

**Black Point Beach Club Association  
Board of Governors  
Minutes of Regular Meeting  
Friday, April 22, 2016  
6:30Pm**

A Regular Meeting of the Black Point Beach Club Association Board of Governors was held on Friday, April 22, 2016 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; Robin Murdock-Meggers, and Will Fountain.

Jim Pillion - present by telecommunication.

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

Arrived at 6:33Pm - Bob Shea

Absent Dr. Brendan Fox and 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 September 25, 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. Callahan made a motion to approve the minutes of the Regular Meeting held on September 25, 2015, as presented. Ms. Murdock-Meggers seconded the motion.**

**Vote: 6 - 0 - 0. Motion passed.**

**b. Approval of Minutes of April 2, 2016 Budget 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 [2]**

**Ms. Murdock-Meggers made a motion to approve the minutes of the Budget Meeting held on April 2, 2016 as presented. Mr. Callahan seconded the motion.**

**Vote: 6- 0 - 0. Motion passed.**

**2. Public Comments**

Ms. Jean Galati of 7 Nehantic Drive commented that the Town of East Lyme had passed a Blight Ordinance.

**3. Reports**

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

Ms. Boyle presented financial reports through March 31, 2016.  
The Bank Balances as of March 31, 2016 : Checking and Sweep accounts  
148,967.00. Long Term Capital Account \$86,094.00.

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. Callahan seconded the motion.**

**Vote: 6 - 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. There are 4 unpaid accounts for the Grand List 2014 year with an outstanding balance \$1,220.16. In addition there is 1 account that is outstanding for the Grand List 2013 year with an outstanding balance of \$586.63.

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

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

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

**Mr. Callahan seconded the motion.**

**Vote: 6 - 0 - 0. Motion passed.**

• **Boat Launch Report - Kevin Callahan**

Mr. Callahan had a meeting with Mr. Machnik last Friday. The Boat Launch should be finished before Memorial Day. Mr. Pillion suggested that updates for the boat launch construction be put on the web site.

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

Mr. Sheehan presented his report (see attached)

• **Chair's Report - Mary Cahill**

Ms. Cahill commented that the fee for a variance from the ZBA should be increased to cover the cost of the newspaper notices. She asked the Board to think about and discuss at the next meeting.

Ms. Cahill also spoke about possibly offering boat storage at the White Cap parking lot off season. It would be for members only no guests.

Ms. Cahill asked Mr. Sheehan to look into this and report back to the Board at next Meeting

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

Mr. Pillion stated that the Zoning members and ZBA members need to be notified if their terms are expiring. Ms. Cahill informed Mr. Pillion that they have already been informed. 2 members of the zoning board's terms will be up in July. They could move the 2 alternates up into those spots. The Zoning Board will need to fill the 2 alternate seats.

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

Ms. Murdock-Meggers stated there was nothing to report.

**4. Old Business**

Mr. Pillion commented on the 4th of July picnic and the need for volunteers. Mr. Pillion said he would give a presentation at the Annual meeting on Memorial Day weekend.

Mr. Sheehan stated that there will be 3 Kayak racks at the Boat Launch Beach this year and only 1 kayak rack at the back waters.

**5. New Business**

No new business

**6. Communications**

Made available (log attached)

**7. BOG Response**

Ms. Cahill noted that the Blight Ordinance passed but it has to be coordinated with the state, and also civil liberties.

Mr. Phil Lombardo, 3 East Shore Drive asked what the total cost of the Boat Launch is. Mr. Callahan said the cost is \$79,000 plus \$15,000.00 for permits and engineering. Mr. Callahan stated that Docko recommended fixing the South and North walls on the sides of the boat launch as they are safety hazards in the condition they are in now. If Black Point decided to repair them in a year from now the machines working on those walls could damage the boat ramp. The cost for the north wall is \$10,760.00 and the south wall is an additional \$9,820.00. Mr. Callahan stated that we have the money to do those repairs. The North and South walls are a safety issue. The Boat Launch came in under the \$100,00.00 budget.

Mr. Lombardo stated these add-ons should have been done at a Public meeting. Mr. Callahan stated the add-ons should be done now, there could be damage to the boat launch if the walls are done at a later date. Mr. Lombardo stated that the Board went over the cap. Mr. Callahan stated the the Boat Launch came in at \$92,000 which is below the \$100,000.00 cap. Ms. Cahill stated this is a BOG meeting not a public meeting. Ms. Murdock-Meggers stated that we had a cap on the Boat Launch not the

add ons. Mr. Lombardo stated that the Board's decision to do these add-ons were not in the minutes. Mr. Lombardo asked how the Board approved the add-ons without meeting. Ms. Cahill said they communicated by e-mail. Ms. Murdock-Meggers stated that they do not meet when expenses come up during the year. Mr. Sheehan stated the Board does not need approval they can spend up to one million dollars.

## **8.Executive Session**

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

**Ms. Murdock- Meggers made a motion that the Board enter Executive Session at 7:31Pm to discuss personnel matters. Ms. Cahill seconded the motion.**

**Vote: 6 - 0 - 0 Motion passed**

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

**Mr. Callahan made a motion to exit Executive Session at 7:55p.m. and return to the Regular Meeting. Ms. Murdock-Meggers seconded the motion.**

## **9. Adjournment**

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

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

**Mr. Callahan made a motion to adjourn the BPBCA Board of Governors Regular Meeting of April 22, 2016 at 7:58p.m. Mr. Shea seconded the motion.**

**Vote: 6 - 0 - 0 Motion passed.**

**Respectfully submitted,**

**Maureen Lowney, Secretary**

## **Manager's Monthly Report**

**April 22<sup>nd</sup>, 2016**

The first surveying of the Association R.O.W. was done in March 2016. An attractive post and chain marker has been installed on the Sea View R.O.W. The width of the Association owned property at this site is now clearly marked off, showing an additional 10 feet 7 inches.

Surveys of other R.O.W.s will hopefully be scheduled in 2016, depending on availability of funds.

New railings are currently being installed on the Nehantic and Sea Breeze stairways, as well as the Sea Breeze / Sea View walkway.

All "Trip Hazards" are scheduled to be repaired in late April. The Nehantic R.O.W. slope will get a major resurfacing.

The Tick prevention program for the clubhouse grounds will be scheduled again this year and treatments will be applied this Spring, Summer and Fall.

All contractors involved in opening the beach for the 2016 season have been scheduled. Weather permitting; the beaches will be ready for your enjoyment mid May 2016.

We had 3-ruptured water pipes over the winter. None of the absentee owners were on the off-season emergency contact list.

