

**Black Point Beach Club Association  
Board of Governors  
May 2, 2019  
Special Meeting Minutes**

Present: Cheryl Colangelo, Chair  
Phil Lombardo  
Mary Cahill  
Veronica Phelps  
Steven Beauchene  
Will Fountain  
Mike Johnson

Also Present: Jim Moffett, Association Manager  
Carolyn Boyle, Interim Treasurer

Absent: Bill McDowell  
Brooke Stevens, Secretary  
Ruth Ames, Tax Collector

The Special Meeting of the Black Point Beach Club Association Board of Governors was held on Thursday, May 2, 2019, at 6 p.m. in the Black Point Beach Club Association located at 6 Sunset Avenue, Niantic, Connecticut.

**1. Call Meeting to Order and Attendance**

Ms. Colangelo called the Special Meeting of the BPBCA Board of Governors to order at 6:05 p.m. A Quorum was present.

Ms. Colangelo reported that Kevin Callahan has resigned from the Board of Governors for health reasons; Maureen Lowney has resigned as Treasurer effective April 30, 2019; and Mary Cahill has resigned as Ex-Officio member of the Board effective May 25, 2019.

**2. Additions to Agenda.**

**MOTION (1)**

**Mr. Lombardo moved to add Approval of Minutes to the Agenda.**

**Mr. Beauchene seconded the motion.**

**Motion carried 7-0-0.**

**MOTION (2)**

**Mr. Beauchene moved to add Discussion of Pier Project to the Agenda**

**Ms. Colangelo. Seconded the motion.  
Motion carried 7-0-0.**

**3. Minutes of April 25, 2019 Meeting.**

Mr. Beauchene made a correction to the minutes indicating that at the top of page 4 he said that the cost could be "10% more", rather than "twice the amount" as reported in the minutes.

**MOTION (3)**

**Mr. Beauchene made a motion to accept the minutes as corrected.**

**Mr. Lombardo seconded the motion**

**Motion carried 7-0-0.**

**4. Public Comments**

Mr. Beauchene read a letter submitted by Barbara Johnston, 35 Sea Crest Avenue, discussing her concerns regarding the proposed Subdivision on the west side of West Lane.

Carol Ward, 23 Blue Heron Road, discussed some history and expressed her concerns regarding that Subdivision.

Tim Burke, 32 Brightwater Road, gave some history and discussed his concerns regarding that Subdivision.

John Cellino, 60 East Shore Drive, discussed that Subdivision and strongly recommended that the Association have a survey of our 12-inch strip.

**5. Security Camera Presentation**

Will Fountain introduced Ron Wadsworth of Integrated Security Solutions, who described the system being proposed for the Clubhouse area.

**MOTION (4)**

**Mr. Beauchene moved to purchase a new security system as proposed for the Clubhouse with three cameras for up to \$2500.**

**Ms. Colangelo seconded the motion.**

**Motion carried 5-2-0.**

**MOTION (5)**

**Ms. Phelps moved to develop a protocol for using the security system prior to its operation.**

**Mr. Beauchene seconded the motion.**

**Motion carried 7-0-0.**

**6. Presentation on Pier Repair**

**MOTION (6)**

**Mr. Beauchene moved that the Board approve the Pier Committee's request to present the proposal to the membership at the May meeting and ask for approval of the proposal from Pinder, GMCB and Docko.**

**Ms. Colangelo seconded the motion.**

**Motion carried 7-0-0.**

#### **7. Association Manager's Report**

Jim Moffett submitted a written report to the Board. Outstanding issues requiring follow up are: buoys, bench replacement, playground installations, clubhouse floor, and Nehantic curb stop.

#### **MOTION (7)**

**Mr. Fountain moved to spend \$1,850 to replace two spring toys in the playground.**

**Mr. Beauchene seconded the motion.**

**Motion carried 7-0-0.**

#### **MOTION (8)**

**Mr. Fountain moved to spend \$900 for a "gaga pit" for the playground.**

**Ms. Colangelo seconded the motion.**

**Motion carried 6-1-0.**

#### **8. West Lane Development**

Ms. Colangelo reported that she and Mary Cahill met with the East Lyme First Selectman and the Town Planner to review the proposal for the subdivision on West Lane, and to discuss various surveys showing the Association's 12-in strip.

#### **9. Response to Public Comments**

Mary Cahill reviewed some history with the West Lane subdivision, and reported that in 2015 she spoke to our Attorney, Ed O'Connell, who advised her that his firm could not represent us because of a conflict of interest. On behalf of the Association, Attorney Robin Meggers sent a letter to the developer indicating that Black Point Beach Club Association would not grant access over the 12-in. strip. She said that the current question is where the 12-in strip ends on West Lane, and that issue is being reviewed by the Board of Governors.

#### **10. Final Comments from Public**

Cindy Trocci, 22 Blue Heron Road, reviewed her research regarding the history of the West Lane property and the original development of Black Point Beach Club Association.

Carol Ward, 23 Blue Heron Road, clarified that the proposed subdivision is considered Old Black Point land.

Colleen Hayes, 22 Sea Breeze Avenue, recommends a survey be done, and a real estate lawyer hired, and also that the Board send a letter to the Planning Commission that the Association objects to the subdivision.

Tim Burke, 32 Brightwater Road, reminded that they must consider how water is redirected.

Suzanne Smith, 35 Sea Crest Avenue, asked when the climbing wall would be installed in the playground.

**MOTION (9)**

**Ms. Colangelo moved to enter Executive Session at 8:05 p.m. to discuss Pending Litigation and employee contracts.**

**Mr. Beauchene seconded the motion.**

**Motion carried 7-0-0.**

**MOTION (10)**

**Mr. Beauchene moved to exit Executive Session at 10:11 p.m. with no action taken**

**Ms. Phelps seconded the motion.**

**Motion carried 7-0-0.**

**MOTION (11)**

**Mr. Lombardo moved that the Board of Governors send a letter to the First Selectman and Town of East Lyme Planning Commission enumerating concerns of Black Point Beach Club Association membership in regards to the proposed West Lane development.**

**Ms. Phelps seconded the motion.**

**Motion carried 7-0-0.**

**ADJOURNMENT**

**MOTION (12)**

**Mr. Lombardo moved to adjourn the meeting at 10:15 p.m.**

**Mr. Fountain seconded the motion.**

**Motion carried 7-0-0.**

Respectfully submitted,  
Carolyn Boyle, Acting Secretary

## **Association Report to be ready for April 2019 Meeting**

Welcome back. Start date was April 22nd.

Attended three (3) Main Beach Pier Subcommittee meetings as subcommittee member. Met with contractors for Pier project.

Attended two (2) Special BOG Meeting regarding budget. Attended BOG Special meeting on 4/25/2019.

Reached out to ELPD re: Summer Patrol. Scheduled meeting with Chief & Seargeant for next Tuesday, will invite to speak at Informational meeting.

I put out garbage cans every Sunday night, lock gate if necessary and put away cans on Monday.

*"Clean the Clubhouse Day"* on Saturday, April 27th. About 30 ppl attended and did a great job cleaning up the place and grounds. Posted FB pics and Thank You's from Cleanup Day.

Cleaned/Replaced fluorescent bulbs in Clubhouse Boardroom, replace center Kitchen bulbs but didn't work - I will bring it up at the board meeting. Maybe call Jamco Electric and have it fixed.

Moved white cabinet to Boardroom.

Checked PA system working great.

New gangway delivered (it is in the Clubhouse) with parts stored in old shed. (See Will, waiting on a check to have a bracket fabricated to hook up to our bulkhead at the boat launch).

Met with Mike Nebelung at Main Beach on April 28. He has begun moving sand on the beach and pushed back should finish by following weekend. He finished South and Sea Breeze and will complete Main beach by this weekend.

Obtained quote from Chuck Casey re: Nehantic Parking curb expansion. Also getting bid for auger holes/sonotubes for climbing wall.

Inspected Main Beach groyne - there are NO huge crevices on the pier but I will continue to monitor.

Reviewed water shutoffs and adjustments with Will.

Our propane tank is at 25% - Spicer Gas has filled it.

Continued to meet periodically with CC re: keys, beach, etc.

Clay tennis courts have been cleaned up and are close to ready, rolled them today (5/2/19) - discovered that two brooms were stolen at the end of last year - I do not think a police report was submitted.

Moved benches from Clubhouse shed to tennis courts.

Contacted town to turn on water for clay courts from road and will do on May 10th 3:00pm.

Called Chuck at *Salem Irrigation* to turn on courts (Chuck (860) 367-5912) he will contact me for date.

Need information from Kevin C regarding the six (6) planned rentals of Clubhouse.

Worked with CC, Will, regarding additional lines from both the Nehantic and Osprey piers and South Beach. Meeting with Jaxson from Sound Marine today (5/2/19) at 4:00pm to discuss lines.

"Climbing Wall" is in pieces in the new shed but never assembled - laid out all locations to erect it but kids pulled up the markers. Acquired bid from Chuck to dig holes for Sonotubes. John Campion is lead.

Bill McD put on nets on hardtop courts.

Moved card tables out of shed to overhead storage.

Moved plastic red car out of shed to Billow per Will.

Researching paint for tops of Mother of Pearl Globes on Woodland Drive.

Setup Clubhouse for tonight's meeting.

Thursday May 2, 2019  
Email to BOG

Untitled

Hi - Here's my comments I hope will be addressed to the Black Point BOG tonight & read aloud, please.

We have a very special beach community in new Black Point & in Niantic located in the town of East Lyme. Our area was designed in 1931 by Jay Smith.

BPBCA has an approved charter through the State of Connecticut legislature. We should all respect it with the hopes that by sharing two different municipalities locally would be of interest to each. BPBCA shares different regulations, taxes, planning, zoning, roads etc. from EL yet work

together for all it's citizens. I believe BPBCA has a severe conflict of interest as a separate municipality using the same law firm & attorney's as

the town of East Lyme. At the present time a five lot sub-division is being proposed to pass through a one foot (1') called a spite or grudge strip

under ownership of the BPBCA. This strip should not be allowed to be by-passed since there are two planning & different zones located next to each

other. With the different zones public notice has been faulty. Plan proposed for the five (5) lot sub-division property has plenty use for entrance

from Old Black Point Rd. No complete notice of sign to announce date, time, place or hearing has been posted on site.

I believe a permit passed by the town of East Lyme's Inland & Wetland's Commission on March 5, 2019 to also be faulty & violates CGS as the Coastal

Area Mgmt Act plus other regulations. Per regular meeting minutes of ELILW's dated March 5, 2019 "there are substantial wetlands on the property....".

Untitled

Please do not approve this application as a  
public hearing is being called for May 7, 2019.

Thank you,  
Barbara Johnston  
35 Sea Crest Ave.