

**Black Point Beach Association
Board of Governors
August 22nd, 2019 Regular Meeting Minutes**

Present : Cheryl Colangelo, Chair
Will Fountain
Bill McDowell
Tom Sheehan
Steve Beauchene
Mary Cahill

FILED

August 20 20 19 AT 8:08 AM/PM
Brookstein ATC
EAST LYME TOWN CLERK

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

Absent: Phil Lombardo
Cary Michael Johnson
Ruth Ames, Tax Collector

The Regular Meeting of the Black Point Beach Club Association Board of Governors was held on Thursday August 22nd, 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. Executive Session

MOTION (1)

At 6:05 p.m. Dr. Beauchene moved to enter Executive Session for the purpose of discussing pending litigation regarding the climbing wall, and invited Attorney Zamarka to join them.

Mr. McDowell seconded the motion.

Motion carried, 6-0-0.

MOTION (2)

Mr. Sheehan moved to exit Executive Session at 6:35 p.m. with no action taken.

Mr. McDowell seconded the motion.

Motion carried, 6-0-0.

III. Additions to the Agenda

MOTION (3)

Mr. Sheehan moved to add the climbing wall pending litigation claim to the Agenda.

Dr. Beauchene seconded the motion.

Motion carried, 6-0-0.

MOTION (4)

Ms. Colangelo motioned not to move the climbing wall at this time but authorize Attorney Zamarka to continue discussion with Mr. Cianci's attorney.

Mr. Sheehan seconded the motion.

Motion carried, 6-0-0.

IV. Approval of Meeting Minutes

1. July 25th, 2019

Ms. Colangelo shared that Wendy Bourget sent an email conveying that her comments were not accurately expressed (attached.)

Mr. Fountain said in regards to the previous meeting correction to the June 27th, 2019 Minutes, specifically Motion (2), item 3, the question was not about the playground but rather the climbing wall and the other option would be the rear, which is an area closer to the woods with a high water table and possibly prone to ticks and mosquitos.

MOTION (5)

Dr. Beauchene moved to approve the meeting minutes as amended.

Mr. McDowell seconded the motion.

Motion carried, 6-0-0.

V. Communications to Board

Ms. Colangelo confirmed that the Secretary Communications Log had been posted (attached.)

VI. Public Comment

1. Ken Mattson of 5 Indianola Road shared the following:

- It's been a bad year in terms of illegal parking of golf carts.
- Mr. Moffett always addresses the problem but he thinks we need to be more proactive.
- We always use to have a security person for Cahill Way monitoring.
- He suggests possibly formulating a list of every golf cart, and that each be assigned a number for identification.
- This is a high density area and a safety issue.

2. Gene Massey of 10 Brightwater Road shared the following:

- He along with a few other members have been actively monitoring the proposed West Lane Development.
- He believes they have a basis for challenging the decision made by the East Lyme Planning Commission last month.

- They are pursuing litigation but he will not discuss it here since it's of a confidential nature.
- He would like to have a member of the Board of Governors act as a Liaison to them in order to keep the Board informed and get their input.

VII. Reports

a. Treasurer

Ms. Boyle detailed her report (attached) and shared the following:

- Zoning hasn't received any applications/fees in some time but there are two ZBA Hearings are scheduled for August 23rd, 2018.
- The Rec Program fees are all in and they did take some additional money in at the Fair held last week.
- Nothing substantial to report.
- Several bills will be coming in later in the year.
- Going to project year-end \$7,288 for P+R contractual services and not the \$6,288 she originally projected.
- The Black Pointer is pretty much done for the season.
- We've done pier checks for \$98,000.
- The East Lyme Town taxes have been paid.
- ZBA has some additional expenses due to the second appeal scheduled.
- One additional payroll is due for Parks & Rec and the Beach Patrol.
- She put together a financial procedures book for the Rec Program; they did a great job but need some oversight with financial issues.

Ms. Colangelo thanked Ms. Boyle for all her help.

b. Tax Collector

Ms. Ames was not in attendance but sent her report via email (attached.) Ms. Colangelo noted \$576,319.88 has been collected and \$30,553.95 is outstanding for the special assessment.

c. Association Manager

Mr. Moffet referenced his report (attached) and shared some of the following:

- He wants to make sure all BOG Members are able to access his daily google docs log; the log gets condensed and becomes his monthly report.
- A Lot of beach patrols, checking on club program and tending to tennis courts.
- There are a few items he wanted to ask the Board's permission for-
 1. To install a sign at the top of Billow Road.
 2. To replace the faded no parking sign at Cahill Road.
- He's taking delivery on the belsom bench on Brightwater tomorrow; every row will have a bench.
- He wants to see about pulling out the swim rafts and lines on September 3rd.
- He asked if we would be harvesting sand this year and is looking for direction from the Board.

- He put together the cart that houses the round Clubhouse tables and would like to get another; it's \$150 at Home Depot.

Ms. Colangelo observed the cart is very wide and asked if there is another way to protect the wall. Mr. Moffett explained the rectangular tables would lie flat and the mobility allows for easy movement.

Mr. Sheehan asked about the monetary authorization level for the Association Manager and Ms. Colangelo said any new project must be reviewed by the Board and Mr. Sheehan said he thinks this limits him.

The Board agreed to the purchase of an additional table cart.

Mr. Moffett discussed the area adjacent to the Bocce Court and the need to take down the woods there; Ms. Colangelo said he should go through the bid process for this.

Mr. Fountain asked if we ever approved the \$1,500 expenditure for Billow Road and Ms. Colangelo said that was a miscommunication, a vote should have been taken, and she noted the importance of rechecking the meeting minutes to ensure it's okay to proceed.

The Board discussed the harvesting of the sand in detail and opted to hold off until September 15th, 2019. Mr. Fountain said in past years by Labor Day everything was pulled out and the Board discussed dates and the closing of the Clubhouse.

Mr. Sheehan asked Mr. Moffett what his position is regarding dogs on the beach and he responded they're not permitted between 10:00 a.m. and 5:00 p.m.; early in the morning they help to combat our severe geese problem and he gave his permission. Ms. Colangelo said this was another miscommunication, that we wanted to research this prior to making the decision.

Mr. Fountain said he went to the DEEP as well as the Town Hall and researched the allowance of dogs on the beach, and he detailed the Town's policy. Ms. Colangelo clarified that since the Association actually owns the beach the Board can choose to permit it. The Board opted to vote on this item at the next regularly scheduled meeting.

Ms. Colangelo said she will add Cahill Way management to the next meeting agenda.

Mr. Sheehan had to leave the meeting at 7:14 p.m.

d. Rec Program

Ms. Colangelo said the Co-Directors were unable to attend tonight's meeting but sent their report via email (attached.) She noted that she did a review with them and that they were able to do many more programs than initially anticipated and they did a fabulous job.

MOTION (6)

Dr. Beauchene moved to offer the Co-Director positions to Nadia Banever and Erica Garnett for next year.

Mr. Fountain seconded the motion.

Motion carried, 5-0-0.

e. Liaisons

Ms. Colangelo asked if any of the Liaisons had anything to report.

Ms. Colangelo said the Board had to requests this month for lot line revisions/the merging of lots and they discovered through Jim Ventres that the Board doesn't have to get involved unless the lots are going to be nonconforming because of the change; he recommended changing the language in our bylaws.

Dr. Beauchene suggested adding that any merging of lots should be viewed and approved by the Zoning Enforcement Officer in order to document that they're not going to be creating a nonconforming lot. Dr. Beauchene suggested letting the Zoning Commission know we support their position and that they can craft their own language; Mr. Ventres can ask Ms. Stevens to modify the language in the policy, provide new pages for the Board manuals and post on the website.

No other Liaisons had a report.

VIII. Old Business

a. Pier Rehabilitation Update

Dr. Beauchene said he has been in constant contact with Mr. Neilson from Docko, Inc. and he received a letter from the Connecticut Department of Energy & Environmental Protection regarding the certificate of permission (attached.) He noted the correspondence he received from Barbara Johnston of 35 Seacrest Avenue (attached.)

Dr. Beauchene said he has been contacted by an individual who is interested in overseeing the pier construction; he was instrumental at the Crescent Beach breakwater construction and is an Engineer. Dr. Beauchene said they're going to have a meeting with him next week.

b. Treasurer Search

Dr. Beauchene agreed to helm the search for a new treasurer and Ms. Colangelo addressed the recent email/website difficulty and noted that the email addresses have been fixed, noted on the website, and applicants have been encouraged to resend any correspondence sent via email.

Ms. Colangelo asked if the search should be expanded and Dr. Beauchene said it might be helpful to publish a notice in the newspaper. Ms. Boyle suggested hiring someone proficient in QuickBooks.

MOTION (7)

Ms. Cahill moved to expand the search for the position of Treasurer and publish a notice in local newspapers.

Mr. McDowell seconded the motion.

Motion carried, 5-0-0.

c. Nehantic/Sunrise parking correction to bylaws

Ms. Colangelo said it's not up to the Board whether parking is permitted in this location.

MOTION (8)

Dr. Beauchene moved to eliminate under Parking, Section 1, 3B from the rules and regulations.

Mr. Fountain seconded the motion.

Motion carried, 5-0-0.

IX. New Business

Ms. Colangelo said the Women's Club would like to donate two benches but she has not received any other information as of yet. Dr. Beauchene suggested waiting for clarification and Mr. McDowell said to see if it includes installation.

Ms. Colangelo asked if everyone received the employee evaluation templates that Mr. Lombardo emailed; everyone can review the forms and we can discuss them at the next meeting.

X. Further Public Comments

1. Sandy Adams of 26 Whitecap Road asked if the Water Instructor will be rehired as well and she noted what an excellent job all the WI and Co-Directors did. Ms. Colangelo responded in the affirmative.
2. Gene Massey of 10 Brightwater Road suggested that in cases where public comment might inform Board decisions, it might be helpful to wait and notate so in the meeting minutes.

MOTION (9)

Dr. Beauchene moved to re-enter Executive Session at 7:38 p.m. and for the purpose of discussing the Tax Collector salary.

Mr. McDowell seconded the motion.

Motion carried, 5-0-0.

Mr. Sheehan returned to the meeting.

MOTION (10)

Dr. Beauchene moved to exit Executive Session at 8:25 p.m. with no action taken.

Mr. Sheehan seconded the motion.

Motion carried, 6-0-0.

MOTION (11)

Dr. Beauchene moved to approve \$2,333 for Tax Collector extra services, special assessment.

Mr. McDowell seconded the motion.

Motion carried, 5-1-0.

Nay: Ms. Cahill

MOTION (12)

Mr. Fountain moved to increase the Tax Collector salary to \$8,500 for the 2019-2020 Fiscal year.

Dr. Beauchene seconded the motion.

Motion carried, 5-1-0.

Nay: Ms. Cahill

MOTION (13)

Mr. Fountain moved to adjourn the BPBCA Regular Meeting of the Board of Governors at 8:30 p.m.

Dr. Beauchene seconded the motion.

Motion carried, 6-0-0.

Respectfully Submitted,
Brooke Stevens,
Recording Secretary

From: Cheryl Colangelo <cherylcolangelo@gmail.com>
To: bogs <bogs@blackpointbeachclub.com>
Subject: Fwd: Correction to BOG minutes
Date: Thu, Aug 15, 2019 9:34 pm

----- Forwarded message -----

From: Whbourget@aol.com <whbourget@aol.com>
Date: Thu, Aug 15, 2019, 12:29 PM
Subject: Correction to BOG minutes
To: <cherylcolangelo@gmail.com>

Dear BPBC Board of Governors,
Please make a correction to the July 25 BOG meeting minutes:

Minutes:

Wendy Bourget of 1 Osprey said she would like the look of the no parking sign to be revised and Ms. Colangelo asked that she put her request in writing. Ms. Bourget discussed ROWS and geese patrol. She said she agrees that the boat launch is a mess and that the concrete was not the right thickness. Mr. Beauchene and Mr. Lombardo clarified that the pier rehabilitation Engineer is not the same Engineer that was used for the boat launch.
Sent from my iPad

Correction:

I did not say anything regarding the following topics attributed to me. Starting with "She said she agrees that the boat launch..." to the end.
I think Mr. Celino may have said those items.

Clarification:

I discussed the **definition** of ROWs and asked that use of dogs for Geese Patrol and regular Dog Rules be separate.

Thank you.
Wendy Bourget

BOG Secretary Log				
Date:	To:	From:	Subject:	Action:
7/26/19	Brooke Stevens, Rec Sec	Carl Cianci	Confirmed he received my email acknowledging FOI inquiry request	Forwarded BOG
7/30/19	Brooke Stevens, Rec Sec	Colleen Chapin	File ZBA application for public perusal	Filed in Town Clerk's office
7/30/19	Brooke Stevens, Rec Sec	Suzanne Smith	Black Pointer #6	Posted to Website
7/31/19	Karen Galbo, Town Clerk	Brooke Stevens/Rec Secretary	BOG & Pier Aug 2, 2019 Sp Mtg Agenda	Filed with Town Clerk & Posted to Web
8/6/19	Karen Galbo, Town Clerk	Brooke Stevens/Rec Secretary	ZBA Aug 23, 2019 Public Hearing Notice	Filed with Town Clerk & Posted to Web
8/6/19	Brooke Stevens/Rec Secretary	Jim Allen	Aug 16, 2019 Zoning & Public Hearing Agenda	Filed with Town Clerk & Posted to Web
8/7/19	Brooke Stevens/Rec Secretary	Anthony Ferreira Jr.	Property line revision 75 E Shore & 8 Saltaire	Forwarded BOG
8/8/19	Brooke Stevens, Rec Sec	Jen Smigiel	Lost & Found Info	Forwarded to Jim Moffett
8/8/19	Brooke Stevens, Rec Sec	Colleen Chapin	ZBA Aug 23, 2019 Public Hearing Agenda	Posted to Website & Filed in Town Clerk's office
8/8/19	Brooke Stevens/Rec Secretary	M. Johnson	BOG & Pier Subcommittee Aug 2, 2019 Sp Mtg Min	Posted to Website & Filed in Town Clerk's office
8/14/19	Brooke Stevens/Rec Secretary	Suzanne Smith	Black Pointer #8	Posted to Website
8/16/19	Brooke Stevens/Rec Sec	Barbara Johnston	Pier questions	Forwarded BOG
8/18/19	Brooke Stevens ATC	Brooke Stevens/Rec Secretary	BOG Aug 22, 2019 Agenda	Filed with Town Clerk & Posted to Web
8/19/19	Brooke Stevens/Rec Sec	Cindy Trocki	BOG Liability Policy	Forwarded to BOG
8/20/19	Brooke Stevens/Rec Sec	Barbara Johnston	Comments RE email issues	Forwarded to BOG; sent acknowledgement & explained problems.

**Black Point Beach Club Association
Financial Report 2019-2020**

mil rate 1.48
Grand List \$141,133,450
pier mil rate 4.3

	July 1 2019- June 30, 2020 BUDGET	Actual to 20-Aug	Variance from budget	Estimated Year End 6/30
INCOME				
Fees and Donations				
Zoning Applications	\$10,000	\$0	-\$10,000	\$10,000
Rec Program	\$25,650	\$26,178	\$528	\$26,178
Total Fees and Donations	\$35,650	\$26,178	-\$9,472	\$36,178
Grand List Taxes				
Current Year Taxes	\$208,400	\$228,773	\$20,373	\$230,000
Liens & Interest	\$850	\$578	-\$272	\$850
Prior Year Taxes	\$1,550	\$1,175	-\$376	\$1,550
Total Grand List Taxes	\$210,800	\$230,526	\$19,726	\$232,400
Other Income				
Club Use Fee	\$1,200	\$200	-\$1,000	\$1,200
Fund Surplus	\$25,000	\$0	-\$25,000	\$25,000
Allocation from Fund Bal. for Pier Costs	\$90,000	\$0	-\$90,000	\$90,000
Special Assessment-Piers	\$606,800	\$544,127	-\$62,673	\$606,800
Investment	\$400	\$196	-\$204	\$400
Miscellaneous	\$100	\$1	-\$99	\$100
ZBA Permits	\$450	\$900	\$450	\$900
Total Other Income	\$723,950	\$545,424	-\$178,526	\$724,400
TOTAL INCOME	\$970,400	\$802,128	-\$168,272	\$992,978
EXPENSES				
Contractual Services				
Audit Fee	\$3,500	\$0	-\$3,500	\$3,500
Grass Cutting	\$3,100	\$0	-\$3,100	\$3,100
Insurance	\$20,000	\$1,688	-\$18,312	\$20,000
Legal Fees	\$8,000	\$390	-\$7,610	\$8,000
Payroll Services	\$1,750	\$594	-\$1,156	\$1,750
Security Patrol	\$5,000	\$0	-\$5,000	\$5,000
Recreation Program	\$6,300	\$6,288	-\$12	\$6,288
Total Contractual Services	\$47,650	\$8,961	-\$38,689	\$47,638

**Black Point Beach Club Association
Financial Report 2019-2020**

mil rate 1.48

Grand List \$141,133,450

pier mil rate 4.3

	July 1 2019- June 30, 2020 BUDGET	Actual to 20-Aug	Variance from budget	Estimated Year End 6/30
Operations				
Clubhouse	\$3,000	\$1,031	-\$1,969	\$3,000
Grounds Maintenance	\$4,000	\$0	-\$4,000	\$4,000
Liens	\$100	\$10	-\$90	\$100
Playground	\$4,000	\$0	-\$4,000	\$4,000
Supplies	\$2,000	\$84	-\$1,916	\$2,000
Tennis Courts	\$5,500	\$0	-\$5,500	\$5,500
Utilities	\$6,600	\$1,053	-\$5,547	\$6,600
Waterfront Maintenance	\$36,000	\$4,898	-\$31,102	\$36,000
Total Operations	\$61,200	\$7,075	-\$54,125	\$61,200
Other Expenses				
Black Pointer	\$3,500	\$3,216	-\$284	\$3,400
Capital Expenditures - Curre	\$30,000	\$676	-\$29,324	\$30,000
Contingency Fund	\$25,000	\$0	-\$25,000	\$25,000
Reserve Fund- LT Capital Ir	\$8,500	\$0	-\$8,500	\$8,500
Prelim.Pier Costs	\$90,000	\$0	-\$90,000	\$90,000
Pier Costs	\$606,800	\$98,000	-\$508,800	\$606,800
Donations	\$150	\$150	\$0	\$150
East Lyme Taxes	\$6,000	\$5,318	-\$682	\$5,318
Social Events	\$3,000	\$1,921	-\$1,079	\$3,000
Miscellaneous	\$2,000	-\$21	-\$2,021	\$2,000
Website	\$800	\$40	-\$760	\$800
ZB/ZBA	\$1,500	\$36	-\$1,464	\$1,500
Total Other Expenses	\$777,250	\$109,337	-\$667,913	\$776,468
Personnel Services				
Waterfront Supervisor	\$0	\$0	\$0	\$0
Beach Patrol	\$6,000	\$5,074	-\$926	\$6,000
Medicare	\$950	\$347	-\$603	\$950
Recreation Personnel	\$19,350	\$11,548	-\$7,802	\$13,500
Unemployment Comp.	\$1,000	\$156	-\$844	\$1,000
Association Manager	\$22,000	\$1,833	-\$20,167	\$22,000
Secretary	\$7,000	\$583	-\$6,417	\$7,000
Treasurer	\$7,000	\$1,167	-\$5,833	\$7,000
Tax Collector	\$7,000	\$2,333	-\$4,667	\$9,333
Zoning Officer	\$14,000	\$1,167	-\$12,833	\$14,000
Total Personnel Services	\$84,300	\$24,208	-\$60,092	\$80,783
TOTAL EXPENSES	\$970,400	\$149,581	-\$820,819	\$966,089
NET INCOME	\$0	\$652,547	\$652,547	\$26,889

Bank Balances as of statements dated 7/31/2019: Checking and Sweep \$743,605.45

Long Term Savings: \$95,187.64

BLACK POINT BEACH CLUB ASSOCIATION
TAX COLLECTOR REPORT
8/13/2019

	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	\$198,954.29	\$9,923.22	Represents 32 outstanding accounts of which 3 are partially paid of the total 581 properties
SPECIAL ASSESSMENT	GL 2018 (DUE 7/1/19) \$606,873.84	\$576,319.88	\$30,553.96	Represents 39 outstanding accounts of which 10 are partially paid of the total 581 properties
REAL ESTATE TAXES	GL 2017 (DUE 7/1/18) \$196,797.96	\$196,792.43	\$5.53	1 partial payment remaining

NOTE: Delinquent statements were sent out August 8, 2019

Association Manager's Report for August 2019

Completed

- Periodically meeting with Cheryl regarding Management activities.
- Weekly (tuesdays) lawn mowing of Association property.
- Sprayed ROWs periodically, including tennis courts, with the vinegar mix.
- Confirmed Wasp/Hornet kills at clay courts daily.
- Replaced light bulbs at Clubhouse.
- Contacted EL Public Works re: overhanging tree branch in front of 48 Nehantic. They assessed it and sent out bucket truck a few days later.
- Wrote up weekly "Manager's Corner" article four (4) times.
- Purchased/ordered a table cart from Home Depot (\$160) and put it together.
- Reviewed police log after every shift and made adjustments as necessary.
- Checked on five (5) Clubhouse rentals over the month. Returned deposit checks after each rental reinspection.
- Organized shed.
- Met with Mike Nebelung- discussed brush-hogging the top of Billow and consolidating beach tackle. Necessary to be ready by Labor Day.
- Periodically Picked up cleaning supplies for Clubhouse (bleach, garbage bags, ceramic stove top cleaner) when needed.
- Gave members of BOG the BP Tour.
- Used paint/stencils to paint the "No Bikes" notice at Sea Breeze lot.
- Use leaf blower daily to try to get rid of geese in the morning, doesn't work well,
- Continue to use vinegar mix for weed control. Also use cane torch at Whitecap Parking lot and clay tennis courts for weed control.
- Setup for Rec Program friday programs.
- Need advice about "hot/cold patch" for potholes in the north end of Whitecap lot.
- Called EL Public Works about missing garbage pickup and they came and picked up the trash.
- Repaired screen door from Clubhouse.
- Emailed Joe Bragaw, EL Public Works Director, re: downed STOP sign at Indianola.
- Coordinated with Jim Ventres about getting homeowner to do a better job with their contractor on keeping the area at Osprey ROW clear. -Called Jim Ventres to speak to homeowner about contractor's vehicles parking in Osprey ROW.
- Coordinated with Jim Ventres to repair the sign that will be replaced by homeowner at Osprey ROW including install.

- The gangplank on South Beach pier needs to be repaired. Met with Will and Mike and decided to wait to we pull and have it repaired at Clubhouse. Contacted EZ Welding, from New Britain, he's mobile and works in aluminum. \$400 on site to fix. Subsequently decided no imminent danger and will hold off to repair at Clubhouse.
- Met with alarm company to finalize training on the alarm system.
- Contacted Pete Powers (860-235-3207) our Roof is guaranteed for 25 yrs also he will be responsible for repairing the ceiling. Meeting him there after kiddos are out. Met with him, he thinks it's the SW side of cupola & will come by to fix and re-seal.
- Worked with Will to replace the following plastic "dog bones" at the boat docks.
- Unclogged drain at clay courts when it rains.
- Cooked leftover hot dogs for Club Rec Staff on second to last day.
- Assisted with setting up for Club Fair 5:30
- Set up beach patrol schedule and submit for payroll. (weekly).
- Open Clubhouse for Mahjong crew every thursday.
- Submitted monthly Expense report to Carolyn for when I buy consumables, like gas for leaf blower, meeting items, picnic/parade, etc.
- Met with Rec Directors to discuss setting up for Movies on the Beach.
- Set up for and broke down for Movie on the Beach.
- Answered emails from a members re: kayaks.
- Distributed paychecks for Beach Patrol.
- Trimmed bushes at Clubhouse and Whitecap Lot.
- Wrote up monthly August 2019 Managers Report.
- Checked on Clubhouse for Women's Club. Unlocked chain. Leaf-blown driveway. Women's Club meeting needed an extension cord - stopped up and all set.
- Closed up and checked Clubhouse at the conclusion of Women's Club meeting.
- Purchased table cart from home depot and put it together.
- Ordered/paid for additional bench for Brightwater ROW as it is the last one to complete for a bench at each ROW. Delivery on Friday 8/23.
- Directed Mike Nebelung to clean up/cut brush, move shed to another spot, cleared away debris/junk at top of Billow.
- Incorporated suggestions for new application form from BOG members.
- Researching & considering for next season the railing at Nehantic parking lot ramp going down to the beach on the left side.
- Contacted Integrated Security Solutions (860)701-0815, as our cameras were offline since a weekend storm. I happen to pass them working in the beach and were able to get them up to Clubhouse to diagnose & reboot system.
- A swim line broke away from the south beach pier. Mike and me attached for a temporary fix.

On-Going Activities

- Since June 15th and until September 2nd, I have been/will be 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. Spoke to members re: Golf carts parked illegally, coolers, everyone always complies.
- 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, pickup garbage. Daily.
- Contact Brooke periodically to update website.
- Put out garbage barrels/bring them in on Mondays at Clubhouse. Weekly.
- Checked on five (5) Clubhouse rentals, if oked, returned deposits.
- Attended monthly Zoning Meetings.
- The lawns are cut every Tuesday.
- Cleaned debris from all beaches daily.

To Be Done

- Replace sign at entrance to top of Billow Road.
- Replace sign at entrance to Cahill Way - dropoff only.
- We will take delivery on Brightwater bench on Friday - will install soon.
- Pulling out swim lines, swim rafts on Sept 3rd to Clubhouse and then powerwash.
- Asking for ok to brush-hog area adjacent area to bocce court combined with a cut at kayak rack at OBP Road for fall kayak season. (Approx. \$300-400 total).
- Purchase another table cart. (\$150).
- Closing dates:
 - Daily Beach Grooming will cease September 2nd
 - September 3rd - Swim Lines, rafts, boat docks
 - October 31st - Tennis Courts and Kayak Racks
 - November 1st - Clubhouse will be closed until 2020, at which time the water will be turned back on in April 2020.
 - Beach sand to be harvested - TBD as not to interfere with Main Pier Rehab.

Submitted by: *Jim Moffett, Beach Manager*

BLACK POINT BEACH CLUB ASSOCIATION

Application for Use of Clubhouse

The Clubhouse and surrounding premises is available for use by any Member of the Black Point Beach Club Association on a first-come-first-served reservation basis on any day based on the following conditions and only after written approval of application.

DATE REQUESTED: _____

MEMBER APPLICANT: _____

SUMMER ADDRESS: _____

MEMBER PHONE NUMBER: _____

MEMBER EMAIL: _____

NUMBER OF PEOPLE ATTENDING: _____

REASON FOR USE: _____

KITCHEN USE: YES _____ NO _____

WILL ALCOHOL BE SERVED? _____

APPLICATION FEE: \$200 RECEIVED: (Date/Initial) _____

SECURITY DEPOSIT: \$250 RECEIVED: (Date/Initial) _____

I certify that I have fully read and fully understand the rules attached to this application for use of the Clubhouse and agree to be bound thereby. Further, I fully understand that (i) my right to use the Clubhouse may be revoked at any time for a violation of the rules; (ii) I shall indemnify and hold the Association harmless from and defend against, on behalf of the Association, any claim, cost, expense, loss or liability arising out of my use of the Clubhouse as described in the rules; (iii) I agree that the Board of Governors may make charges against my security deposit for the cost of making any necessary repairs to or for cleaning the Clubhouse as a result of my use of the Clubhouse; (iv) and, I agree to reimburse the Association for all costs associated with any damage and/or destruction of any part of the Clubhouse facility that incurred during the rental agreement period.

Member Signature: _____ Date: _____

BLACK POINT BEACH CLUB RULES FOR USE OF THE CLUBHOUSE

1.) The attached application must be completed in its entirety, signed and forwarded to the Chair of the Board of Governors for his/her approval, and if necessary, the approval of the Board of Governors. The non-refundable application fee must accompany the application. The refundable security deposit must also accompany your application. This deposit will be returned to you, without interest, after inspection of the Clubhouse by the Board of Governors subsequent to its use. The Board of Governors will inspect and must find the Clubhouse in the same condition as it was prior to your use, including but not limited to the Clubhouse being clean with all garbage/trash removed, in good order and repair and without any breakage or damage of any kind. The inspection of the Clubhouse by the Board of Governors may result in deductions made from your security deposit for cleaning, or repair of damage or trash removal. Any such deductions shall be determined solely by the Board of Governors. **Initials of Applicant:** _____

2.) Use of the Clubhouse is limited to Members of the Association, their family and guests, and such use must be in full compliance with the laws and ordinances of the State of Connecticut, Town of East Lyme, respectively, as well as in full compliance with the *Black Point Beach Club Association Regulations*. Use of the Clubhouse shall be as expressly permitted on the application. **Initials of Applicant:** _____

3.) Total occupancy of the Clubhouse is limited to 200 people with chairs and 93 people with tables and chairs. **Initials of Applicant:** _____

4.) The use of the Clubhouse on the reserved day is limited to the hours of 9:00AM to 11:00PM. Any greater or later use of the Clubhouse must be approved in writing by the Board of Governors of the Association. The Member listed on the application must be personally present during such use at all times on the day reserved.

Initials of Applicant: _____

5.) The sale of tickets relating to the use of the Clubhouse and the use of the Clubhouse for any fundraising activities is prohibited, except as expressly authorized by the Board of Governors. **Initials of Applicant:** _____

6.) Complaints of excessive noise, any violations of these rules, or disturbance of any kind occurring as a result of your use, your guests, your invitees or any person attending the occasion of your use of the Clubhouse shall result in the immediate

revocation of the right to use the Clubhouse in the sole determination of the Board of Governors of the Association. **Initials of Applicant:** _____

7.) No contents of the Clubhouse may be taken for use outside. Tables and chairs must be used inside the Clubhouse only. **Initials of Applicant:** _____

8.) All paper goods must be supplied by the applicant. **Initials of Applicant:** _____

9.) The sale of alcoholic beverages of any kind or the dispensing of alcoholic beverages in exchange for tickets is prohibited. **Initials of Applicant:** _____

10.) No paintballs, silly string or similar products will be allowed on the Clubhouse grounds. Any damage to the Clubhouse property or grounds will be the responsibility of the renter. **Initials of Applicant:** _____

11.) Applicants will abide by all local, city, state and federal regulations.

Initials of Applicant: _____

12.) A Certificate of general liability insurance showing that the Member requesting use of the Clubhouse is personally insured in the minimum amount of \$1,000,000 (one million) dollars. The certificate shall name "Black Point Beach Club Association" as an additional insured for the date of the event.

(Attach copy of certificate to application.)

Initials of Applicant: _____

From: Cheryl Colangelo <cherylcolangelo@gmail.com>

To: brookers2 <brookers2@aol.com>

Subject: Rec report

Date: Thu, Aug 29, 2019 6:22 pm

----- Forwarded message -----

From: **Black point** <directorprogrambprec@gmail.com>

Date: Thu, Aug 22, 2019, 5:37 PM

Subject: Blurb for bog meeting tonight

To: <cherylcolangelo@gmail.com>

Hi Cheryl,

Here is the requested blurb for tonight. Carolyn had said she was going to get the budget numbers to me but hasn't yet. Please let me know if you need anything else. Thanks!

-Erica (:

"This has been a wonderful summer for the recreation program at black point beach club. Some highlights that we would like to share include the restoration of old, cherished events as well as inviting new traditions. Bringing back the club fair was a major success across the community! While attendance was not counted directly, 200 Italian ices were given out and approximately \$1050 was grossed in income! The traditional structure of the club schedule of events was kept, featuring color wars week, movie nights, and Friday programs. Baking at the clubhouse was added as a way to teach kids practical cooking skills while taking advantage of an underutilized full kitchen! Movie nights were also split into two movies in attempts to accommodate the appropriate content and sleeping schedules of younger and older children. In terms of logistics, we had approximately 85 children at our highest registration and maintained an average of 60 children thoroughly the summer.

In order to continue success and plan for next summer there are several ideas that we wanted to share with the board as opportunities for improvement for summer 2020. For starters, we are considering having the recreation program run from Monday to Friday every week from 930 to 1130. We feel that this parallels a normal work week for parents/guardians as well as school routines for children during the year. This comes with the understanding that all staff would be working more hours and need to be further compensated but would hopefully be offset by the also necessary rise in cost of registration. In regards to registration costs, there was attention given to the fact that the weekly cost per child is very disproportionate to the seasonal cost and could possibly be considered for re-evaluation also. Lastly, we feel that for the ultimate safety and security of younger groups (3+4 and 5+6) there needs to be two counselors in each group. This is historically alike how club staff was structured in past years, in contrast to starting this past summer with only one counselor in each group. Therefore, we would like to have a minimum of 8 counselors for summer 2020.

We thank you for your support and guidance this summer while it was a year of transition and adjustment for us. We look forward to next summer and capitalizing on what went well while trying to take all feedback and making changes and revisions where necessary to ensure enjoyment and happiness for the children and their families of Black Point. Thank you!"



Date: August 13, 2019

Steven Beauchene
Black Point Beach Club Association
P.O. Box 715
Niantic, CT 06357

Subject: Certificate of Permission ("COP") Application #**201908317-COP**
East Shore Road located between Whitecap Road and Indianola Road, East Lyme

Dear Mr. Beauchene:

A review of your certificate of permission ("COP") application indicates that the following additional information is necessary in order to evaluate your proposal:

1. Please revise the plans to identify the staging and stockpile areas located on the upland in relation to the two existing right-of -ways. Please provide color photographs of the areas that are intended to be the staging/stockpile and laydown areas.
2. Please provide color photos of the existing stone riprap located on the southern side of the existing groin.
3. Please provide a minimum of five (5) representative cross-sections that capture the existing site conditions along the length and waterward terminus of the groin. Currently, the application includes a single "Typical" section. Please use these sections to also show proposed conditions.
4. Please revise the plans to identify the top elevation of the existing concrete walkway and the top elevation of the proposed reinforced concrete cap.
5. The "Typical Existing Groin Section" on Sheet 5 of 5 identifies two existing concrete caps on the groin. If the proposed reinforced concrete cap were to be approved and constructed, it would be the third concrete cap resulting in a total of approximately 3' of height from the concrete caps. To this end, a third reinforced concrete cap will not be approved. Therefore, please revise the application materials and plans to request approval to remove the existing deteriorated concrete cap and install a new 11" thick reinforced concrete cap in its place.
6. Based on the location of existing eel grass (*Zostera marina*) to the existing groin, please revise the application materials and plans to propose oversheeting of new bulkhead a maximum of 6" from the waterward face of the existing deteriorated sheet sheeting.
7. Please provide a detail of the proposed tie-back system identified in the work methodology on page 6a of 10 of the application materials.

8. Please provide a detail of the proposed "soft edge" on the top of the new steel sheeting.
9. Sheet 5 of 5 contains note "REMOVE STONE AS NECESSARY TO FILL VOIDS WITH CONCRETE THEN REST STONE." Please indicate why this is necessary and describe how this will be conducted without spillage of the flowable concrete into the waters of Niantic Bay.
10. There appears to be a discrepancy in the length of the existing stone groin. Specifically, certificate #COP-2006-093-CC, issued to the Black Point Beach Club Association on August 14, 2006 identifies the length of the groin as approximately 260' long. The plans associated with the pending application identify the length of the groin as 275'. Please explain this discrepancy and revise the application materials and plans as necessary.

Accordingly, under subsection(c) of section 22a-363b of the Connecticut General Statutes, a decision regarding your application shall be made no later than **October 8, 2019**, ninety (90) days from the date of its receipt. In order to adequately review your additional submissions, we must receive this material no later than September 9, 2019. Failure to comply with this deadline will result in the denial of your application as sufficient time is not available to evaluate the proposed work.

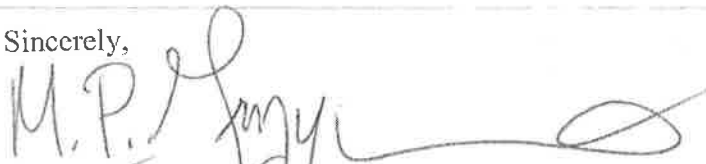
Please include your application number on all submissions and forward such material to my attention at:

Department of Energy & Environmental Protection
Land & Water Resources Division, Regulatory – Southeast Section
79 Elm Street
Hartford, CT 06106-5127

In addition, you should be aware that any work in tidal wetlands or waterward of the coastal jurisdiction line in tidal, coastal or navigable waters of the State without proper authorization is a violation of state law and is subject to enforcement actions by the Department of Energy & Environmental Protection and the Office of the Attorney General.

Should you wish to discuss this application, please contact me at 860-424-3674 or micheal.grzywinski@ct.gov. Thank you for your cooperation in this matter.

Sincerely,



Micheal P. Grzywinski
Senior Environmental Analyst
Land & Water Resources Division
Bureau of Water Protection & Land Reuse

cc: Keith Neilson, Docko, Inc, office@docko.com
Christina Comeau, Army Corps of Engineers, Christina.M.Comeau@usace.army.mil
File # 201908317-COP, East Lyme

(6,749 unread) - lyme1234@yahoo.com - Yahoo Mail - Fw: Question on proposed pier

Jul 23 at 4:19 PM babara johnston <lyme1234@yahoo.com>

To: Will Fountain <mrwill34@gmail.com>, Cheryl Colangelo <cherylcolangelo@gmail.com>, Cindy Trocki <cmaries70@icloud.com>

Due to health issues I do not appreciate his response. I may part of the BPBCA 600 households but I totally did not expect such an answer to me personally from a BP BOG member. My health issues have come first.

To be so demeaning is totally, I believe, uncalled for & not deserved.

Uncalled answer to my simply requested questions.

Please present it to the BP BOG & read aloud @ their next BOG meeting.

Thank you,

Barbara Johnston

----- Forwarded Message -----

From: Steven Beauchene <slbvmd@sbcglobal.net>

To: babara johnston <lyme1234@yahoo.com>

Sent: Tuesday, July 23, 2019, 3:41:54 PM EDT

Subject: Re: Question on proposed pier- Groin Restoration

Obviously, you have not attended the Annual meeting as all those questions were answered. I will take time to answer your questions even though it has been explained to the members repeatedly at meetings.

Question 1: Timber is shown on the plan, but that will be replaced by a sun resistant PVC or synthetic material that can be replaced if damaged. This was discussed at the Annual meeting and subsequent BOG meetings.

Question 2: There are several instances where the cost of the project has been mentioned, including the website posting. The budgetary impact was discussed at length at the Annual Meeting.

Question 3: There was no new cap as part of the 2006 repairs. There were holes drilled in the pier at that time and concrete was gravity fed into the voids they found. The concrete was supposed to be injected under pressure but the contractor did not have the proper equipment. The estimated lifespan of the new pier will exceed 50 years, probably 70.

Question 4: The steel will be epoxy coated and will be maintained over time. The steel we are using is superior to the steel used initially and

Will only have water contact on the north side. The southern face of the steel will be sealed by concrete.

Question 5: The Army Corp of Engineers approval is part of the permitting process and has not been approved at this time.

Question 6: Since the work will be done from the pier and the pier will only be 18" maximum wider on the north side, there should be little, if any, eel grass issues.

We held dozens of Pier Committee meetings over the past year. Interested parties that showed a commitment to attend were invited onto the Pier Committee. If a person had a desire to serve on the Pier Committee, she or he only had to make a commitment to attend.

There will be a copy of the DEEP application available for members to peruse if interested after Thursday evening's BOG meeting.

Hopefully this answers your questions. For more info, I will be giving updates as needed at the BOG meetings should you choose to avail yourself of that opportunity. I do not plan on spending time answering questions from the 600 households on Black Point by email when these questions can be answered at BOG meetings.

Thank you for your interest.

On Tuesday, July 23, 2019, 2:42:32 PM EDT, babara johnston <lyme1234@yahoo.com> wrote:

Steve - Can you please give me an answer why timber is being placed on the both sides of the edges ?

Why cost is not given - break-down to taxpayers BP BOG ?

A new concrete cap to last for more years than 2006 REPAIRS ? any warranty ? Years past a year ?

Warranty on covering of steel ?

ACOE permit given yet ?

Eel grass protected ?

Would appreciate answers,

Barbara Johnston

35 Sea Crest Ave.

(6,757 unread) - lyme1234@yahoo.com - Yahoo Mail

Jul 26 at 10:10 PM CAROL WARD <crlwr55@sbcglobal.net>

To: babara johnston <lyme1234@yahoo.com>

Hi Barbara, I went to the meeting and spoke about the impact on seniors such as myself. Deep has not approved yet. Seems like the company wants more money. That was slid over at the meeting.

On Friday, July 26, 2019, 02:12:47 PM EDT, babara johnston <lyme1234@yahoo.com> wrote:

No answer from any BOG member yet ?

Barbara

----- Forwarded Message -----

From: babara johnston <lyme1234@yahoo.com>

To: BOG Black Point Beach Club Association <bog@blackpointbeachclub.com>

Sent: Thursday, July 25, 2019, 2:48:50 PM EDT

Subject: Open information under FOI

Good Afternoon - I'm trying to understand why so much information has not been presented on the BPBCA "Steel Pier" or "Groin Restoration" & not been presented or available to the taxpayers ? Has a public hearing been held ? I am very disappointed with formerly my asking to be on the Pier sub-committee committee & refused membership but told to attend Annual meeting .

Now it comes down to signing a contract by the BP BOG, whose contract wording is, I believe, held back until signed July 25, 2019. The answers I received from a BPBCA BOG member are totally an insult to myself as a member & taxpayer.

Hence, I'm writing this e-

mail to hope that in the future information on proposed projects will be improved. I feel the only way now to receive answers is the CT FOI. BPBCA has had a number of these meetings with & for FOI to be followed but again nothing is working. To be told the chair of the sub-committee does "not plan on spending time answering questions....." is a very sad way to run a legal municipality in 2019.

I have requested before that a web-site person be employed to update our failing site. Information back to 2016 comes up if you request BOG Black Point Beach Club Association<bog@blackpointbeachclub.com>, for 2019

Excuses, excuses, excuses given by the BOG chair & others. Dozens of Pier committee meetings over the past year so where are all the minutes filed & posted ? Annual meeting held once a year in May. Have there been any changes ?

Please file this e-mail in the holding book for future readers. Further questions to be requested & answered in the FOI time required.