

**Black Point Beach Club Association
Board of Governors
Minutes of Special Meeting
Thursday, June 26, 2014
6:30 p.m.**

A Special Meeting of the Black Point Beach Club Association Board of Governors was held on Thursday, June 26, 2014 at 6:30 p.m. in the Black Point Beach Club Association Clubhouse located at 6 Sunset Avenue in Niantic, Connecticut.

Present: Jim Pillion, Jim Moffett, Peter Liashek, Kevin Callahan, and
Phil Hagaman, Ex Officio
Absent: Tom Kelly, Chair; Mary Cahill, Vice Chair; Dr. Brendan Fox
Also Present: Tom Sheehan, Association Manager; Ruth Ames, Tax Collector;
Carolyn Boyle, Treasurer; Cathleen Special, Secretary

1. Call meeting to order; Attendance

Mr. Pillion called the Special Meeting of the BPBCA Board of Governors to order at 6:32 p.m. A quorum was present. Mr. Pillion noted that the Public Comments were moved toward the end of the meeting at the request of Association members. Mr. Pillion noted that this was a Special Meeting because the meeting day had changed. Rules regarding Special Meetings require that the agenda cannot be amended once posted.

a. Approval of Minutes

Mr. Pillion called for a motion or discussion of the minutes of the Regular Meeting held May 23, 2014.

****Motion [1]**

Mr. Callahan made a motion to approve the minutes of the Regular Meeting held May 23, 2014 as presented. Mr. Liashek seconded the motion.

Vote: 4 – 0 – 0. Motion Passed.

Mr. Pillion called for a motion or discussion of the minutes of the Annual Association Meeting held May 24, 2014.

****Motion [2]**

Mr. Moffett made a motion to approve the minutes of the Annual Association Meeting held May 24, 2014 as presented. Mr. Liashek seconded the motion.

Vote: 4 – 0 – 0. Motion Passed.

Mr. Pillion called for a motion or discussion of the minutes of the Organizational Meeting held May 24, 2014.

****Motion [3]**

Mr. Moffett made a motion to approve the minutes of the Organizational Meeting held May 24, 2014 as presented. Mr. Liashek seconded the motion.

Vote: 4 – 0 – 0. Motion Passed.

Mr. Pillion called for a motion or discussion of the minutes of the Special Meeting held May 31, 2014.

Mr. Sheehan asked that the minutes of the May 31, 2014 Special meeting be amended on Page 2. The sentence “Mr. Pillion asked if it would be possible to patch an area of blacktop on the South Beach right of way” should say “Mr. Pillion asked if it would be possible to patch an area of blacktop on the Whitecap right of way.” (Emphasis added to highlight change).

****Motion [4]**

Mr. Moffett made a motion to approve the minutes of the Special Meeting held May 31, 2014 as amended. Mr. Liashek seconded the motion.

Vote: 4 – 0 – 0. Motion Passed.

2. Reports

- **Association Manager’s Report – Tom Sheehan**

Mr. Sheehan submitted his report for the past month (see attached). In addition to his report, Mr. Sheehan thanked Mr. Ken Mattson for his assistance with the piling caps.

The new telephone poles have been installed on Sunset Avenue and Park Court. Mr. Sheehan is concerned that a recent fire may delay further work.

Mr. Sheehan noted that under “Open Items” in his report, the tripping hazard on the boat dock ramp has been fixed.

The “no fishing” stencil for the Osprey pier was shipped and is expected to be received on or about July 9.

Mr. Sheehan is waiting for a quote on motion lights at the clubhouse and a spotlight for the flagpole.

A surf rake will be used at South Beach during the week of June 30.

Mr. Sheehan wants to remind all members and guests to familiarize themselves with the rules and regulations of the Association.

Golf cart owners and operators need to review the Town's regulations on golf carts. Registration packets are expected to be available at the East Lyme Police Department on Monday, June 30. Issues regarding golf carts should be directed to the East Lyme Police Department. Mr. Pillion asked how many golf carts are in use. Mr. Sheehan estimates 7 or 8. Mr. Callahan inquired about insurance for golf carts. Mr. Sheehan stressed that a specific policy is required for golf carts.

Mr. Pillion thanked Mr. Sheehan for the great work he does.

- **Treasurer's Report – Carolyn Boyle**

Ms. Boyle presented the final report of the current fiscal year, though bills may come in through Monday, June 30. Income from zoning applications, clubhouse rentals, and liens and interest was higher than projected. Overall, income was \$6,480 higher than budgeted. The auditor's bill has not been received yet but will be paid out of this year's budget. We are under budget on insurance, legal fees and the recreation program. Mr. Gilson will be submitting his bills and the playground work is contingent upon tree removal. Utilities, waterfront maintenance, and capital expenditures are under budget. More bills are anticipated but are not expected to exceed the budget. The Net Income total is \$44,586, which means there will be money to be added to the fund balance.

Mr. Pillion called for a motion to accept the financial report.

****Motion [5]**

Mr. Callahan made a motion to accept the Treasurer's financial report. Mr. Moffett seconded the motion.

Vote: 4 – 0 – 0. Motion Passed.

- **Tax Collector – Ruth Ames**

Ms. Ames reported that \$224,757.59 was to be collected for fiscal year 2013-14. All but \$2,051.81 has been collected. For the fiscal year 2014-15, \$205,176.63 is to be collected. To date, \$108,787.79 has been collected.

Three Black Point properties are 3 – 5 years delinquent in payment of taxes: 10 Billow Road, \$1,938.19; 96 East Shore Drive, \$3,152.08; and 30 Woodland Drive, \$1,879.69. Ms. Ames recommended hiring Attorney Lloyd Langhammer, a New London collection attorney with whom she has worked in successfully collecting taxes for other beach associations, to pursue collection on the 3 properties. The Association will not incur legal fees in pursuing collection. Attorney fees are paid by the delinquent property owner.

- **Chair's Report – Tom Kelly**

Mr. Kelly was not present at the meeting. No report this month.

- **Ex Officio to Zoning – Mary Cahill**

Ms. Cahill was present at the meeting. No report this month.

- **Ex Officio to the Zoning Board of Appeals – Tom Kelly**

Mr. Kelly was not present at the meeting. No report this month.

3. New Business

Mr. Moffett asked Mr. Sheehan if the lights at the basketball courts may be turned on at 8:30 p.m. instead of 9:30 p.m. Mr. Sheehan said he will adjust the timer.

Mr. Moffett asked Mr. Sheehan about the difference between Mike Nebelung's surf rake and the Town's surf rake. Mr. Sheehan responded that Mr. Nebelung's rake is bigger and heavier. Mr. Moffett asked for the comparison in costs. Mr. Sheehan did not have the exact figures with him, but he will provide them.

Mr. Pillion brought up the matter of updating the clubhouse restrooms. It had been discussed in a previous year, but storm damage did not allow for it. Mr. Sheehan is in the process of obtaining bids for updating the clubhouse restrooms. He will present the bids to the Board.

Mr. Pillion asked that a motion be made to hire Attorney Lloyd Langhammer to pursue collection of delinquent taxes. Mr. Moffett asked if we are required to pay a retainer. Ms. Ames said that no retainer is required. She will send a demand letter to the delinquent property owners, then turn the matters over to Attorney Langhammer. All expenses are borne by the delinquent property owner.

****Motion [6]**

Mr. Liashek made a motion to obtain the services of Attorney Lloyd Langhammer to pursue the collection of delinquent taxes. Mr. Moffett seconded the motion.

Vote: 4 – 0 – 0. Motion Passed.

Mr. Pillion, on behalf of the Men's Club, reported that a request was made by a group from Chapman Woods, a retirement community in Niantic, for permission to use the bocce court. Apparently, Black Point has the only bocce court in the town of East Lyme. The McCook Park court is no longer available to residents of the town. The Chapman Woods group asked if they could use the bocce court 1 afternoon per week for 3 hours. Use would not interfere with any Association/Recreation Program activities, and there would be no liability. Because Mr. Pillion would abstain from voting on a motion in this matter, it was tabled until the next meeting of the Board of Governors.

Mr. Liashek provided Mr. Sheehan with identification stickers for all water vessels. Kayaks and dinghies should be identified in case they are left behind or washed away. Mr. Liashek pointed out that it is especially important to identify vessels in case they are

adrift. Knowing the ownership of the vessel will allow for a phone call to the owner to determine whether the vessel washed away or if it should have been occupied. Stickers are free and are available from Mr. Sheehan.

Mr. Sheehan asked the Board to again consider switching from hanging parking tags to window stickers next year. This matter had been brought up at a previous Board of Governors meeting. Stickers are \$.47 each and hanging tags are \$1.47 each. A sticker could be given to people who use one car, and a hanging tag could be given to renters. The matter was tabled to the next BOG meeting.

Mr. Sheehan reported that at a previous Board meeting, approval was given by the Board to have a backboard installed on clubhouse property. Mr. Sheehan was advised by Mr. Dan Lemieux, who is a contractor and former Board member, that in a windstorm a backboard can lift and cause significant damage. Mr. Moffett suggested going ahead with the plans because approval was already given by the Board, and the Men's Club is being cautious moving forward with the plans. Mr. Hagaman suggested having the Board approve the plans for installation before the work is done.

****Motion [7]**

Mr. Liashek made a motion that the Board review the final plans and/or specifications before the backboard is installed. Mr. Callahan seconded the motion.

Vote: 4 – 0 – 0. Motion Passed.

4. Old Business

a. Update on Sea Spray Avenue right of way

Mr. Hagaman reported that all 5 property abutters have agreed to purchase the Sea Spray Avenue right of way property as divided. He is waiting for the final maps, which will be forwarded to the person drawing up the deeds. Mr. Hagaman is hopeful that this will be completed by mid-July.

b. Monthly review of golf cart use

While golf carts have been beneficial to residents who under other circumstances are unable to get around Black Point, children also have been seen driving them. Those instances should be reported to the police. There is also concern that some golf carts are not in accordance with the regulations, i.e., headlights, seatbelts, etc.

Mr. Liashek reiterated that golf cart use falls under the jurisdiction of the East Lyme Police Department. The Association Manager is not responsible for enforcing the regulation. Association members should contact the police if they have a complaint or concern.

5. Communications

Made available. Log attached.

6. Committee Reports

a. South Beach fishing

Mr. Moffett asked Mr. Sheehan to check to see if a sign is missing from South Beach. Mr. Moffett is also concerned that the wording regarding fishing hours may be confusing. Mr. Pillion suggested that Mr. Moffett bring it up at the next meeting of the Board of Governors. This discussion led to a discussion on rules. Mr. Liashek recommended that beach rules be posted regularly in the Black Pointer.

7. Public Comment

Ms. Mary Waddleton of 9 Sea Spray Avenue asked for clarification on the location of the Sea Spray Avenue right of way property that was discussed earlier. Mr. Hagaman responded that it is the property behind upper Sea Spray Avenue once used to access an old farmhouse.

Ms. Wendy Honiss-Bourget of 1 Osprey Road corrected a statement she made at a previous Board meeting. She found a canoe, not a kayak. She recommends using the new stickers on any boat that is left on the beach. She appreciates receiving e-blasts but would also like them used to announce Special Meetings. She asked that the regular meetings of the Board of Governors be changed back to Friday evenings because they are more convenient for members. She suggested only highlighting some rules, not all rules, in the Black Pointer. She is concerned that opening up the bocce court to outside groups would lead to requests for use of the clubhouse and tennis courts as well.

Mr. Phil Lombardo of 3 East Shore Drive would also like e-blasts used to announce Special Meetings. He is concerned about the change from hanging tags to window stickers and how they would be shared. Mr. Sheehan responded that if a situation arose when a member needed a pass for another vehicle, that vehicle could be put in a back spot in the Whitecap parking lot or at the clubhouse with a paper (obtained from Mr. Sheehan) on the dashboard stating the Black Point resident's name and address. Large parties may receive a 1-day pass, also obtained from Mr. Sheehan.

Ms. Barbara Johnston of 35 Sea Crest is concerned about the bushes at the intersection of Sea Crest and Sunrise. She could not see pedestrians as she pulled onto Sunrise from Sea Crest but, fortunately, did not hit them. She asked that someone check on this. Also, Ms. Johnston is unhappy with the new website and described it as "poor." She prefers the old website. She asked what was paid to date for it.

Ms. Sandy Adams of 26 Whitecap Road is concerned about visibility at the intersection of Whitecap and East Shore Drive. She would like the owner to cut back the bushes on both Whitecap and East Shore Drive.

Ms. Wendy Honiss-Bourget of 1 Osprey Road commented that there are several spots with overgrown bushes.

Ms. Barbara Johnston of 35 Sea Crest thinks the Association Manager should make note of road damage and report it to the Town.

Ms. Jean Galati of 7 Nehantic Drive asked that a separate sheet including the golf cart regulation be included in the Black Pointer so that everyone will know the rules, not just golf cart owners.

8. BOG Response

Mr. Liashek asked Ms. Johnston to provide examples of what is wrong with the website. Ms. Johnston replied that she is getting an error message. Mr. Moffett informed Ms. Johnston that the webmaster will post minutes going back to 2007 to the new website, just as they were on the old website. Mr. Pillion responded to the question on costs stating that \$2,000 was budgeted for the 2013-14 fiscal year and, to date, \$1,474 has been paid. Mr. Pillion suggested that Ms. Johnston compile a list of the problems she has with the website and share it with the Board.

To Ms. Honiss-Bourget's suggestion that the Board of Governors meeting day be changed back to Friday, Mr. Pillion said that it will be included on the agenda for the July regular meeting of the BOG.

To the suggestion that rules be included in the Black Pointer, Mr. Pillion agreed.

Mr. Pillion deferred the bocce decision to the July meeting.

To Ms. Johnston's concern about problems with the roads, members should call Mr. Sheehan if they see a problem with a road, and Mr. Sheehan will contact the town.

Mr. Sheehan suggested referring the issues with overgrown bushes to the Zoning Enforcement Officer.

To Ms. Galati's suggestion that the golf cart regulation be included in the Black Pointer, Mr. Sheehan responded that the packet provided to the golf cart owner by the East Lyme Police Department will have all the pertinent information.

Mr. Moffett again questioned the language that will be posted regarding the fishing hours. Mr. Pillion suggested that Mr. Moffett bring it up under "Old Business" at the next meeting of the Board of Governors.

9. Executive Session

Not required

10. Adjournment

There being no further business before the Board, Mr. Pillion called for a motion to adjourn.

**** Motion [8]**

Mr. Liashek made a motion that the BPBCA Board of Governors Special Meeting of June 26, 2014 be adjourned at 7:50 p.m. Mr. Callahan seconded the motion.

Vote: 4 – 0 – 0. Motion Passed.

Respectfully submitted,

Cathleen Special, Secretary

Manager's Monthly Report

June 26th, 2014

The waterfront and beaches were ready for members to enjoy the summer solstice evening, as were the clubhouse, and tennis courts, and my attention has been focused on all the Association common property.

- **Dock pilings have replaced the old chain and anchorage system on 2 of the docks. Due to tide issues, the boat at the ramp area will be installed in July.**
- **The boat ramp has been repaved and re-opened to traffic on June 19th. This project was completed due to the generosity of Dan and Jody DelMastro. Black Point is very grateful for their generosity, and we sincerely thank them.**
- **Landscaping and repairs to the Osprey and Blue Heron ROWs has been completed. A number of members have offered very favorable, positive comments regarding these areas, particularly the cement pad added to the bench area. Thanks to Mary Cahill for suggesting the design of this cement pad.**
- **Daily grooming of the beaches started June 22nd. All docks, geese ropes, swim rafts, and swim buoys were in place by June 20th.**
- **The new telephone poles have been installed on Sunset and Park Court. Once power is transferred from the old poles, we will be able to complete the tree removal and improvements to the playground.**
- **Emergency lights in clubhouse were replaced, fire extinguishers were re-inspected and dated, and the Fire Marshall inspected the clubhouse on June 25th. We passed the inspection with no issues.**

Open Items:

- Trip hazard on Niantic boat dock ramp.
- "No Fishing" stencil for Osprey pier.
- Floodlight for Clubhouse Flag pole.
- New Motion Lights for Clubhouse.
- Surf rake at South Beach

4th of July Parade and Picnic

The parade is scheduled to kick off from the clubhouse grounds at 11:00AM, and the picnic will start after the parade is done. Please see tomorrow's first edition of the Black Pointer for additional details. We are still looking for volunteers to help make this event successful!

Black Pointer:

The first edition will be available tomorrow, July 27th at the BP Market and the clubhouse. Subsequent editions will be delivered to your door.

In closing, it is time to familiarize ourselves with the Association Rules and Regulations. Briefly:

- No parking on the streets
- Tags required in all parking areas
- No alcohol, coolers, or ball playing on the beaches
- Dogs are not allowed on the beaches or ROWs at any time.
- All boats and other water vessels are not allowed in the designated swim areas.
- Also, please take your trash home with you, after enjoying a beach day.
- A new issue is the golf carts, and I encourage all golf cart owners to please review the regulation on the East Lyme web site. There are specific requirements for the operation of these carts, and

**as with other vehicles, there is no street parking,
and no parking on the grassy areas of the ROWs.**

**I take great pride in all the major improvements that have been
accomplished to date, especially considering the complications of
poor weather conditions, as well as scheduling difficulties with
contractors.**

Regards,

**Tom Sheehan
Association Manager**

Black Point Beach Club
6 Sunset Avenue, Niantic, CT 06357
Secretary's Log 2013-14
for June 26, 2014 Special Meeting

Date	To	From	Matter	Format
5/23/2014	ROW Abutters	BOG	Adverse possession	USPS
5/24/2014	T. Sheehan	C. Special	Off-season emergency contact list	email
5/25/2014	C. Special	J. Campion	Men's Club 2013 re-cap and 2014 activities	email
5/26/2014	Webmaster	C. Special	Updates for website	email
5/27/2014	C. Special	W. Honiss-Bourget	Off-season emergency contact info	email
5/28/2014	C. Special	A. & T. Taylor	Off-season emergency contact info	email
5/28/2014	C. Special	J. Strzegowski	Off-season emergency contact info	email
5/28/2014	C. Special	P.&M. McConaughy	Off-season emergency contact info	email
5/28/2014	C. Special	T. Silver	Off-season emergency contact info	email
5/28/2014	C. Special	C. Greene	Off-season emergency contact info	email
5/28/2014	C. Special	A. & J. Capozza	Off-season emergency contact info	email
5/28/2014	C. Special	D. & F. Newman	Off-season emergency contact info	email
5/28/2014	C. Special	G. & S. Sullivan	Off-season emergency contact info	email
5/28/2014	C. Special	C. & D. Shannon	Off-season emergency contact info	email
5/28/2014	C. Special	M. Fox	Off-season emergency contact info	email
5/28/2014	C. Special	N. Condon	Off-season emergency contact info	email
5/28/2014	C. Special	P. McAndrew	Off-season emergency contact info	email
5/28/2014	C. Special	E. Bedard	Off-season emergency contact info	email
5/28/2014	C. Special	B. Shaw	Off-season emergency contact info	email
5/28/2014	C. Special	D. Amaro	Off-season emergency contact info	email
5/28/2014	C. Special	S. Chodorov & B. Crane	Off-season emergency contact info	email
5/28/2014	C. Special	T. Taylor	Summer employment for teen	email
5/28/2014	C. Special	J. & E. Spalluto	Off-season emergency contact info	email
5/28/2014	C. Special	P.DeAngelis	Off-season emergency contact info	email
5/28/2014	C. Special	K. Buckley	Off-season emergency contact info	email

5/28/2014	C. Special	M. Pinto	Off-season emergency contact info	email
5/28/2014	C. Special	J. Burke	Off-season emergency contact info	email
5/28/2014	C. Special	M. D'Agata	Off-season emergency contact info	email
5/29/2014	C. Special	A. Galati	Off-season emergency contact info	email
5/29/2014	EL Town Clerk & Webmaster	C. Special	Notice of Special Meeting	email
5/29/2014	C. Special	A. Schepker	Off-season emergency contact info	email
5/29/2014	C. Special	M. Borrelli	Off-season emergency contact info	email
5/30/2014	C. Special	A. Baril	Off-season emergency contact info	email
5/30/2014	EL Town Clerk	C. Special	Minutes of 5/23/14 and 5/24/14 mtgs; question	email
5/30/2014	Webmaster	C. Special	Minutes of 5/23/14 and 5/24/14 meetings	email
5/30/2014	C. Special	T.Truskoski	Off-season emergency contact info	email
5/30/2014	C. Special	N. Yario	Off-season emergency contact info	email
5/31/2014	C. Special	K. Hyland	Contact info for market	email
5/31/2014	R. Ames	C. Special	Address change	email
5/31/2014	R. Ames & C. Boyle	C. Special	Change of meeting day	email
6/2/2014	C. Special	K. McCarthy	Off-season emergency contact info	email
6/3/2014	C. Special	C. Chapin	Off-season emergency contact info	email
6/3/2014	B. Johnston	C. Special	Receipt	email
6/3/2014	EL Town Clerk	C. Special	Minutes of 5/31/14 Special Meeting	email
6/3/2014	EL Town Clerk & Webmaster	C. Special	Minutes of 5/31/14 Special Mtg; golf cart regulation	email
6/3/2014	C. Special	A. Schepker	Cahill Education Fund winners	email
6/3/2014	S. Smith/Black Pointer	C. Special	Cahill Education Fund winners	email
6/6/2014	T. Hennick	C. Special	Question re: amended meeting schedule	email
6/6/2014	C. Special	T. Sheehan	E-blast re: boat docks	email
6/8/2014	C. Special	T. Sheehan	Adverse possession letter	email
6/10/2014	EL Town Clerk&Webmaster	C. Special	Amended BOG mtg schedule; notices: cancellation&special mtg	email
6/11/2014	C. Special	S. Buonannata	Off-season emergency contact info	email
6/12/2014	C. Special	T. Sheehan	E-blast re: paving of boat ramp	email
6/16/2014	C. Special	B. Johnston	Boat dock and road repair	email
6/18/2014	BOG	D. Murray/ZEO	Monthly report	email

6/18/2014	C. Special	B. Johnston	Road repair	email
6/19/2014	Kimball Family	BOG & Assn members	Sympathy card	USPS
6/23/2014	C. Special	T. Sheehan	E-blast re: Black Pointer	email
6/23/2014	Webmaster	C. Special	E-blast re: Black Pointer	email
6/24/2014	Webmaster	C. Special	Website update	email
6/25/2014	C. Special	B. Johnston	Meeting agenda; website	email