

**Black Point Beach Club Association  
Board of Governors  
Minutes of Regular Meeting  
Friday, September 25, 2015  
6:30Pm**

A Regular Meeting of the Black Point Beach Club Association Board of Governors was held on Friday, September 25, 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 6:32Pm 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 August 28, 2015 Regular Meeting and Minutes of Annual Informational Meeting held on September 5, 2015**

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]**

**Ms. Murdock-Meggers made a motion to approve the minutes of the Regular Meeting held on August 28, 2015, as presented. Mr. Fountain seconded the motion.**

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

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

**Ms. Murdock-Meggers made a motion to approve the minutes of the Annual Informational Meeting held on September 5, 2015 as presented. Mr. Fountain seconded the motion.**

**Vote: 5- 0 - 0**

**2. Public Comments**

No Comments

**3. Reports**

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

Mr. Sheehan presented his report (see attached). Mr. Sheehan clarified a member's comment from the floor about not having three bids for the bathrooms. Mr. Sheehan stated that

he did have three procurement bids for the bathrooms and those bids were all presented to the Board at open meetings. Regarding the member statement that the purchase of the shed, which the member was calling a garage, was for the purchase of a golf cart is absolutely false. We wouldn't be able to use this room if we didn't procure that shed, we wouldn't have gained an additional closet for the maintenance man to keep all the equipment in. He would have to take his equipment, back and forth everyday. Between the men's club and the rec. program, the old shed was just bursting at the seams. You literally had to take things out of there, to get what you wanted, and then put them back every time. It was long overdue that's the reason the shed was procured, it had nothing to do with a golf cart.

Mr. Pillion asked Mr. Sheehan if he was happy with the security cameras. Mr. Sheehan said they were very helpful, and well worth the investment.

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

Ms. Boyle clarified that the Association Fiscal year runs from July 1- June 30th

Ms. Boyle presented financial reports through September 21, 2015.

The Bank Balances as of September 1, 2015: Checking and Sweep accounts \$223,488.57.  
Long Term Capital Account \$85,994.27

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

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

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

**Mr. Pillion 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. \$203,684.52 has been collected to date; \$5,414.26 is outstanding. There are 18 unpaid accounts for this fiscal year. In addition there are two accounts that are behind in their taxes from last year for an outstanding balance of \$820.34. Total outstanding balances \$6,234.60

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

Ms. Cahill informed the Board of Governors members that there would be no meeting in October, the next meeting would be in March of 2016. If Mr. Callahan had something special to report on the Boat launch a special meeting would be called. Ms. Cahill Thanked the Board Members and said they were a very hard working board.

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

Mr. Pillion stated there was nothing to report.

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

Ms. Murdock-Meggers asked the Board of Governors to appoint Ms. Coleen Chapin as the Chair of the ZBA and Ms. Arlene Garrow as a ZBA member. Ms. Kim Craven as an alternate. and renew the term for Alternate Ms. Marianne Neptune.

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

**Ms. Murdock-Meggers made a motion to accept the above to the ZBA.**

**Mr. Callahan seconded the motion.**

**Vote: 7 - 0 - 0**

**4. New Business**

Mr. Pillion the chair for the 4th of July picnic committee, reported that the committee met and discussed plans for the picnic.

The Black Point Beach Club's 4th of July Picnic began more than 50 years ago. From its humble beginnings, it has grown in popularity. In 2015, more than 400 people attended. This event brings members of our community together for a day of friendship and camaraderie.

Unfortunately, as the picnic has grown in popularity, the number of volunteers necessary to manage the part has dwindled. If we wish to continue this annual tradition as we know and love it, we **MUST** have more volunteers. We need members to volunteer one hour of their time on the 4th to facilitate the picnic. A separate grill will be set up for vegetarian burgers, provided an individual or individuals will volunteer to man that grill. Please call or e-mail Tom Sheehan to schedule your time to volunteer at [860-917-1573](tel:860-917-1573) or email Tom at [mgmt@blackpointbeachclub.com](mailto:mgmt@blackpointbeachclub.com).

It has come to our attention, that individuals, who are not members or guests of Black Point, have been attending the picnic. In order to control this situation, tickets for the picnic will be distributed at the Annual Memorial Day meeting. 6 tickets will be given to each Black Point Family. If you are unable to attend this meeting, please contact Tom to make arrangements to pick up your tickets. Additional tickets may be purchased at the picnic for \$5.00 per person. Each ticket holder will receive one hot dog and one hamburger, plus all the available side dishes and desserts. No take out orders will be provided.

Your side dishes should reflect the number of people you are bringing to the picnic. For instance, if you are bringing 8 people, your side dish should feed at least 8 people. This year we are asking members whose last names start with A-P to please bring a side dish, and if your last name starts with Q-Z, please bring a dessert. Historically, we have had a shortage of side dishes available, thus the change in the alphabet responsibility. Once again, please use disposable dishes and utensils.

We hope these changes will continue to help us to provide this wonderful, memorable, yearly Black Point event.

Mr. Fountain presented a list of his Ideas and issues to be considered by the BOG. Attached is the list.

Dr. Fox wanted to remind people about the Cahill Education Fund and said it was a very viable entity. Up until the past couple of years we had a golf tournament that funded the Cahill Education Fund. Dr. Fox said that Mary Cahill has solicited some her friends this year for donations, and she should be commended for that. If anyone would like to donate please call Mary Cahill 860-739-8952.

**5. Old Business**

Boat launch - Mr. Callahan report that the surveyor was out to survey the launch today. Ms. Cahill thanked Mr. Callahan for his work on the Boat Launch committee.

**6. Communications**

Made available (log attached)

**7. BOG Response**

No Responses as there were no public comments

**8. Executive Session**

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

**Ms. Murdock- Meggers made a motion that the Board enter Executive Session at 7:53Pm to discuss personnel matters. Mr. Shea seconded the motion.**

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

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

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

**\*\* Motion [7]**

**Ms. Murdock-Meggers made a motion to Amend our By Laws: Any Board of Governor may attend and participate in any Board of Governors meeting by telecommunication.**

**Mr. Fountain seconded the motion.**

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

**\*\* Motion [8]**

**Ms. Murdock-Meggers made a motion to accept the changes to the job descriptions for the Tax Collector and the Treasurer. Mr. Callahan seconded the 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 [9]**

**Mr. Shea made a motion to adjourn the BPBCA Board of Governors Regular Meeting of September 25, 2015 at 8:20p.m. Dr. Fox seconded the motion.**

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

**Respectfully submitted,**

**Maureen Lowney, Secretary**

## Manager's Monthly Report

September 25<sup>th</sup>, 2015

Great summer season! Only 4 rain days with the beaches being packed every day.

No incidences of major concern to report.

Geese ropes have been removed, and docks should be removed this week.

There were 8 clubhouse rentals for the 2015 – 2016 budget year. There are 2 more rentals, the last one scheduled for October 3<sup>rd</sup>, 2015.

Some interior and exterior repairs to the clubhouse are scheduled for September 30<sup>th</sup>, 2015.

Winterization of the clubhouse is scheduled for mid October.

Some issues brought to my attention:

- Sand on ROWs
- Whitecap Landscaping
- Whitecap parking lot sinkhole
- Whitecap parking lot will be locked on October 30<sup>th</sup>
- Knocking on doors and ringing doorbells during night time hours

Ideas and issues of residents Aug.2016

1. Pavement needs to be repaired at the Nehantic R.O.W. It has been compromised and wheel chair travel is near impossible due to the uneven pavement. Also Whitecap R.O.W. Has same uneven pavement and could be repaired if funds are available.
2. Handrails at Sea Breeze need replacement, East - West rail has rusted completely off and the North - South railing has been removed on the three bottom steps
3. Handrail at Sea View (wood and chain ) needs repair.
4. We should consider designating the lower Whitecap R.O.W. As a parking lot for golf carts and encourage tandem cart parking in the Nehantic and Sea Breeze lots. Opening up parking spaces for more vehicles.
5. We should start issuing kayak stickers for kayaks stored in racks. You would be required to show residence, either by tax receipt or license and type type of kayak and color would be required to receive a sticker. Any kayaks observed without BPBC approved stickers would be removed form the racks, Signage may be required for enforcement.
6. Suggest we move an additional kayak rack to Seaview launch area from back bay.
7. When racks are placed in the Spring, do it with some input from the kayak community.
8. Purchase two padlocks and an a supply of keys to be issued to tennis and pickleball players (names to be recorded) eliminating the daily cost of unlocking and locking courts. Plus keeping non beach members out. Both hard and clay courts.
9. Beaches at both Sea Breeze and Sea View need to be regraded. Trash can anchor and kayak racks to be used as reference height of beaches.
10. The dirt (soil) under the swings at clubhouse should be leveled and chips redistributed, there are deep holes under and large mounds in front and in back of the swings, as it has been dragged out by swing users feet over time.
11. Beach R.O.W.'s Should be swept weekly or biweekly if needed. (beach Patrol) along with litter to be removed daily from parking and beach areas. Unsightly weeds should be removed as well.
12. Swing areas should be raked as needed and the club house area kept free of litter by senior club staff members.
13. A/C condensate lines should be rerouted to the South side of the pad to eliminate walking in water while the units are in use. Also eliminate discoloring of newly paved walk.
14. The chain at the clubhouse should be across the driveway and locked at all times unless there is an event or function requiring additional parking.
15. Some thought should be given to repairing or replacing the basketball backboards.

