

**Black Point Beach Club Association
Annual Meeting
Saturday, May 28, 2016
9:00 a.m.
6 Sunset Avenue, Niantic, Connecticut 06357**

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

1. **Ms. Cahill, Chair of the BPBCA Board of Governors, called the meeting to order at 9:00 a.m. Ms. Cahill led the members in the Pledge of Allegiance.**
2. **Ms. Cahill introduced the Board and staff members.**
3. **Ms. Cahill opened the floor for nominations to the Board of Governors for three full three-year terms.**

Ms. Ray Lillis, 39 Whitecap Road, nominated Mr. Will Fountain; seconded by Ms. Sharon Sklar of 20 Sunrise Avenue.

Ms. Rick Diachenko, 25 Sunrise Avenue, nominated Ms. Cheryl Colangelo; seconded by Ms. Sharon Sklar of 20 Sunrise Avenue.

Ms. Charlene Mastria, 14 Nehantic Drive, nominated Mr. Jim Mastria; seconded by a member of the audience.

Ms. Marianne O'Neil, 16 Brightwater Road, nominated Mr. Ned Cosgrove; seconded by Mr. Peter Stempian of 5 Brightwater Road.

Ms. Kim Craven, 46 East Shore Drive, nominated herself; seconded by Ms. Mary-Lou Weidl of 22 Indianola Road.

Ms. Barbara Beauchene, 20 east Shore Drive, nominated Mr. Steve Beauchene; seconded by Mr. Peter Stempian of 5 Brightwater Road.

4. **Budget Discussions; Vote**

Ms. Boyle noted that members received a copy of the proposed budget in the call to meeting. She opened the floor to questions.

Hearing no questions, Ms. Cahill put the budget to a vote. The budget has a proposed mill rate of 1.49.

Ballots have been counted.

Vote: 146 - 3. Budget passed

5. Boat Launch - Kevin Callahan

Mr. Callahan noted that the boat launch is moving along quickly now that the work in the water is finished. There was a setback due to a week of rain. The boat launch will possibly be finished by the end of next week, and will be open probably the week after that.

6. 4th of July Picnic - Jim Pillion

Mr. Pillion noted that changes have been made to the 4th of July picnic. Tickets for the picnic will be available after the meeting today. There is a maximum of 6 tickets per family. Extra tickets available at a cost of \$5.00 per ticket. Tickets must be picked up by June 19. Tickets will not be available on July 4th.

7. Association Manager's Report - Tom Sheehan

Mr. Sheehan welcomed everyone back and presented his report (attached). Mr. Sheehan noted a few important dates. Sunday, July 26th is Club Registration at the clubhouse from 12:00 Noon to 1:00pm. Monday, June 27th is the first day of club. Monday, July 4th, Annual Parade and Picnic, with parade line up at clubhouse starting at 10:00Am. parade kicks off at 11:am sharp. Saturday July 16th Bonfire on Main Beach, from 7:00Pm - 10:30Pm

8. Members Comments

Ms. Linda Pendergast, 50 Sea Breeze Avenue, ask who to contact regarding enforcing the rules and regulations about construction workers who start before the 8:00am regulation.

Mr. Sheehan told Ms. Pendergast to contact Mr. Dave murray the Zoning Enforcement Officer.

Ms. Marianne O'Neil, 16 Brightwater Road, asked about the swim bouys at South Beach.

Mr. Sheehan stated that all the ropes are not installed yet.

Ms. Kim Craven, 46 East Shore Drive, asked if renters could be given a copy of the Rules and Regulations and if there are any consequences if rules are broken.

Mr. Sheehan said it depends which rule is broken.

Ms. Wendy Bourget, 1 Osprey Road, asked who has the authority to issue the \$25.00 parking fines and where does the money go.

Mr. Sheehan said the guards have the authority to issue tickets. They issue a warning ticket for first offense and that ticket tells them that a repeat offense would be a \$25 fine.

Ms. Sharon Sklar, 20 Sunrise Avenue, asked when the Kayak racks would be put on the beach at Sea View.

Mr. Steve Libby, 9 Sea View Avenue, commented that there is no room for a 3rd kayak rack at the sea View beach.

Mr. Sheehan responded that there will not be a 3rd rack at Sea View. There was talk of putting a 3rd rack, but that can not be done without a vote by the members.

Ms. Cahill commented that there is only so much beach, and there is no place to put any more racks.

Ms. Sue Chodorov, 61 Sea View Avenue, asked if we could identify Black Point owned kayaks as opposed to people who do not live at Black Point but are using our kayak racks particularly in the back bay.

Mr. Sheehan suggested us the BP stickers and also suggested putting your name and phone number inside your kayak.

Ms. Chodorov asked how we enforce the use of the racks by non black point residents.

Mr. Sheehan said he has no problem cutting the lock off and putting the kayaks on the ground.

Ms. Sklar, 20 Sunrise Avenue suggested stickers be placed in the same area on each boat for easier identification.

Ms. Jane McLean, 24 Sea View Avenue asked if people are concerned about the high hedges on corner lots.

Mr. Sheehan suggested she contact the Zoning Officer Dave Murray.

Mr. Murray said he has driven around and made notes of those properties and will be sending out letters.

Wendy Bourget, 1 Osprey Road suggested having tag system to identify resident fishers from non-resident fishers.

Mr. Will Fountain suggested having numbered stickers for the kayaks, for easier identification. If a kayak on the rack has no sticker it should be taken of the rack. Mr Fountain counted 101 kayaks on our property last year.

Mr. Dan McMahon, 47 Sea Breeze Avenue, suggested people walk their dogs on the beach in the mornings to help get rid of the geese.

Mr. Kevin Callahan thanked Dr Brendan Fox for his dedication and loyalty for his time served on the Board.

Mr. Callahan also thanked Mrs. Cahill for her dedication and loyalty to the Black Point community, and said maybe she should stay on the board as ex-officio.

Motion 1

Ms. Joan Hayes, 51 Whitecap Road, made a motion that Ms. Cahill be appointed as ex-officio to the Board of Governors. Seconded by Sharon Sklar, 20 Sunrise Avenue. All in favor, none opposed.

Ms. Cahill Thanked the members and said she was honored, and that Black Point has been wonderful to her.

Ms. Call reported that the head of Old Black Point Beach called her to inform her that one of our residents walked their dog on the Old Black Point Beach off leash and that it attacked and killed one of their member's dogs. Old Black Point is going to put up cameras at the gate, beach and chain to take pictures of everyone walking in that area.

Ms. Anita Schepker speaking for the Cahill Black Point Education Fund announced 2 Scholarship winners. Olivia Begay the granddaughter of the Acito family and Gianna Coppola granddaughter of Jean Galati.

Ms. Schepker announced that the Cahill Black Point Education Fund is looking for readers and also help in raising money for the Fund.

The meeting adjourned at 10:19Am

Respectfully submitted,

Maureen Lowney, Secretary

Manager's Report Annual Association Meeting

May 28th, 2016

Welcome To our Annual Meeting!

- **Welcome Back Everyone! It's nice to see all the familiar faces.**
- **First I would like to give a quick recap of 2015 - 2016 winter season. I am pleased to inform you there were no reported incidences of vandalism or burglaries in Black Point. The mild winter minimized waterfront damage, such as erosion and cement repair. Areas requiring attention or repair are already addressed or have been scheduled. Four homes experienced ruptured water pipes, 2 had significant damage. I would like to point out that not one of these homes was on the emergency telephone contact list, leaving me no way to contact the owners.**
- **Many thanks to Carolyn Boyle for all of her help with the 2016- 2017 budget, which she and I presented to the BOG April 22nd, 2016. However, I would like to emphasize this budget is "BARE BONES". There is no "Fluff" so we must all hope for a storm free season.**
- **Maureen Lowney has done an outstanding job of keeping the 2016 activity calendar current with continual updated postings. Private rentals of the clubhouse as well as all activities are posted for the members to view on the website.**
- **A few important dates: Sunday, June 26th is Club Registration at he clubhouse for 12:00PM to 1:00PM. Monday, June 27th, is the first day of club. Monday, July 4th, Annual Parade and Picnic, with Parade line up at clubhouse starting at 10:00AM. Parade kicks off at 11:00AM sharp. Saturday, July 16th, Bonfire on Main Beach, from 7:00PM to 10:30PM.**

- **The following recent repairs and enhancements:** New hand railings have been installed on Nehantic and Sea Breeze Stairs. A new railing on the Sea View Walkway has been installed, and the Sea Breeze portion of this walkway will get the continuation of the railing after the cement repair. The quote for the cement work is pending. The Nehantic ROW Ramp is scheduled to be resurfaced. Sand has been added to Sea Breeze Beach.
- **Continuing Problem:** If you recall, last summer I put out a plea for dog walkers to stop depositing waste bags in the clubhouse trash barrels, as well as the Black Point Market trash receptacles. I eliminated the problem at the clubhouse by putting our trashcans in the shed. However, we now have evidence of bags being dropped down storm sewers, which empty out into Niantic Bay, thus affecting our beachfronts. I really don't know what more I can say,
- **Beach Rules:** The Beach Rules [copy on each chair] were updated in February 2016 to reflect the changes the Association has made over the past few years. Please take a copy home to familiarize yourself, as well as your guests. If you rent your home, please be sure to give a copy to your tenants.
- **We will have a new Beach Patrol Staff** this year, as our previous staff is pursuing college related options.
- **In closing I wish to thank Mary Cahill** for her leadership and guidance over the years. I have no doubt that she will continue to be a valuable resource option. I also want to thank Dr. Brendan Fox for his dedicated service and support. I can assure you, both individuals always had the best interests of all the association members while serving in their positions.

Regards,

Tom Sheehan, Association Manager