

**Black Point Beach Club Association  
Board of Governors  
Minutes of  
Regular Meeting  
Thursday, October 26, 2017  
6:00Pm**

The Regular Meeting of the Black Point Beach Club Association Board of Governors was held on Thursday, October 26, 2017, at 6:00 p.m. at the Black Point Beach Club Association Clubhouse located at 6 Sunset Avenue in Niantic, Connecticut.

Present: Kevin Callahan, Chair; Robin Murdock-Meggers, Will Fountain, Bill McDowell, Mary Cahill, Ex- Officio ; and Jim Pillion by telecommunication

Also Present: Carolyn Boyle, Treasurer; and Maureen Lowney, Secretary

Absent: Cheryl Colangelo, Vice Chair; Tom Sheehan, Association Manager; Ruth Ames, Tax Collector

**1. Call meeting to order; Attendance**

Mr. Callahan called the Regular Meeting of the BPBCA Board of Governors to order at 6:00 p.m. A Quorum was present.

**a. Approval of Minutes of September 26, 2017 Special Meeting**

Mr. Callahan called if there were any omissions or corrections on these minutes. There being none he 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 24, 2017. Mr. Beauchene seconded the motion.**

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

**2. Public Comments**

Mr. George Kennedy, 19 Indianola Road commented about parking on the fishing pier at South Beach. He asked that if the Association is going to block off cars from driving onto the pier, if they could leave an opening wide enough for golf carts for people who members who like to fish but have a problem walking to the pier.

Mr. Jeff Maynard, 9 Woodland Drive commented about the construction going on at 5 Woodland Drive and said that rumors are flying about what is being built and asking what is being built and if the land would be subdivided.

### 3. Reports

#### . Treasurer's Report - Carolyn Boyle

Ms. Boyle presented her report and stated that there was nothing out of the ordinary. She mentioned that she has been speaking with the Association's Insurance Agent and there will be a refund coming for the Workers Comp.

Bank Balances as of 9/30/17

Checking & Sweep accounts \$221,074.45 Long Term Capital \$86,321.10.

Mr. Callahan called for a motion to accept the Treasurer's Report.

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

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

**Mr. McDowell seconded the motion.**

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

#### . Tax Collector - Kevin Callahan for Ruth Ames

Nothing to report

#### . Association Manager's Report - Tom Sheehan

Report attached

Mr. Fountain commented on Mr. Sheehan's report and asked to remove the request for \$300.00 to remove the basketball backboard.

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

**Mr. Beauchene made a motion to approve \$3,610.58 for walkway railings at the 3 right of ways. Nehantic, White Cap and Sea Breeze. Ms. Murdock-Meggers seconded the motion.**

#### **Discussion followed.**

Mr. Callahan said that we should get 3 bids. Also he was looking at the Nehantic ramp and said options need to be discussed to where the railing would be put so as not to block the beach cleaning trucks.

#### **Mr. Beauchene withdrew his motion and Ms. Murdock-Meggers withdrew her second.**

Mr. Beauchene spoke about the steel pier and said there are a lot of unknowns on the condition of the pier. He said that there has been no previous study on the steel pier. Mr. Beauchene said he and Mr. Callahan had met with Mr. Campion who had lot of information on the steel pier. The last study on the piers was done when they tried to rebar the steel pier down into the base and pour concrete around it, but no study on the steel pier on how long it would last. They did get a quote from GZE Geo Environmental for \$9,500.00 to do a study on the pier. They would give us three different options on how to rectify the situation. Mr. Beauchene said he would like to see if they could negotiate the price. Mr. Callahan said that after speaking with Mr. Campion on the pier it seems that we have more time than we thought with regards to the pier.

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

**Ms. Murdock-Meggers made a motion to proceed up to a cost of \$9,500.00 with GZE Geo Environmental to pursue a geological study of the Groins. Mr. McDowell seconded the motion.**

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

**.Chair's Report - Kevin Callahan**

Mr. Callahan reported that the BOG meeting schedule for 2018 will be on the 4th Thursday of the month. He also commented on the parking area at Nehantic and said the area where the rose bushes and stones are is 10ft wide and that area could be used for additional parking and the rose bushes could be replanted to a different spot.

**4. Assignments**

**. Ex-Officio to Zoning - Steve Beauchene**

Mr. Beauchene stated that the Zoning Commission has interviewed a Zoning Enforcement Officer, Mr. James Ventres. He stated that Mr. Ventres has 22 years experience in zoning in East Haddam CT. Mr. Beauchene said he seemed very knowledgeable and asked about giving him a one year contract.

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

**Ms. Murdock-Meggers made a motion to approve Mr. James Ventres as Zoning Enforcement Officer for a one year term. Mr. Fountain seconded the motion.**

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

**. Ex-Officio to the Zoning Board of Appeals - Jim Pillion**

Nothing to report

**Legal & Insurance - Robin Murdock-Meggers**

Ms. Murdock-Meggers had nothing to report.

**Fishing - Bill McDowell**

Mr. McDowell stated that in the off season fishing off the pier is anytime of the day.

**Rules and Enforcement - Kevin Callahan for Cheryl Colangelo**

Nothing to report.

**Budget - Mary Cahill**

Ms. Cahill had nothing to report.

**Building and Grounds - Will Fountain**

Mr. Fountain had nothing to report

**Recreation program/club - Kevin Callahan**

Mr. Callahan had nothing to report

**5. Old Business**

Mr. Beauchene asked about the status of the Right of Way at Bellaire. Mr. Callahan said that the home owner received the letter from the Association and wants to respond.

Mr. Fountain also asked about the rocks on the right hand side of the boat launch. Ms. Murdock-Meggers said it had been decided to leave them there.

**6. New Business**

No New Business

**7. Communications (made available)**

**8. Public Comments**

No comments

**9. BOG Response**

Mr. Callahan said he thought that motor vehicles are not to be driven on the pier. Mr. McDowell said no motor vehicles are allowed on the piers, but there are 3 parking spaces on the right of way near the pier. He also said that the pier cannot be completely blocked off as the beach cleaning machines need to get out there. Mr. McDowell said a baffling system might work. He also stated that eel grass cannot be removed per the DEEP.

Mr. Jim Fox the Zoning Commission Chair said that he took over the ZEO position as of June 1 and that the property at Woodland / Old Black Point Road was granted a permit in late May. He reached out to the property owner and the builder and progress was halted till they met regulations. Mr. Fox said that Mr. Danos was allowed stage 1 and that stage 2 the house will be attached to stage 1. The owner will not be issued a certificate of compliance or certificate of occupancy unless regulations are met.

**10. Executive Session (Legal)**

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

**Ms. Cahill made a motion to enter Executive Session at 6:50Pm. Mr. McDowell seconded the motion.**

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

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

**Ms. Murdock-Meggers made a motion to exit Executive Session at 7:10Pm. Mr. Beauchene seconded the motion.**

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

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

**Ms. Murdock-Meggers made a motion to contact Waller & Smith to review the Zoning Board issues that members are concerned about with respect to the Danos property at the corner of Woodland and Old Black Point Road. Mr. Beauchene seconded the motion.  
Vote: 6 - 0 - 0 Motion passed**

**11. Adjournment**

There being no further business before them, Mr. Callahan called for a motion to adjourn.

**\*\*Motion [9]**

**Mr. Beauchene made a motion that the BPBCA Board of Governors Regular Meeting of October 26, 2017 be adjourned at 7:15pm.**

**Mr. McDowell seconded the motion.**

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

**Respectfully submitted,**

**Maureen Lowney, Secretary**

## **Manager's Monthly Report**

**October 26th, 2017**

**Met with Board Will Fountain on October 18<sup>th</sup>, 2017 to review and discuss repair of the basketball court and tree removal. Will has requested that I contact Mike Nebelung to assist with the removal of one backboard. Once the BOG has approved this project, I will contact Mr. Nebelung. I estimate removing one backboard will not exceed \$300. As requested in an earlier email to the chair and Mr. Fountain, I am opposed to the backboard being rebuilt in the new shed, and recommend the rebuild be done on the patio or in the clubhouse. Once tennis court equipment is stored, there is very little space left in the new shed. In addition, the new shed has been recently cleaned and organized.**

**Met with Chris O'Connor from "All Time Manufacturing" on 10/20/2017, to request proposals for walkway railings on three right of ways.**

**Quotes including labor and materials are as follows:**

- Nehantic quote is \$ 847.61**
- White Cap quote is \$847.61**
- Sea Breeze quote is \$1915.36**
- Total is \$3610.58**
- Installation would be completed within 3 weeks from the approval of this proposal.**

**I am requesting a motion from the Board to accept and authorize this proposal, so that I may proceed with this enhancement & safety improvement to our right of ways.**

**Restating earlier closing dates:**

- 1. October 30, 2017 Tennis Courts and Kayak Racks**
- 2. November 1<sup>st</sup>, 2017 Clubhouse will be closed until 2018, at which time the water will turned back on.**
- 3. First week of November, 2017 beach sand will be harvested.**

**Once again, two reminders:**

- **The Town of East Lyme will shut off your water at the street free of charge.**
- **If you haven't already done so, please provide Maureen Lowney with an off season contact telephone number for winter emergencies.**

**Tom Sheehan,**

**Association Manager**

Black Point Beach Club

Date	To	From	Matter	Format
9/28/2017	Lesley Blais -Town clerk E.L.	maureen Lowney Secretary	BOG minutes	e-mail
10/11/2017	Secretary	Rich Willard	contact info for Zoning	e=mail
10/15/2017	Lesley Blais -Town clerk E.L.	maureen Lowney/secretary	Agenda for 10-26-17	e-mail