

**Black Point Beach Club Association  
Board of Governors  
Minutes of Special Meeting  
Monday, November 19, 2018  
5:00Pm**

The Special Meeting of the Black Point Beach Club Association Board of Governors was held on Monday, November 19, 2018, at 5:00 p.m. in the Black Point Beach Club Association Clubhouse located at 6 Sunset Avenue in Niantic, Connecticut.

Present: Kevin Callahan, Chair; Cheryl Colangelo, Vice Chair; Will Fountain, Steve Beauchene, Bill McDowell, Phil Lombardo, Ronnie Phelps, and Mary Cahill, Ex-Officio

Also Present: Maureen Lowney, Secretary

Absent: Ruth Ames, Tax Collector, Carolyn Boyle, Treasurer

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

Mr. Callahan called the Special Meeting of the BPBCA Board of Governors to order at 5:00Pm. A Quorum was present.

a. Mr. Jim Fox, Chair of the Zoning Commission spoke about increasing the fees on zoning permits. He said there had been no increase in the permit fees for 8 years. Mr. Fox stated that the zonings fees now top off at \$100,000.00 even if you are building a new house for \$500,000.00. He said that the Zoning enforcement Officer has more work to do so they had to increase his salary. Mr. Fox suggested getting rid of the \$100,000.00 ceiling cap. He proposed increasing the fees on projects valued at \$200,000.00 or more. The proposed fee of \$600.00 for projects costing \$100,000.00 - \$200,000.00. Projects over that amount would be subject to an extra fee of \$150.00 per every \$100,000.00 for value of \$200,000.00 or more. Mr. Fox stated that all projects under \$100,000.00 would remain the same.

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

**Mr. Beauchene made a motion to change the Zoning Permit fees for projects costing \$100,000.00 - \$200,000.00 a rate of \$150.00 per every \$50,000.00 of value. Projects valued at \$200,000.00 or more would pay an extra \$150.00 for every \$100,000.00 increase over the \$200,000.00**

**Mr. McDowell seconded the motion.**

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

**Executive Session**

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

**Ms. Colangelo made a motion at 5:25Pm to enter Executive Session to discuss personnel issues.**

**Mr. Beauchene seconded the motion.  
Vote: 7 - 0 - 0. Motion Passed.**

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

**Ms. Phelps made a motion to exit Executive Session at 5:15Pm and return to the Regular meeting with no action taken.**

**Mr. Beauchene seconded the motion.**

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

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

**Ms. Phelps made a motion that the Special Meeting of the Black Point Beach Club Association Board of Governors be adjourned at 5:58 p.m. Ms. Colangelo seconded the motion.**

**Vote 7 - 0 - 0. Motion Passed**

**Respectfully submitted,**

**Maureen Lowney, Secretary**