

**Black Point Beach Club Association  
Board of Governors  
Minutes of Regular Meeting  
Friday, August 28, 2015  
6:30Pm**

A Regular Meeting of the Black Point Beach Club Association Board of Governors was held on Friday, August 28, 2015 at 6:30 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; Jim Pillion, Robin Murdock-Meggers, and Will Fountain.

Also Present: Tom Sheehan, Association Manager; Carolyn Boyle, Treasurer; Maureen Lowney, Secretary

Arrived at 6:35Pm Brendan Fox and Bob Shea

Absent Ruth Ames, Tax Collector

**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 July 24, 2015 Regular Meeting**

Ms. Cahill called if there were any omissions or corrections on these minutes.

The following omission was noted. Mr. Will Fountain was appointed to the Board of Governors at the June 26, 2015 Board of Governor regular meeting for a one year term fulfilling the term vacated by Mr. Jim Moffett.

The following correction was noted from the Minutes of the July 24, 2015 Board of Governor Regular meeting. On page 4, Motion [5] should read Ms. Murdock-Meggers made a motion to accept the proposal submitted by Docko for the Boat Ramp.

**\*\* Motion [1]**

**Mr. Callahan made a motion to approve the minutes of the Regular Meeting held on July 24, 2015, as read. Ms. Murdock-Meggers seconded the motion.**

**Vote: 5 - 0 - 0. Motion passed.**

**b.** Mr. Keith Neilson from Docko, Inc. presented a proposal for the restoration of the Boat Launch on Sea View Ave. Mr. Neilson spoke about the permit process with the DEEP and the US Army Corp of Engineers. He also talked about the condition of the boat ramp, explained the different styles of concrete and the different surfaces for traction. Mr. Neilson said that the Machnik Brothers, Inc. out of Old Lyme CT was a good contractor who he has worked with in the past. Mr. Neilson took questions from the Board members and the Chair thanked him for his presentation.

## **2. Public Comment**

Ms. Barbara Johnston of 35 Sea Crest Ave. commented that the latest Zoning minutes are not posted on the Black Point Beach Club Web site.

Ms. Wendy Bourget of 1 Osprey Road asked if the rules and regulation signs could be kept through the winter.

## **3. Reports**

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

Mr. Sheehan presented his report (see attached).

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

Ms. Boyle presented financial reports through Aug 24, 2015.

The Bank Balances as of August 1, 2015: Checking and Sweep accounts \$220,799.08.

Long Term Capital Account \$77,481.06.

Ms. Cahill called for a motion to accept the Treasurer's Report.

### **\*\* Motion [2]**

**Ms. Murdock-Meggers made a motion to accept the Treasurer's Report.**

**Dr. Brendan Fox seconded the motion.**

**Vote: 7 - 0 - 0. Motion passed.**

- **Tax Collector - Mary Cahill for Ruth Ames**

Ms Ames was not present at the meeting but had provided a copy of her report.

The report noted that \$209,098.78 was to be collected for the fiscal year 2015-16.

\$196,083.42 has been collected to date; \$13,015.36 is outstanding. There are 32 unpaid accounts. There will be a lien fee of \$120.00 added to all unpaid balances as of September 30, 2015. In addition there are four properties that are behind in their taxes from last year for a total outstanding balance of \$1,141.62

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

Ms. Cahill read a letter from Ms. Mary Liz Shea Williams and Mr. Bob Shea donating \$1,000.00 to the Cahill Education Fund which represents proceeds from the annual Black Point Beach Road Race over the past few years. The Road Race is a wonderful event that is held annually and which the Shea Family has been in charge of for many years. Ms. Cahill also thanked Tim Shea for being helpful with one of the meetings with Docko regarding the boat launch. Ms. Cahill stated we owe a big Thank you to the Shea family for the Road Race and all the other contributions that they have made.

Ms. Cahill asked Mr. Pillion to head a committee with Mr. Shea and Dr. Fox to help Mr. Sheehan with the 4th of July picnic to insure its success.

- **Ex Officio to Zoning - Jim Pillion**

Mr. Pillion reported that shrubs and hedges obstructing views was the topic at the zoning commission. Mr. Pillion stated that the zoning officer has been in contact with the individuals who's bushes he has been informed about. Letters have been sent and the town has also been notified where the shrubs and bushes are on town property.

Mr. Pillion reported that Mr. Jim Mastria's term as an alternate has expired.

**\*\* Motion [3]**

**Mr. Pillion made a motion to reappoint Mr. Mastria for a second term as an alternate on the Zoning Commission. Ms. Cahill seconded the motion.**

**Vote: 7 - 0 - 0**

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

Ms. Murdock-Meggers reported the Zoning Board of Appeals had an organizational meeting and Ms. Colleen Chapin was nominated as the Chair. The ZBA only has two alternates and they would like to have a third alternate member

**Mr. Tom Sheehan left meeting at 7:45Pm**

**4. New Business**

Nothing to report

**5. Old Business**

Will Fountain reported on the renovation of the Shuffle Board Court. There will be grass around the courts instead of stones due to the cost.

**6. Communications**

Made available (log attached)

**7. BOG Response**

Ms. Cahill told Ms. Bourget that she would ask Mr. Sheehan to keep the signs up till after Columbus day.

Ms. Cahill told Ms. Johnston that the Board of Governors has no control over the Zoning Board minutes and that Ms. Johnston needs to go to the Zoning Board.

**8.Executive Session**

**\*\* Motion [4]**

**Dr. Fox made a motion that the Board enter Executive Session at 7:55Pm to discuss personnel matters. Mr. Shea seconded the motion.**

**Vote: 7 - 0 - 0 Motion passed**

**\*\* Motion [5]**

**Mr. Shea made a motion to exit Executive Session at 8:10p.m. and return to the Regular Meeting. Mr. Fountain seconded the motion.**

**\*\* Motion [6]**

**Ms. Murdock-Meggers made a motion that the Board of Governors retain the services of Docko, Inc. to complete the restoration project on the Sea View Avenue Ramp. The Total cost of the renovation not to exceed \$100,000.00. 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 [7]**

**Mr. Shea made a motion to adjourn the BPBCA Board of Governors Regular Meeting of August 28, 2015 at 8:35p.m. Mr. Fountain seconded the motion.**

**Vote: 7 - 0 - 0 Motion passed**

**Respectfully submitted,**

**Maureen Lowney, Secretary**

# **Manager's Monthly Report**

**August 28<sup>th</sup>, 2015**

As I announced in the last issue of the Black Pointer, the following dates apply as we prepare for the fall and close of season. Any acts of nature or threatening storms would preempt the below dates.

## **Daily Beach Grooming:**

Daily beach grooming will cease on September 6, 2015. Weekend grooming will continue until September 27<sup>th</sup>. The beach sand will be harvested in late October.

## **Water Equipment:**

Bock docks, swim rafts, geese rope and swim buoys will be removed and placed into winter storage during the week of September 14<sup>th</sup>.

## **Tennis Courts:**

Nets in both the hard and clay courts will be removed for storage on October 19<sup>th</sup>.

## **Kayak Racks:**

All racks will be removed and placed into storage on October 24<sup>th</sup>. All water vessels must be removed from the racks prior to the above date. Any vessels not removed will be left on the ground and BP association will not have any responsibility or liability for unclaimed property.

## **Recreation Club Program:**

Gross income for the 2015 recreation program was \$17,160.00. A questionnaire was distributed to all parental applicants at the conclusion of the last day of club. The purpose of the questionnaire was to request feedback about the current program, and suggestions for enhancements prior to November 2015.

### **Clubhouse and Clubhouse Grounds:**

New storage shed was delivered in May of this year. BOG office was remodeled, security cameras were added as well in June of this year. A preventive tick spray was applied to the entire club grounds during the spring.

### **Beach Patrol:**

The beach patrol logged a total of 6,780 hours throughout August 26<sup>th</sup>. An estimated additional 60 hours will be accumulated through Labor Day weekend. There were only four rain days this season. The Patrol staff did an excellent job assuring that all association rules and regulations were followed by members and guests of the community. The crowds and beach population remained high during the entire season.

In closing, I'd like to thank the association members and the board of governors for their support during the 2015 summer season. I look forward to continuing to serve as your association manager for the remainder of the 2015 season and beyond.

I also want to recognize and thank my wife Sandy for all of her support and assisting me throughout this summer season. Behind every good man, is an even better woman, and Sandy has been my unofficial “ Chief of Staff” ensuring that all processes run smoothly and timely.

## Black Point Beach Club

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