

**Black Point Beach Association  
Board of Governors  
June 27th, 2019 Regular Meeting Minutes**

Present : Cheryl Colangelo, Chair  
Will Fountain  
Bill McDowell  
Tom Sheehan (arrived at 6:05 p.m.)  
Steve Beauchene  
Mary Cahill  
Phil Lombardo  
Cary Michael Johnson

Also Present: Carolyn Boyle, Interim Treasurer  
1) Ruth Ames, Tax Collector  
Jim Moffett, Association Manager

The Regular Meeting of the Black Point Beach Club Association Board of Governors was held on Thursday June 27th, 2019, at 6:00 p.m. in the Black Point Beach Club Association Clubhouse located at 6 Sunset Avenue in Niantic, Connecticut.

**I. Call Meeting to Order & Attendance**

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

**II. Approval of Meeting Minutes**

Mr. Lombardo clarified for the record that he was not present at the May 23rd, 2019 BOG Meeting; the minutes incorrectly state that he was both in attendance and absent.

1. May 23rd, 2019

**MOTION (1)**

**Mr. Johnson moved to approve the Regular Meeting Minutes of May 23rd, 2019 as amended.**

**Mr. Fountain seconded the motion.**

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

2. May 25th, 2019

**MOTION (2)**

**Mr. Beauchene moved to approve the Annual & Organizational Meeting Minutes of May 25th, 2019 as presented.**

**Mr. McDowell seconded the motion.**

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

#### **IV. Communications to Board**

Ms. Colangelo confirmed that everyone on the Board received Mr. Cenci's email and stated the Communications Log would be posted (attached.)

#### **V. Public Comment**

1. Sharon Bruce of 53 Sea Spray said she's in attendance to offer a couple points of clarification regarding the Parks & Rec report submitted by Ms. Phelps in the November 2018 meeting minutes:
  - Ms. Phelps stated there were major issues when the Director was absent and there was no one to assume a position of authority.
  - The Director at the time and his wife are both teachers and intentionally scheduled their honeymoon for a time least disruptive to the program.
  - The Chair at the time was notified well in advance of the Director's 3 day absence.
  - The coverage in his absence was Siohban Hickey a teacher of over 20 years, a principal of 4 years, bloodborne pathogen certified, cpr certified, wsi certified, and the previous P&R Director of 4 years.
  - Ms. Bruce also assisted in the coverage and she's a certified association executive for over 30 years with experience in event registration, budgeting & cash management.
  - The report all sites health and safety concerns and that this would be addressed in mandatory training of counselors and volunteers.
  - Prior to Ms. Hickey addressing the counselors and volunteers with instructions that Garrett had provided Ms Phelps instructed that should a child be injured and bleeding, they were to put on gloves, address the situation and showed them how to remove the gloves by turning them inside out.
  - A 5 minute introduction time for children aged 13-18 on how to handle bodily fluids is appalling; previously they had been repeatedly told to instead contact the Director.
  - The counselors and volunteers were then instructed how to handle bathroom issues and escorting children inside the bathroom when all children should be toilet trained and independent.
  - Ms. Bruce said she is concerned if this is the type of mandatory training that is supposed to be taking place this weekend.

Mr. Sheehan arrived at 6:08 p.m.

2. Carl Cianci of 59 Bellaire Road said he was in attendance to discuss the climbing wall and had some of the following comments:
  - The new climbing wall is beautiful but right by his house.

- His family spent a lot of money a few years ago and redid the house including a pool and 6 foot tall privacy fence.
- The wall is tall and they went from having complete privacy to none.
- They can see the wall from their yard and kids climb over the wall and have a direct shot into his yard, dining room, the outside shower and his bedroom.
- The issue he has is the personal loss of privacy; it's not right.
- On Friday a child popped his head over the wall, said hello while he was barbecuing and told him he had a nice dog; the dog was inside the house, in the dining room.
- He's been here for over 30 years and has never complained once.

Ms. Colangelo reminded the audience there is a 3 minute limit on speaking because of the long length of the meeting. Mr. Cianci asked if she had received his communication and she said the entire Board has received it and it's part of the record.

Mr. Cianci said that his communication states that he can't live with the climbing wall and thinks the solution is to move it, since he can't add a taller fence.

3. Mary Lou Wiedl of 22 Indianola asked about the permits for the pier project.

4. Cynthia Trocki of 22 Blue Heron provided the Board with several land record copies and shared the following:

- She read the surveyor's report which referenced that we have 620 feet on our reserve line but said we're not interested in the reserve line but rather the 669 ½ feet against the Lambert's or Perry property.
- The bottom of the land record refers to V102 P663- which says it's 625 feet.
- The other land record says that JJ Smith gave us this property with no one having any claims to our property.
- If you keep going through the documentation it will show you that Black Point Beach Association owns 669 ½ feet and no one has a right to take it.
- She said as a Board, she thinks they should look at our Charter and see that it says it's for us to protect our Association.
- She doesn't believe that hiring the surveyor that is working on the pier would want to cause any conflict with the Town.
- She attended the Water & Sewer meeting the other night and was told that when the BPBCA was formed they made plans to construct water and sewer according to the subdivision they're working in; they did not include Perry's property because it's outside of our limits.
- A stonewall is supposed to be there and according to this regulation they're not supposed to go through that stonewall.

- The utility easement lies within their property and our utility easement is outside, on our property and that's why that reserve strip had stopped- to have a right-of-way for the utilities only.
- She thinks it's absurd that the Board doesn't recognize the various conflict of interests that have come up.
- She's offended that the Board would put a report on the website publicizing what our surveyor, who hasn't done a thorough job completely in identifying our property, claims and that nonmembers were able to read his report before they were.

5. Carol Ward of 23 Blue Heron said the following:

- She too is very disappointed in the surveyor's report.
- Ms. Cahill and herself determined 3 years ago that we have a 1 foot strip.
- The surveyor did nothing for us and she doesn't know why we are paying him.
- She passed out a handout which comes from the Town website and said it clearly shows where our land is.
- She pointed out that the location of the telephone poles are on our land.
- She also printed out an aerial view and you can clearly see where our land is and she doesn't understand why we're letting them get away with so much.
- It was announced that the surveyor agreed with Pfanner and that was not his job to begin with; she never conflicted with what Pfanner said, she merely wanted more.

6. Bob Trocki of 22 Blue Heron said the following:

- He is also disappointed in the surveyor's results; he doesn't feel the Board spent our money wisely.
- The 1 foot strip was not in dispute.
- He echoes what his wife and Ms. Ward said.
- Who owns it if it doesn't belong to the BPBCA? No one has answered that question.
- He's disappointed about what occurred at the last meeting; from what he has heard, the Planning Commission let Mr. Pfanner and Mr. Harris run rough shot over those proceedings.
- Mr. Harris presented very feeble attempts to counter things that were brought up at the previous meeting about the buffer zone that was required.
- He (Mr. Harris) said it was only to protect abutters- we're abutters and nobody stood up for that and that buffer zone should be enforced.
- This development should not go through.
- Mr. Nickerson told his wife the other night that it's a done deal.

- If this development was going through on Sunrise, Billow, Bellaire or Seabreeze he thinks the Board would take it more seriously; we're being treated as secondary citizens because it's not at that end.

## VI. Reports

### 1. Treasurer

Ms. Boyle briefly reviewed her Treasurer Report (attached) noting some of the following:

- We're closing out the year and had another increase in zoning applications- @\$10,430 total.
- The money for taxes as of July 1st are not reflected in this report.
- Getting the last bit of bills for the year in; looks like \$23,000 will be put back into our fund balance.

Mr. Fountain asked why we're \$1,000 over budget for the treasurer salary and Ms. Boyle reminded him of the month when both she and Ms. Lowney were being paid as treasurer. Ms. Boyle asked what items such as the check register that the Board would like included in her report to the Board.

### 2. Tax Collector

Ms. Ames briefly reviewed her Tax Collector Report (attached) noting some of the following:

- Everything going exceptionally well, we've already collected 39% of the real estate and 34% of the special assessments.
- We have 2 properties where there have been no payments on the grand list of 2017 and those properties have been liened, are gaining interest and so forth.

### 3. Association Manager

Mr. Moffett referenced his Association Manager Report (attached) and shared that on Saturday the Rec Staff are having their training and meet and greet.

He asked about the Board considering having a brass plaque commemorating the original pier construction and rebuild dates and Ms. Colangelo suggested waiting until July and we can put it on the agenda for discussion.

Mr. Moffett and Mr. Fountain briefly discussed the original plans they had for redoing the floor and noted the price would be astronomical; they will keep exploring solutions. Mr. Sheehan suggested 4 square carpeting the like which is used in hospitals and daycare. The squares could be replaced as needed and the price at least 3 or 4 years ago, was reasonable.

Mr. Moffett noted the BOG bylaws article 4, section 1 last sentence needs to be changed from Association Manager to Association Secretary. Ms. Colangelo said it's changed on her copy and asked the Recording Secretary to change it on the website copy.

Mr. Moffett and Ms. Cahill had a brief discussion regarding moving the excess chairs out of the closet.

4. Recreation Program

The Co-Directors Nadia Banever and Erica Garnett introduced themselves, shared a bit about their backgrounds, and detailed some of what they have planned for the summer recreation program. They said they want to restore much of what they loved about the programs as kids such as movie nights, a potluck dinner and club fair night. They're also considering having yearbooks and will have parents sign waivers as sign up to permit the photographing of their children.

Mr. Lombardo said a member earlier expressed concern about the content of the Parks & Rec training and asked if they could give the Board some confidence that it will be appropriate. Ms. Garnett proceeded to discuss the nature of their training and protocol; in situations like Ms. Bruce discussed earlier counselors and volunteers will be told to get Ms. Banever or herself, everything will be firmly in their hands.

**VII. Special Committee Report**

1. Pier Update

Mr. Beauchene gave an update on the pier project and shared the following:

- He met with the 3 parties we will be working with and was told he would have a copy of the contract for this meeting but the contract is still forthcoming.
- He did receive a rough draft from our attorney Mark Zamarka which deals mostly with the permitting and design phase.
- The final draft should be sent to him in a few days, at which point he will distribute copies to both the Pier Committee and BOG.
- He's meeting with Kevin Neilsen tomorrow.
- An additional meeting will be held so members can discuss the contract.

Mr. Lombardo asked if we should be concerned about a lack of response and Mary Lou Wiedl asked what permits are needed.

Mr. Beauchene explained it's their attorney he is having difficulty getting in touch with due to her schedule and we will pay as the work is completed and not before. He said in terms of permitting a certificate of permission is needed from DEEP but nothing has been submitted yet but is on schedule to submit it on July 1st.

Ms. Colangelo suggested that Ms. Wiedl email Mr. Beauchene with any further questions.

**VIII. Special Orders**

1. West Lane Development

Ms. Colangelo reviewed what has been done by the Board in relation to the proposed West Lane development:

1. Based on concerns dating back many years a surveyor was hired to determine if the 1 foot strip went the whole distance.
2. We hired an attorney specializing in Land Use; some people were concerned they lived locally and neither do.
3. We documented every concern the Board had received via email or meetings and gave that to the Land Use attorney along with any maps or documents that had come across their desk.
4. The attorney was asked to address those concerns that were reasonably achievable keeping in mind the Board's fiscal responsibility to the entire community.
5. He was also asked to address any other issues the Board was not aware of.
6. He concluded the proposed development was a viable plan but there were reasonable and achievable issues to be brought up by discussing these issues with the Developer's Attorney; he felt he would get assurances without relying on the Planning Commission's approval.
7. The agreement achieved if the subdivision goes through is for-
  - one driveway not two, 50 feet setback of houses, the common driveway to the Perry home will only be used by the owner's of the Perry home.
  - Our Attorney also got a determination of who will be responsible for the maintenance of the easements- the individual homeowners.
  - The stonewall will be rebuilt with the stones that are there now.
  - The Developer will provide a development and construction narrative.
  - Mr. Pfanner would not agree to a landscape buffer but the Town Planner said he would definitely recommend one to the Planning Commission.

Mr. Beauchene detailed the surveying and scope of work requested. He said there was some concern the surveyor should mark up the property; an A2 Survey is just as accurate as what is on the ground and is a legal representation of what is on the property. Mr. Beauchene said the surveyor did hours and hours of research and found that our one foot strip ended 55 or so feet short of the end of the West Lane property border; he concludes the one foot strip is not long enough to block Perry from building a driveway to access West Lane since Perry borders directly on West Lane, a public access that she has the right to access.

Mr. Beauchene said the surveyor did research all the previous surveys from when JJ Smith was there as well as the 1915 map, and stated the 1964 one foot was quantified as 620 feet conveyed to the BPBCA by JJ Smith; Mr. Coonrod's survey matches the dimensions of the 1915 map. He said that based on the reports from both the Surveyor and our Attorney they're well in their rights to develop their property.

Ms. Colangelo said that she and Ms. Cahill spoke to the Town Planner about the electrical easement and his understanding is that an electrical easement is not violated as long as trucks

can get to where they need to be; in regards to the conservation easement the egress only needs to be 14 to 18 feet wide.

Mr. Fountain discussed how he's not totally happy with what we have received- he is not challenging the 55 feet, he merely thinks it should have been stake.

The Board discussed the survey.

Mr. Beauchene proposed that once those lines are laid out by Mr. Pfanner, we have our surveyor double check they're accurate.

Ms. Cahill said she would like to see a legal letter from the BOG to the First Selectman, Zoning, Planning, Mr. Harris, Mr. Pfanner and Ms. Perry stating that if anything at any point interferes with adversely affects our members we'll slap an injunction on the Town. Ms. Colangelo said we can discuss this with our Land Use Attorney.

Ms. Colangelo explained how we have no claim on West Lane.

#### **MOTION (1)**

**Mr. Beauchene said as all the results show the developers of the West Lane property are within their legal rights to develop the property he moves to accept these results and cease the Black Point Beach Club Association's Board of Governors actions to investigate the blocking of this project.**

**Mr. McDowell seconded the motion.**

Mr. Lombardo said the problem that he has is that we are saying it's okay and that's not our job and should instead say we're willing to accept the Town's decision.

Mr. Johnson suggested waiting until the July 9th, 2019 Public Hearing.

Ms. Colangelo said what else can the Board do.

Mr. Sheehan said he agrees with Mr. Johnson's suggestion and thinks Ms. Cahill's suggestion for a legal letter is a great idea.

**Mr. Beauchene withdrew his motion and Mr. McDowell withdrew his second.**

Mr. Beauchene said we can accomplish a moratorium on this topic by not putting this item on the agenda.

#### **IX. Old Business**

##### **1. Security**



Mr. Moffett shared that a 4 camera security system has been installed; Mr. Fountain, Mr. Johnson and himself will be meeting with the company to see how it works.

## 2. Clubhouse Availability and Heating Schedule

Mr. Fountain said he has been examining the paperwork and discussed the heating expense. Ms. Boyle explained that the electric cost and said it roughly translates to \$40 a month, which is a minimal cost and should not prevent availability of the clubhouse for members.

Mr. Fountain clarified he doesn't want to prevent availability of the clubhouse, but we need to budget for it.

Mr. Lombardo said in regards to the revision of rules and regulations which we have not yet finished, we should include clubhouse use, examine those two pages and put it on our next agenda. Mr. Fountain said he is in agreement with Mr. Lombardo about this.

## 3. Golf Cart Parking on Whitecap ROW

Mr. Moffett discussed permitting golf cart only parking at the end of the Whitecap right-of-way and suggested stenciling some spots at minimal cost. Mr. Sheehan said they looked into this a number of years ago and said he doesn't see what we would really gain; he observed that there is a large amount of foot traffic on Whitecap. The Board discussed the prospect of parking spots on Whitecap and Mr. Beauchene cautioned it might be dangerous, people backing out of the driveways there aren't going to be able to see around the golf carts and children are often running along there and also may not be seen. The Board decided not to take any action on this item.

## 4. Nehantic ROW Expansion

Ms. Colangelo explained they were originally going to ask for the gravel to be patted down. Mr. Fountain discussed the right-of-way and said we want to avoid runoff and debris and observed this is why bacteria levels are up. Mr. Moffett said he thinks the manure from the flower beds plantings combined with the heavy rain contributed to the increased bacteria levels. Ms. Colangelo asked about replacing the gravel and the Board decided to table this item and revisit in August. Mr. Johnson said he will talk with the Town to see if they can be of some assistance and perhaps reroute the runoff.

## 5. Sea View ROW Boulders.

The Board decided to postpone the boulder discussion since it's not a priority.

## 6. Treasurer Reporting

The Board discussed with Ms. Boyle the reports they would like to receive monthly such as the monthly statements, check registers, monthly and year to date profit and loss statements.

## X. New Business

Mr. Beauchene who is the Zoning Liaison discussed the terms up this July 1st, 2019 particularly Jim Fox, the Zoning Chair. He said the Zoning Board is unanimously in favor of Mr. Fox continuing in his role. The Board discussed the Zoning roster.

#### **MOTION (2)**

**Mr. Beauchene moved to give Jim Fox a second term on the Zoning Commission.**

**Mr. Sheehan seconded the motion.**

**Motion carried, 8-0-0.**

Mr. Beauchene asked that a letter be sent to Mr. Fox

#### **1. Board Assignments**

Ms. Colangelo discussed the Board assignments:

- Mr. Fountain and Mr. Johnson are Liaisons to the Association Manager and general physical environment.
- Mr. McDowell is responsible for fishing and kayak permits.
- Ms. Colangelo is for the time being helping Parks & Recreation.
- Mr. Beauchene will continue as Liaison to Zoning and continue his work with the Pier Subcommittee; he will also oversee contracts.
- Mr. Lombardo will oversee finances and labor.

Ms. Colangelo asked Mr. Sheehan to oversee insurance and Mr. Sheehan said no, that he has no background in insurance. Ms. Colangelo said that none of them do and it's really about being the contact person. Mr. Sheehan again said no. Ms. Colangelo said it's expected that at some point each Board Member has an assignment and she said she's been overseeing insurance in the absence of anyone else. Mr. Sheehan said they should get someone who has an insurance background. Ms. Colangelo asked if any Board Member is willing to oversee insurance since she has her other duties and Board assignment to contend with; no one volunteered.

#### **2. Beach Guard Attire**

Mr. Sheehan discussed the lime green shirts purchased three years ago for the beach patrol workers and the Board and Ms. Boyle discussed how the employees are not actually security and their shirts shouldn't say that they are. Mr. Sheehan said the lime green shirts make it easy for members to locate them and give a uniform look. Mr. Moffett said he still has some left over green shirts that can be utilized.

#### **3. Recreation Fundraisers**

Ms. Colangelo asked about Recreation fundraisers and the plans that Ms. Phelps had when she was handling Parks & Rec. She asked if the Board feels other fundraisers should be held and how we would manage them. Mr. Moffett said the club fair and the potluck dinner are fundraisers and the Board decided to cancel the other fundraisers that were tentatively scheduled.

4. 59 Bellaire- Request to move climbing wall

Ms. Colangelo said that Mr. Cianci is willing to contribute to the cost of taking the climbing wall down and relocating it.

Ms. Cahill asked why the wall was placed where it is which Mr. Fountain detailed.

The Board discussed the request.

Mr. Lombardo said as he listened to Mr. Cianci's request he empathized but also remembered where he lives, and that the neighborhood can see into every window of his house unless curtains are drawn. He said it's the nature of living in a beach community and moving the wall would set a precedent; the fact of the matter is, Mr. Cianci's property backs up to a playground.

Mr. Sheehan asked if we could consider giving a variance and construct a higher fence and the Board discussed how this is not the purview of the Board of Governors. Ms. Colangelo said we would be exceeding our Zoning laws.

Mr. Lombardo said if we change the rules for Mr. Cianci, we would have to change the rules for everyone.

**MOTION (3)**

**Mr. Lombardo moved to deny the request of Mr. Cianci to take down and relocate the climbing wall.**

**Mr. Johnson seconded the motion.**

**Motion carried, 6-1-1.**

**Mr. Sheehan opposed the motion and Mr. Beauchene abstained from the vote.**

5. Billow Storage Cleanup

Mr. Fountain discussed the cleanup of Billow Storage. Ms. Colangelo suggested that Mr. Fountain, Mr. Johnson and Mr. Moffett look at what needs to be done and determine a timeline.

6. Soccer Goal Request

Ms. Colangelo discussed the request for an adult soccer goal. Mr. Fountain said there is no place for a permanent structure. The Board opted to revisit this item at a later date.

**XI. Further Public Comments**

1. Sandy Adams of 26 Whitecap Road said in regards to Whitecap Road and the golf carts, she made a proposal last year that if the plantings in front of the property line were removed there would be room to make parking spaces. Ms. Colangelo said the Town owns the spot she is referring to. Ms. Adams says that she agrees that the area at the end of Whitecap is too congested to have golf carts parked there.

2. Carl Cianci of 59 Bellaire Road showed the Board a photograph he took a few moments ago of a girl on the climbing wall looking into his living room. He said this is something the Board is allowing and has created. He said his situation is different from Mr. Lombardo's because he initially had complete privacy.

Mr. and Ms. Trocki of 22 Blue Heron said the photograph is of their daughter, she is a Minor and they don't want it published as part of the record.

Mr. Cianci said he would like an insurance certificate from the Association; he is going to hold the Association responsible and liable if anyone damages his fence, if a ball goes over the wall- anything whatsoever, if kids try to hop his fence and go in his pool and if anyone gets hurt he is holding the Association responsible and liable. He said he will be speaking to his attorney tomorrow and thinks this is a bad decision.

Mr. Cianci asked that the Board reconsider tonight before this thing gets out of hand tomorrow.

3. Cindy Trocki of 22 Blue Heron said she apologizes for interrupting earlier but she wanted to make it clear that the Town has not acted yet. She said she feels like she has been shut down on this; she wanted a committee formed to address this so she wouldn't have to do it on her own. She added that the actual deed says 669 1/2 feet and that doesn't just go away.

Ms. Trocki said it's terrible the surveyor did not do a full job and she knows In those minutes that she said she wanted their boundary line recorded, marked and researched. She said they never cared about the reserve line because they knew it didn't go far enough.

4. Gene Massey of 10 Brightwater said he was out of Town till yesterday and wants clarification on this item. He said the boundary line and reserve line are two different things and that the land is owned by someone and that should be determined.
5. Bob Trocki of 22 Blue Heron said he word like the word "legally" struck from the minutes He said Mr. Lombardo said twice that "...55 feet of land give or take that legally gives them the right to do that." He said there are other regulations that determine whether they can do that, so the word "legally" should not be used.

Mr. Trocki said it's pretty clear that Members of the Board are not as invested as some of us in this; he asked that if they do make any efforts, they don't do anything to hurt us. He added that the Board said our Lawyer agreed with Attorney Harris a 50 foot setback from the road for the houses; conservation by design development require houses to be 200 feet from the nearest street so he's giving away our rights.

Mr. Trocki said if you don't want to help us that's fine but some of us intend to take this further if things don't go our way on July 9th, so don't hurt us. Mr. Trocki added that the surveyor doesn't have the license or expertise to say that it can be legally done; he can only make a judgement about the land.

6. Carol Ward of 23 Blue Heron said the Town came through, cut along West Lane, and left quite a mess. She said she spoke with Mr. Nickerson and asked about the stone wall, and he said it will not be replaced until they're building. She doesn't understand how someone can take down the stone wall- which is illegal to begin with, not have to replace it, and make it a detriment to us, having a drainage problem. Ms. Ward said She doesn't understand why the BOG is not protecting them in terms of drainage and So forth.
7. Colleen Chapin of 53 East Shore Drive said in regards to a 6 year term limit, she has seen this for the BOG but has not seen it written anywhere about Zoning or the ZBA and is wondering where it says that. She said she wants to encourage clear and frequent communication. Ms. Chapin discussed the three companies involved in the pier project and asked what exactly Docko's role is.

Ms. Chapin discussed owner representation and noted the website and the Black Pointer are great opportunities to impart information. She suggested have a section just for the pier on the website and said she is happy to help if needed.

8. Bob Trocki of 22 Blue Heron said he would like the Board to consider having all geographical areas present in regards to Board Member selection and the Board discussed the difficulty of this. Ms. Cahill explained that we have to do what the charter says and detailed how it's a big process to change the charter.
9. Carl Cianci of 59 Bellaire said he would like it reflected in the record that he was the only member of the Public that was cut off from speaking.

#### Adjournment

#### **MOTION (4)**

**Mr. beauchene moved to adjourn the June 27th, 2019 Regular Meeting of the BPBCA Board of Governors at 8:55 p.m.**

**Mr. Sheehan seconded the motion.**

**Motion carried, 8-0-0.**

Respectfully Submitted,  
Brooke Stevens,  
The Recording Secretary

# BOG Secretary Log

Date:	To:	From:	Subject:	Action:
6/3/19	BOG	Karen & Mike Hyland	Pier Assessment Question	Acknowledged Receipt & forwarded to C. Colangelo
6/4/19	Brooke Stevens/Rec Secretary	Susan Maguire	P&R counselor application	Acknowledged Receipt & forwarded to Erica & Nadia
6/4/19	Brooke Stevens/Rec Secretary	Matt Maguire	P&R counselor application	Acknowledged Receipt & forwarded to Erica & Nadia
6/4/19	BOG	Carl Cianci	Playground correspondence	Acknowledged receipt of email & forwarded to Chair
6/5/19	BOG	Karen & Mike Hyland	Assessment questions	Acknowledged Receipt forwarded to R. Ames
6/5/19	BOG	Susan Daly	forwarded email from Jen Benaver re W Ln	Forwarded to BOG
6/6/19	BOG	Bob Trocki	West Lane Comments	Filed in Records
6/6/19	BOG	Carol Ward	RE June 4th, 2019 Planning Mtg	Forwarded to BOG
6/6/19	Brooke Stevens/Rec Secretary	Nancy Yorio	question about kayak & website	Acknowledged & answered
6/6/19	Jim Fox	Brooke Stevens/Rec Secretary	Zeo mail	delivered mail
6/6/19	BOG	Thomas Kelly	Pier project questions	Forwarded to BOG
06/05/19	BOG	Tim Burke	12 inch strip question	Forwarded to BOG & Filed in records
6/10/19	BOG	Carl Cianci	Playground correspondence	Forwarded to BOG
6/10/19	BOG	Barbara Johnston	Question about BP Attorney	Forwarded to BOG
6/11/19	Brooke Stevens/Rec Secretary	Jim Allen	Zoning Agenda	Filed in records & posted on web
6/11/19	Brooke Stevens/ATC	Brooke Stevens/Rec Sec	Zoning Agenda	Filed & posted at Town Hall
6/16/19	BOG	Barbara Johnston	Insurance question	Forwarded to BOG
6/16/19	Brooke Stevens/Rec Secretary	Aminda Doyle	P&R Program Inquiry	Acknowledged receipt & Forwarded to Erica & Nadia
6/16/19	BOG	John Reeder	S Beach Dock Inquiry	Forwarded to BOG
6/16/19	Brooke Stevens/Rec Secretary	Carin Bookmiller	P&R Inquiry	Acknowledged receipt & Forwarded to Erica & Nadia
6/17/19	BOG	Sharon Bruce	Contact person for P&R contact person	Acknowledged receipt & modified
6/19/19	BOG	Colleen Hayes	P&R Reg date inquiry	Acknowledged Receipt & forwarded to Erica & Nadia
6/19/19	BOG	Helen Reeder	P&R Reg date inquiry	Acknowledged receipt & forwarded to Erica & Nadia
6/21/19	BOG	Cindy Trocki	Submitted W Ln deed & Maps for review	Forwarded to BOG
6/22/19	BOG	Kathryn Vignati	Parking pass Inquiry	Acknowledged receipt & forwarded to R. Ames
6/26/2019	BOG	Elizabeth Borden	Kayak Permit Inquiry	Acknowledged receipt & provided B. McDonnell's phone #.

Black Point Beach Club Association  
Financial Report 2018-2019

mil rate 1.4  
Grand List \$140,800,000

	July 1 2018- June 30, 2019 BUDGET	Actual to 26-Jun	Variance from budget	Estimated Year End 6/30
INCOME				
Fees and Donations				
Zoning Applications	\$3,500	\$10,430	\$6,930	\$10,430
Rec Program	\$20,000	\$20,955	\$955	\$20,955
Total Fees and Donations	\$23,500	\$31,385	\$7,885	\$31,385
Grand List Taxes				
Current Year Taxes	\$197,000	\$195,618	-\$1,382	\$195,618
Liens & Interest	\$300	\$1,163	\$863	\$1,163
Prior Year Taxes	\$1,200	\$409	-\$791	\$409
Total Grand List Taxes	\$198,500	\$197,190	-\$1,310	\$197,190
Other Income				
Club Use Fee	\$2,200	\$2,000	-\$200	\$2,000
Fund Surplus	\$25,000	\$0	-\$25,000	\$0
Investment	\$300	\$606	\$306	\$646
Miscellaneous	\$100	\$0	-\$100	\$0
ZBA Permits	\$400	\$900	\$500	\$900
Total Other Income	\$28,000	\$3,506	-\$24,494	\$3,546
TOTAL INCOME	\$250,000	\$232,081	-\$17,919	\$232,121
EXPENSES				
Contractual Services				
Audit Fee	\$3,500	\$3,500	\$0	\$3,500
Grass Cutting	\$3,000	\$3,090	\$90	\$3,090
Insurance	\$17,000	\$18,571	\$1,571	\$18,571
Legal Fees	\$10,000	\$1,179	-\$8,821	\$3,000
Payroll Services	\$1,750	\$1,799	\$49	\$1,870
Security Patrol	\$5,000	\$3,753	-\$1,247	\$3,753
Recreation Program	\$1,500	\$805	-\$695	\$1,100
Total Contractual Services	\$41,750	\$32,697	-\$9,053	\$34,884

Black Point Beach Club Association  
Financial Report 2018-2019

mil rate 1.4  
Grand List \$140,800,000

	July 1 2018- June 30, 2019 BUDGET	Actual to 26-Jun	Variance from budget	Estimated Year End 6/30
<b>Operations</b>				
Clubhouse	\$5,500	\$5,106	-\$394	\$5,500
Grounds Maintenance	\$5,500	\$1,633	-\$3,867	\$2,000
Liens	\$100	\$60	-\$40	\$60
Playground	\$5,000	\$2,517	-\$2,483	\$4,000
Supplies	\$2,500	\$4,499	\$1,999	\$4,500
Tennis Courts	\$7,500	\$7,588	\$88	\$7,588
Utilities	\$5,000	\$6,318	\$1,318	\$6,400
Waterfront Maintenance	\$34,000	\$28,236	-\$5,764	\$34,000
<b>Total Operations</b>	<b>\$65,100</b>	<b>\$55,956</b>	<b>-\$9,144</b>	<b>\$64,048</b>
<b>Other Expenses</b>				
Black Pointer	\$3,300	\$3,403	\$103	\$3,403
Capital Expenditures - Curre	\$30,000	\$11,361	-\$18,639	\$15,000
Contingency Fund	\$25,000	\$0	-\$25,000	\$0
Reserve Fund- LT Capital Ir	\$8,500	\$8,500	\$0	\$8,500
Donations	\$150	\$150	\$0	\$150
East Lyme Taxes	\$6,000	\$5,160	-\$840	\$5,160
Social Events	\$3,000	\$2,131	-\$869	\$3,000
Miscellaneous	\$1,800	\$1,985	\$185	\$2,100
Website	\$500	\$653	\$153	\$800
ZB/ZBA	\$1,000	\$2,023	\$1,023	\$2,100
<b>Total Other Expenses</b>	<b>\$79,250</b>	<b>\$35,365</b>	<b>-\$43,885</b>	<b>\$40,213</b>
<b>Personnel Services</b>				
Waterfront Supervisor	\$13,500	\$13,500	\$0	\$13,500
Beach Patrol	\$8,000	\$4,625	-\$3,375	\$4,800
Medicare	\$900	\$854	-\$46	\$950
Recreation Personnel	\$13,500	\$13,289	-\$211	\$13,289
Association Manager	\$0	\$2,256	\$2,256	\$3,500
Secretary	\$7,000	\$6,417	-\$583	\$7,000
Treasurer	\$7,000	\$8,071	\$1,071	\$9,350
Tax Collector	\$7,000	\$7,000	\$0	\$7,000
Zoning Officer	\$7,000	\$9,934	\$2,934	\$10,500
<b>Total Personnel Services</b>	<b>\$63,900</b>	<b>\$65,946</b>	<b>\$2,046</b>	<b>\$69,889</b>
<b>TOTAL EXPENSES</b>	<b>\$250,000</b>	<b>\$189,964</b>	<b>-\$60,036</b>	<b>\$209,034</b>
<b>NET INCOME</b>	<b>\$0</b>	<b>\$42,117</b>	<b>\$42,117</b>	<b>\$23,087</b>

Bank Balances as of statements dated 5/31/2019: Checking and Sweep \$151,349.67  
Long Term Savings: \$95,110.48



BLACK POINT BEACH CLUB ASSOCIATION  
TAX COLLECTOR REPORT  
6/27/2019

	OPENING BALANCE TO BE COLLECTED	COLLECTED TO DATE	OUTSTANDING BALANCE DUE	NUMBER OF OUTSTANDING ACCOUNTS
REAL ESTATE TAXES	GL 2018 (DUE 7/1/19) \$208,877.51	\$80,621.94	\$128,255.57	Represents 231 payments of the total 581 properties
SPECIAL ASSESSMENT	GL 2018 (DUE 7/1/19) \$606,873.84	\$204,408.16	\$402,465.68	Represents 209 payments of the total 581 properties
REAL ESTATE TAXES	GL 2017 (DUE 7/1/18) \$196,797.96	\$195,617.93	\$1,180.03	2 properties no payment to date 1 partial payment

6/27/2019

Ruth Ames, CCMC

## Appendix A

### Association Manager's Report for June 2019

#### Completed

- Periodically meeting with Cheryl regarding Management activities.
  - Nehantic Parking Lot Expansion completed, cost was much less than estimated.
  - Brush-clear the kayak area on OBP Road.
  - Weekly (tuesdays) lawn mowing of Association property.
  - Replaced Whitecap Belson bench installed by Mike Nebelung.
  - Working & coordinating with Jaxon Vibber regarding install of geese lines, our floats and the 5 new (used) swim buoys. Swimrafts are out and anchored in their positions. Sound Marine to finish the job - swim buoys are out, mushroom has been buried at South beach but the lines still needs to connect out to swimrafts. Adjustments to buoys are being made.
  - Tractor use, regrade mulch, and concrete mix of 42 bags of concrete for install of springy-toys at Clubhouse.
  - Picked up cleaning supplies for Susan Smith (paper towels, lysol, garbage bags).
  - Put Clubhouse flag at half-mast, when necessary.
  - Met with Chuck Casey - discussed the Nehantic ROW expansion, placement of springy-toys at Clubhouse.
  - Emailed Joe Bragaw, EL Public Works Director, re: sending a crew to cut overgrown bushes along West End.
  - Coordinated with Chuck at Salem Irrigation to get sprinkler head on Court 1 clay courts fixed.
  - Coordinated with Jim Ventres about getting homeowner to do a better job with their contractor on keeping the area at Osprey ROW clear.
  - Concrete patch job on Main Pier - by Will
  - Coordinated with Jim Ventres to repair the sign that will be replaced by homeowner at Osprey ROW including install.
  - Paid out/took possession with check for \$3,000 for the five (5) swim buoys from the Waterford Harbor Commission to be utilized this season.
  - Cut overhanging branches at Clubhouse. (no cost, borrowed chain saw)
  - Met with alarm company to finalize training on the alarm system.
  - Unclogged drain at clay courts.
- 2
- Worked with Quality Printers to reorder the carbonless Parking tickets.
  - Removed stump behind basketball hoop - was a potential hazard.
  - Met with Ray Hart, EL Deputy Fire Marshal, (860) 739-2420, rhart@eltownhall.com, for safety inspection, everything is ok for a few minor issues -
  - Contacted Jamco Electric to look at our hand dryers. Need these ready for Club. (Replaced circuit breaker and is working fine.)
  - Wrote up WhiteCap ROW Golf Cart Only Parking Proposal. To be submitted

as Appendix B in June 2019 Manager's Report. (I was asked at May 2019 meeting to submit a proposal).

- Purchased a 32Gig flashdrive that stays with the video system in Conference Room.
- Prominently displayed, in frame, the Workman's Comp labor law poster at Clubhouse.
- Setting up beach patrol schedule for Summer.
- Open Clubhouse for Mahjong crew. (Met with them and discussed storage of chairs and coordination with Kay & Women's Club)
- Met with Chuck Casey periodically regarding beach projects.
- Reviewed documents submitted by Rec Directors.
- Received call from Jennifer, Ledge Light Health District, stating they did recent sampling at Nehantic and results came back highly elevated for bacteria and they were closing the beach till their next test on Monday. They are putting up signs at ROWs. I will blast on fb. I gave a copy to the BP Market to post. Made signage for Aframes.
- Wrote "Manager's Corner" article for Black Pointer and submitted to Cheryl & Suzanne.
- Received call about vehicles parking at Billow ROW - asked homeowner to move cars to Nehantic - complied.
- Spraying for ticks at Clubhouse today. Sent out Facebook blast. Placed signage at Clubhouse.  
(Using our new, donated sign, thx Will)
- Walked Clubhouse grounds - put "Tick Spraying Today" signage up at entrance.
- Removed driftwood blocking Billow Road ROW.
- Submitted monthly Expense report to Carolyn for when I buy consumables, like gas for leaf blower, meeting items, picnic/parade, etc.
- Met with Ronnie, took receipt of Rec program Arts/crafts/sports resources - ok'd to Carolyn to pay out reimbursement.

3

- Cleaned out/organize closet for the crafts to be put in bins with the new Directors. Confirmed our dates and Rec Program kick-off for this weekend.
- Picked up/installed Sign for OBP Road for kayaking launch.
- Spoke to Ledge Light Health District and the results from the sampling this week were below action levels in the State of CT, so the closure of Main Beach and the No Swimming Advisory was lifted - blasted out on fb and website.
- Wrote up monthly June 2019 Managers Report.

#### **On-Going Activities**

- Since June 15th, I have been on beach patrolling daily from 11-5pm - enforcing rules, no coolers, no ball playing, no dogs, Spoke to kiddos hanging out/crabbing at boat launch, spoke to a couple about dog on beach loose - and leash laws. They complied.

- Open/closed tennis courts - Daily.
- Swept, Rolled, and groomed clay tennis courts. Daily.
- Used leaf blower to clear sand at Sea Breeze, Nehantic, Indianola row's & piers. Daily.
- Patrol beach, check for debris, garbage. Daily.
- Walk the grounds of Clubhouse - put some tree clippings into the woods. Daily.
- Contact Brooke periodically to update website.
- Put out garbage barrels/bring them in on Mondays at Clubhouse. Weekly.
- Checked on Clubhouse after rentals, if ok, return deposits.
- Attended monthly Zoning Meeting - stated that signage at Osprey to be replaced at row. Asked ZEO to coordinate granting his CO with ok by me to make sure sign & cleanup at ROW is satisfactory.

**To Be Done**

- Order additional benches (cost \$412 each + \$180.00 shipping each). Takes 3-4 weeks to deliver. Need one at Brightwater ROW - none there and Need 2 at Clubhouse to replace broken ones. - None there now.
- Daily Beach Patrol begins Friday, June 28th.
- Plan to clean up/cut brush at top of Billow.
- Planning for Parade/Picnic.

4

Submitted by: **James Moffett, Association Manager**

## **WhiteCap ROW Golf-Cart-Only Parking Proposal**

### **Purpose**

This proposal provides a solution to a parking problem related to the increased overall Golf Cart use in Black Point.

### **Background**

With the proliferation of golf carts, the problem of finding parking spots at Sea Breeze and Nehantic parking lots along with illegally parked Golf Carts at the Indianola ROW (Rights Of Way) has increased dramatically in recent years. Moreover, finding parking spots close to the beach has become one of the primary complaints of members & guests at Black Point beach.

### **Scope**

This proposal addresses the concerns of members. The most beneficial use is to transform the existing WhiteCap ROW and allow members to park golf carts only in five (5) additional painted and marked spots.

### **Budget**

Stencil, paint, signage, estimated \$50.00.

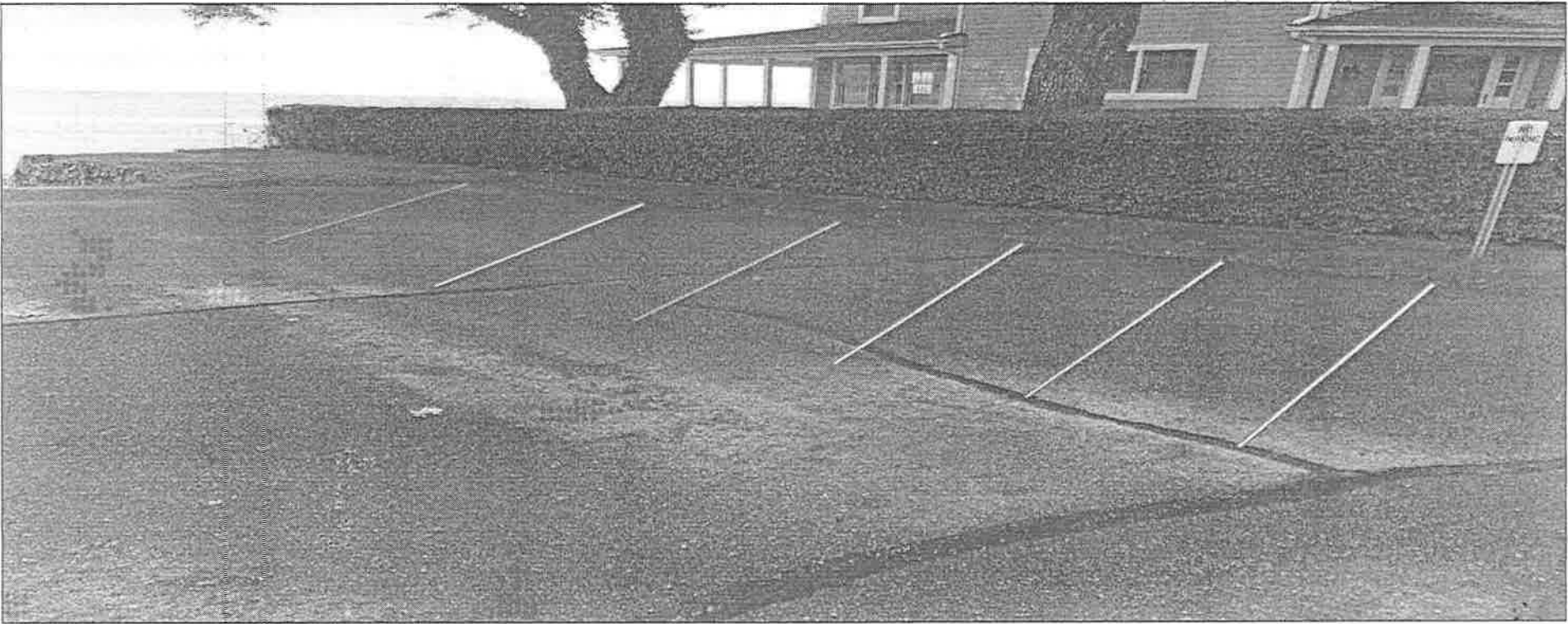
### **Plan of Action**

To transform the parking space would require paint and stencil kits to mark areas designated for golf carts only. An additional sign would be added. Golf Cart parking spaces will have a minimum dimension of 5 feet by 10 feet. Parking lot design will be laid out in a way for pedestrians to continue to easily access the beach.

### **Proposed Schedule**

There is a proposed timeline of 1 day for implementation.

**WhiteCap ROW Golf Cart Only Proposal**



**\*Not to scale**