

**Black Point Beach Club Association
Board of Governors
Minutes of Regular Meeting
Friday, July 24, 2015
6:30Pm**

A Regular Meeting of the Black Point Beach Club Association Board of Governors was held on Friday, July 24, 2015 at 630 p.m. in the Black Point Beach Club Association Clubhouse located at 6 Sunset Avenue in Niantic, Connecticut.

Present: Mary Cahill, Chair; Kevin Callahan, Vice Chair; Brendan Fox, Jim Pillion, Robin Murdock-Meggers, Bob Shea and Will Fountain.
Also Present: Tom Sheehan, Association Manager; Carolyn Boyle, Treasurer; Ruth Ames, Tax Collector; Maureen Lowney, Secretary.

1. Call meeting to order; Attendance

Ms. Cahill called the Regular Meeting of the BPBCA Board of Governors to order at 6:30 p.m. A Quorum was present

a. Approval of Minutes of June 26, 2015 Regular Meeting

Ms. Cahill called if there were any omissions or corrections on these minutes. There being none she called for a motion to accept the minutes.

**** Motion [1]**

Mr. Pillion made a motion to approve the minutes of the Regular Meeting held on June 26, 2015, as presented. Dr. Brendan Fox seconded the motion.

Vote: 7 - 0 - 0. Motion passed.

2. Public Comment

Ms. Kim Craven, 46 East Shore Drive, commented that she has not received the Black Pointer. A Lost dog sign was posted and stapled to a Black Point Beach Club sign at Sea Breeze Ave. Ms. Craven asked if the sand on the piers by the Jersey barriers could be swept into the water. She also asked if there could be two public comments one at the beginning of the meeting and one at the end of the meeting, instead of just the one at the beginning of the meeting.

Ms. Sandy Sheehan, 18 Indianola Road, commented on the 4th of July picnic. Ms. Sheehan stated that more volunteers are needed to help with the picnic, and that it is always the same people who volunteer. She said more members need to volunteer. The volume of people attending the picnic increases every year, but the number of volunteers do not increase. The amount of side dishes has been decreasing over the years while the attendance is increasing and that people are rude to the volunteers regarding how the food is cooked. Ms. Sheehan also thinks people from other beaches are coming for free food. She suggested that members and their families be given tickets for the picnic, RSVP to picnic, have the picnic catered or have food trucks. Ms. Sheehan also suggests that maybe the picnic has outlived its usefulness.

3. Reports

- **Association Manger's Report - Tom Sheehan**

Mr. Sheehan presented his report (see attached). Mr Sheehan commented about having a cancellation policy for the rentals at the clubhouse.

Mr. Sheehan informed the BOG that the Securty System is up and running at the club house.

Mr. Sheehan had Mr. Garrett Hickey give a report on the Recreation Program. Mr. Hickey stated that there has been an increase in the amount of children attending the recreation program especially in the 3-4year old group.

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

Ms. Boyle presented financial reports for the first month of the 2015-2016 fiscal year. Ms. Boyle stated that there was nothing exceptional as we are only 20 something days into the new fiscal year.

The Bank Balances as of July 1, 2015: Checking and Sweep accounts \$211,278.07. Long Term Capital Account \$77,467.90.

The balances are so high because we are in the beginning of our fiscal year when all our money comes in but the bills will be coming in all year.

- **Tax Collector - Ruth Ames**

Ms Ames reported that only three properties are behind in their taxes from last year for a total amount of \$918.28. For the fiscal year 2015-16 78% of the taxes have been collected in the amount of \$161,738.11. The total taxes to be collected is \$209,098.78.

- **Chair's Report - Mary Cahill**

Ms. Cahill requested that the BOG send a Thank you letter to Beth Brucker for the time and money she has spent on telephone books over the years.

Ms. Cahill thanked Mr. Sheehan for the picnic and stated that there needs to be a system regarding the people coming to the picnic.

Ms. Cahill read a letter from Michael Stamm who would like to renovate the shuffle board area at the Club House for an Eagle Scout badge. Ms. Cahill expressed her opinion on what a fine young man Michael is and Black Point is lucky to have such great young people.

Attached is his proposal.

Ms. Cahill asked for a discussion and motion from the Board Members regarding the renovation of the shuttle board area.

***** Motion [2]**

Ms. Callahan made a motion to approve the renovation of the shuttle board area. Ms. Murdock-Meggers seconded the motion.

Vote 7 - 0 - 0 Motion Passed

- **Ex Officio to Zoning - Jim Pillionl**

Mr. Pillion stated there was nothing to report

- **Ex Officio to the Zoning Board of Appeals - Robin Murdock-Meggers**

Ms. Cahill asked Ms. Murdock-Meggers to contact the ZBA members and select a chair and secretary and to give them direction.

4. New Business

Mr. Callahan reported he had sent out four letters for bids on the boat launch. Mr. Callahan received one proposal from Docko Incorporated, two engineering firms replied that the project was too small and the fourth firm was too busy to commit. Mr. Callahan will contact Docko and have them give a detailed presentation to The Board of Governors.

5. Old Business

Nothing to report

6. Communications

Made available (log attached)

7. BOG Response

Ms. Cahill told Ms. Craven if anyone is not getting the Black Pointer they should go up to the club house and speak to Garrett Hickey about the delivery of the Black Pointer. Ms. Cahill said that people should not be stapling signs to the Black Point Beach Club signs, she asked Mr. Sheehan to remove it.

Ms. Cahill responded to the request for a second member's comment that this is a Board of Governors meeting and not a public meeting, and the meeting would be too long if second comments were allowed.

Mr. Sheehan does not recommend sweeping the sand into the water, the wind and nature blow it on to the pier. The guards do sweep the piers in the mornings. Mr. Sheehan stated that many people have stated they are pleased with the condition of the beach at Sea Breeze.

Mr. Fountain informed Mr. Sheehan that the left hand side railing, going down to the Sea Breeze beach is rusting and should be fixed before someone hurts themselves. Also 2-3 posts on the wooden rail by stairs at the seawall at Sea View need to be repaired.

Mr. Pillion suggested the Board set up a committee to come up with recommendations and changes to the 4th of July picnic so that it may continue.

Mr. Shea would like to see some volunteers bring back the tennis tournament and the golf tournament. The Road race is now the only event that Black Point has. It is a very successful event and will be making a sizable contribution to the Cahill Education Fund.

Mr. Callahan mentioned that a member noticed someone coming from Attawan beach using the Boat Launch at Sea View twice in one week. A discussion followed about implementing some type of system to identify Black Point Beach Club Members.

8. Executive Session

**** Motion [3]**

Mr. Pillion made a motion that the Board enter Executive Session at 8:02Pm to discuss personnel matters. Mr. Shea seconded the motion.

Vote 7 - 0 - 0 Motion passed

**** Motion [4]**

Dr. Fox made a motion to exit Executive Session at 8:24p.m. and return to the Regular Meeting no action taken. Ms. Cahill seconded the motion.

**** Motion [5]**

Ms. Murdock-Meggers made a motion to accept the bid submitted by Docko for the Boat ramp. Mr. Callahan seconded he motion.

Vote 7 - 0 - 0 Motion passed.

9. Adjournment

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

**** Motion [6]**

Mr. Shea mad a motion to adjourn the BPBCA Board of Governors Regular Meeting of July 24, 2015 at 8:43p.m. Mr. Pillion seconded the motion.

Vote 7 - 0 - 0 Motion passed

Respectfully submitted,

Maureen Lowney, Secretary

Manager's Monthly Report

July 24th, 2015

1. **Beach Population:** Week Days Weekend

Main	40 - 50	100-150
White Cap	10 - 15	20-30
Sea Breeze	20-25	30-40
South	0-8	10-20

2. **Club House Rentals:** Total of 13 rentals to date, of which 3 apply to the 2014 - 2015 budget.

3. **4TH of July Parade:**

As reported in the Black Pointer, over 500 Hamburgers and over 350 Hot Dogs were served. The cost of this year's picnic was approximately \$2,900.

4. **June Storm:** The cost of this storm was approximately \$2,800 to \$3,000. All invoices have yet to be received. The South Beach swim raft has been repaired and is back in position, with the swim rope in place as of yesterday.

5. **Bonfire:** Once again, a huge success. Attendance rivals the 4th of July picnic, and costs a lot less! This event should top out at about \$800.

6. **Security System:** The enhanced security system at the Clubhouse grounds is operational.

7. **Recreation Program:** Garrett Hickey will give an update on the 2015 Club Program.

8. **Misc.:** Visually obstructive intersections continue to be a problem. Perhaps the BOG could bring this to the attention of the Zoning Commission to get an immediate resolution to this problem, as I continue to get telephone calls regarding this issue.

Regards,

Tom Sheehan
Association Manager

July 18, 2015

Dear Black Point Beach Club Board Members,

I would like your approval to renovate the shuffle board area at the Club House. I have researched the appropriate materials to resurface, seal, and reline the boards. The project will be executed in the following procedure:

- Push back grass off boards
- Dig out one foot of grass around the boards and fill the space with stone to an elevation lower than the shuffle boards
- Place a park bench to the east side of the boards
- Install a scoreboard on a post on each side of the bench
- Clean the boards using soap and a power washer
- Fill and smooth the crack in the South board
- Spread H&C Concrete Resurfacer to fill in rough spots caused by years of weathering
- Wash, dry, and coat new surface with H&C Solvent based concrete sealer

I am open to modifying the plan to suit the boards preferences. At this time, I am seeking approval to move forward in the project by approaching sponsors, such as Sherwin Williams and the BPBC Men's Club. I have already consulted the Men's Club and have received positive feedback and support. The goal is to expedite the project and complete it by Labor Day weekend.

Thank you,



Michael Stamm



Shuffleboard Renovation Plan

Scoreboard for North Board

Scoreboard for South Board



