clarification on the content.

Mrs. John Sullivan, Zoning report agenda and minutes for July, to be re-sent to the BOG

6. Tax Collector's Report, Mrs. Cahill

Mrs. Cahill reported that tax returns have been coming in and she will make her budget. She has approx. \$2,310 delinquent.

7. Manager's Report, Mr. Manifold

Mr. Manifold reported on activity and provided a written statement dated August 2009. Some items quoted from the report are listed below and discussion followed on a number of topics:

- 8-23, Nebelung pulled dock at boat launch, broken chain was repaired and dock put back in water. He adjusted dock to prevent gangway rising at high tide.
- Buoy lines at Main Beach broke Nebelung pulled them to repair over winter.
- SB Buoy lines broke at one end; Vinny Barone pulled the lines and anchor for \$200. He moved the Sea Breeze swim float out farther. Nebelung to repair and store for next year.
- Some discussion followed on lines including placement/pulling, vertical layout options, color, geese, etc. on all 3 piers and at the boat ramp and to have a conversation with Mike Nebelung.
- Beach cleaning by Town and Nebelung. SB continues to improve
- Kayak Dock permit process ok'd by DEP. Gary Sharpe moving forward based on SAV survey. Started next step plans for DEP. Jayne MCLane offered insight to design/use.
- Casey completed weed cuts at kayak dock and top of Billow Rd.
- Quality Electric did maintenance electrical work at the club replaced outlet covers, GFI outlet and straps to conduit at club.
- Large A/C unit had pinhole leak repaired.
- Tennis courts were sprayed weekly for weed control
- Swim raft ladder at SB, member complaint (comments by Susan Daly); identified at meeting that ladder is moving away from raft, needs bolts to hold in place. Will have repaired and ask Nebelung to inspect problem when pulled after Labor Day.

- Reported to a member complaint (Coppola) of an anchor in swimming area off Sea Breeze pier, caused child injury. Mike had a hard time locating it, may have drifted, will get someone on the water with a mask and snorkel as suggested by Dave Weiss.
- Reported to member complaint (Coppola) regarding lack of club changes referenced by parent/committee input from last year. Some discussion followed. Mike noted that, although well received, additional program offerings are not in the Rec. director's job description.
- The Board noted that no swim races took place this year. Some discussion followed. Mike offered races will be added to the club itinerary/supervision next season.
- Club house rental on 7-26-09 was clarified and member cancelled the reservation.
- Member complaint, (correspondence Jaegel) regarding noise on Main Beach due to construction drilling. Mike and Tom met with neighbor and spoke with home owner and all applications were in compliance. Owner stated he tried to start construction last September and was delayed due to complaints during the zoning process.
- No responses regarding loose support wire at telephone pole at South Beach. The board recommended BPBC go on record in writing that we have asked for service to correct the problem and nothing has been resolved, etc. Mr. Manifold will take care of this correspondence.
- South Beach bench footing continues with an erosion problem that needs a better fix
- Mr. Weiss mentioned benches can be installed into the jersey barriers along the piers, some discussion followed.

8. **Committee Reports**

Administration: Mrs. Jordan, Chair, Mr. Kelly. Mr. David Weiss added to committee July 26, 2009 via e-mail. No committee findings to report.

Capital Improvement: Mr. Lemieux, Chair
No committee findings to report.

Social: Mrs. Hayes, Chair, noted several items,
Mrs. Hayes reported that sponsored events have been well received including the Murder Mystery Dinner, Pasta Dinner, Defenders Game and the Bocce court usage. Friday Sept. 25, Father Mark's Irish Band is performing for a music night, sponsored by the Men's Club for \$10.00 pp, all welcome.

9. **Old Business**

No old business reported for discussion.

10. **New Business**

(a) Golf cart. Set timeline for possible Golf Cart discussion as most towns are reviewing regulations for such. The board discussed golf carts as related to Sec. 27 of a handout provided by Mr. Kelly detailing terms of golf cart usage. The board did not make any recommendation now but agreed to consider this in the future.

(b) Liaison. Discuss if the board would like to appoint a liaison for Black Point with the East Lyme Harbor and Shellfish Management Commission. Mrs. Barbara Johnston, a commission member, offered to act as liaison and report back to the Board of Governor's with items that are relevant to Black Point.

Some discussion followed on this topic. Mrs. Johnston spoke regarding current commission issues, especially mooring permits and timing for compliance.

Members should contact the harbor master or commission using their address at the East Lyme Town Hall or the web site (<http://www.eltownhall.org/boards-a-commissions-mainmenu-64/mooring-permits>).

Mooring permit url to print an application:

(http://www.eltownhall.org/attachments/290_EL%20Mooring%20Permit%20Application_w_guidelines_4.pdf).

Links, to both the Commission website, and the printable PDF permit, have been placed on the Black Point website for convenience of members.

MOTION by Mrs. Hayes, 2nd by Mr. Weiss to appoint Mrs. Barbara Johnston as Black Point's liaison with the East Lyme Harbor Management and Shellfish Commission. No further discussion, all in favor, none opposed the board **VOTE** passed unanimously.

11. Member Comments

Mrs. Barbara Johnston commented on pier warnings/postings and printing documents from the website. Mr. Will Fountain, noted pier posting and bench comments.

12. Executive Session

No executive session was required

13. Adjournment

MOTION by Mr. Kelly, seconded by Mrs. Hayes, it was **unanimously VOTED** to adjourn the August 27, 2009, Regular meeting of the Board of Governors at 9:15PM.

Next Regular BOG Meeting is scheduled, Thursday, September 24, 2009, 7:00pm

Respectfully submitted,

Gemma Balukonis Dowd, Secretary