

**Black Point Beach Association  
Board of Governors  
July 25th, 2019 Regular Meeting Minutes**

Present : Cheryl Colangelo, Chair

Will Fountain  
Bill McDowell  
Tom Sheehan  
Steve Beauchene  
Mary Cahill  
Phil Lombardo  
Cary Michael Johnson

Also Present: Ruth Ames, Tax Collector  
Jim Moffett, Association Manager

Absent: Carolyn Boyle, Interim Treasurer

The Regular Meeting of the Black Point Beach Club Association Board of Governors was held on Thursday July 25th, 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**

1. July 2nd, 2019

**MOTION (2)**

**Mr. McDowell moved to approve the Special Meeting Minutes of July 2nd, 2019 as presented.**

**Mr. Sheehan seconded the motion.**

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

2. July 17th, 2019

**MOTION (2)**

**Mr. Fountain moved to approve the Special Meeting Minutes of July 17th, 2019 as presented.**

**Mr. McDowell seconded the motion.**

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

3. June 27th, 2019

Ms. Colangelo said they received a few comments regarding the June 27th, 2019 meeting minutes and she would like to make one addition; when Will was asked the reasons the playground was put in its current place the reasons were:

1. In another place it would impede access of the trucks that have to bring in the mulch.
2. Where it is now, it's in view of the security cameras.
3. The only other option would be right near the woods, it's a high place and there are lots of ticks back there.

#### **MOTION (3)**

**Mr. McDowell moved to approve the Regular Meeting Minutes of June 27th, 2019 as amended.**

**Mr. Johnson seconded the motion.**

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

Ms. Colangelo said at the June 27th, 2019 meeting, Mr. Fountain was asked why the budget for the Treasurer increased and the answer documented was the overlap of two Treasurers; what wasn't documented, was that the Interim Treasurer as a contracted person received a higher salary.

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

**Mr. Lombardo moved to amend the Regular Meeting Minutes of June 27th, 2019 to include the Treasurer(s) clarification.**

**Mr. Sheehan seconded the motion.**

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

### **III. Communications to Board**

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

### **IV. Public Comments**

1. Joan Hayes of 51 Whitecap Road asked about the use of the clubhouse for mahjong; she explained a motion was made in 2009 to allow the clubhouse to be open on Thursdays from 1p.m.- 4p.m. for this purpose. She said they have appreciated this and used the clubhouse in this capacity for ten years. Ms. Hayes said they were recently informed that the original rules said use would only be for July through August; they would like the Board to reconsider this rule and allow use May through September like it has been used for ten years.
2. John Cellino of 60 East Shore Drive discussed the pier rehabilitation project and asked about the survey and specs.

3. Cindy Trocki of 22 Blue Heron suggested the pier rehabilitation project have a performance insurance policy to ensure both the accuracy of the repair and longevity of the pier.
4. Wendy Bourget of 1 Osprey Road mentioned the frequent noise at the right-of-way at the beach as well as right-of-ways in general. She said there used to be signs that illustrated the beaches close at 9:00 p.m. Ms. Bourget discussed the importance of consistent policies and cited the East Lyme noise ordinance.
5. Carol Ward of 23 Blue Heron discussed the large expense of the pier project. She said there seems to be a lot of camaraderie between the organization doing the pier and members here. She said an initial lump sum is a burden for many seniors and is a hefty contribution to make without proper notice.

## **V. Reports**

### **1. Treasurer**

Ms. Boyle was not in attendance and supplied her report via email (attached.)

### **2. Tax Collector**

Ms. Ames briefly reviewed her Tax Collector Report which she emailed the Board (attached) and noting some of the following:

- Relative to the real estate tax, \$146,460 has been collected which represents about 70% of the collections.
- In regards to the special assessment, \$391,322 of the \$606,873 has been collected so far; 379 people have paid in full and 4 have made partial payments.
- There is an \$1,100 outstanding tax balance from last year.

### **3. Association Manager**

Mr. Moffett referenced his Association Manager Report (attached) and shared he emailed appendices as well (attached.)

He asked about purchasing table racks which would allow mobility and provide more safety. He said the racks cost about \$200 a piece. Mr. Moffett also had some of the following comments:

- He tweaked the clubhouse rental form and removed the redundancies.
- One more bench is needed for the bottom of Brightwater and the ROW; \$1,200 to have completely installed and delivered.
- Billow debris removal is needed and he received a quote from Mike Nebelung; labor is \$1,500 with an additional cost for dumpster rental.
- Based on membership input he feels a railing at the bottom of Nehantic is needed.
- At the bottom of the Sea Spray ROW there is a concrete ramp that goes right down to the water and he thinks it would be the perfect place for an additional kayak rack.

Ms. Cahill asked about volleyball being played on the tennis court. Mr. Moffett said 90% of the time the courts are locked by 7:00 p.m. He said he had to run an errand and the kids were gone

upon his return at 8:00 p.m. and in the morning he swept and rolled the courts, and they're fine. Ms. Colangelo suggested calling a Member of the Board if he's not going to be around.

Mr. Sheehan said there are still problems with the Beach Guards which he detailed. He said they're not patrolling the beach or walking the waterline and they're still wearing the shirts that say "Security."

Ms. Colangelo said that in regards to patrolling and moving, she supports this and would like Mr. Moffett to make this a priority and said she can help speak with them if needed.

#### 4. July 4th Picnic

Mr. Moffett gave a report on the picnic (Appendix B- attached.) He noted almost 57 volunteers are participating and how significant that is, and he detailed the breakdown of the \$2,200 picnic costs.

Ms. Colangelo said the Recreation Directors are at a rec event so their report will follow later.

### VI. Board Liaisons

#### a. Zoning

Dr. Beauchene reported that Mike Cenci is moving out of the area and Jim Fox, the Zoning Chair suggested that Alternate John Kycia complete the term since senior Alternate Barbara Koenig is not interested in being a Regular Member at this time. He said the Zoning Board will advertise for the position of alternate.

### MOTION (5)

**Dr. Beauchene made a motion to move John Kycia from Alternate status to Full Member of the BPBCA Zoning Commission.**

**Mr. Lombardo seconded the motion.**

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

Dr. Beauchene said Mr. Mastria's Zoning term finishes at the end of July and he is interested in continuing.

#### b. Kayaks

Ms. Colangelo said she wants to make sure they are actively checking that kayaks are on racks with stickers; if not a note should be attached with a date, informing them it will be removed in a week. Mr. McDowell had nothing to report.

#### c. Liaisons to the Association Manager and general physical environment

Mr. Johnson and Mr. Fountain had nothing to report.

#### d. Finances and Labor

Mr. Lombardo said the policy reviews need to be updated and asked if anyone has feedback that they email him or share it at the next meeting.

The Board briefly discussed annual staff reviews and Mr. Moffett noted the last day of the Rec Program is August 16th. Mr. Fountain suggested meeting the very last week to complete reviews and Ms. Colangelo said an executive session meeting could be held. Mr. Lombardo said he has questions regarding the whole process, asked why it has to be done in a Board meeting, and asked for clarification.

## **VII. Unfinished Business**

### **1. Pier Update**

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

- We were finally able to make contact with Attorney Pinder, the contractor's attorney.
- All of our concerns were conveyed, the biggest being insurance and their request that 100% of the materials be paid for upfront.
- We went back and forth and ultimately she (Attorney Pinder) said she thought her husband would be okay with 25% of the cost of supplies; the bill is \$119,000 so that would result in a \$30,000 payment.
- He spoke with our insurance provider and she said if they're going to insure theft, pilferage and vandalism, they would need to know the equipment name, model, serial number and value in order to write us a rider; Mark Zamarka, our attorney said that's way too involved. We're still in the midst of this discussion so it's to be determined.

### **MOTION (6)**

**Dr. Beauchene moved to authorize Cheryl Colangelo, Chair of the Board of Governors be and is hereby authorized to execute and deliver in the name of Black Point Beach Club Association any and all documents necessary or desirable to effectuate the repair of the jetty, subject to sufficient appropriations.**

**Mr. Lombardo seconded the motion.**

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

Dr. Beauchene clarified this is just making Ms. Colangelo the signatory for any documentation; the contract is still being formulated.

### **2. Sea View ROW boulders**

The Board had a conversation regarding the Sea View ROW boulders and Ms. Colangelo shared some of the following:

- Their presence prevents long-term parking at the boat ramp.
- They make that ROW inaccessible to walking or for a small watercraft during a storm.

### **MOTION (7)**

**Mr. Fountain moved that the boulders stay in their current location.**

**Mr. Sheehan seconded the motion.**

Mr. Sheehan said in his 7 years as Association Manager, the Sea View ROW was one of the biggest complaints he had; that parking area was utilized by landscapers, Eversource, people leaving their trailers and disappearing out to sea and this made it very difficult for people who wanted to launch their kayaks, jet skis or boats. He noted that he received a call on this everyday.

Ms. Cahill said she doesn't like the large stones sticking out and Ms. Colangelo asked how they deal with illegal parking everywhere else and if there are alternatives. Mr. McDowell said the boulders don't impede walking down to the beach or launching a kayak.

The Board further discussed the Sea View ROW.

**Motion carried, 6-2-0.**

**Nay: Ms. Cahill and Ms. Colangelo**

2. Clubhouse Floor

Mr. Sheehan said he will look into carpeting and Mr. Fountain said he will further look into refinishing it. Mr. Sheehan commented that the floor is not level.

3. Billow Storage Cleanup

The Board decided to table this item until the next meeting and Mr. Lombardo suggested the Board do a site walk.

**VIII. New Business**

1. Fill Treasurer Position

The Board discussed permanently filling the treasurer position.

Ms. Colangelo directed the Board to the new treasurer responsibilities.

Mr. Sheehan said he thinks this discussion should be had during executive session.

Ms. Colangelo said they need to establish a salary range based on experience and skill.

Mr. Lombardo said he would like Ms. Boyle to tell them roughly how many hours she does work. Ms. Colangelo responded that she (Ms. Boyle) said it was a professional position and minutes are spent here and there, and a respectful range would be \$10,000 to \$14,000.

Ms. Colangelo asked the Board how they would like to proceed and Mr. Fountain said he would like to see the position posted while we have an influx of people here, and before they leave for the season.

Mr. Lombardo said he will ask Ms. Boyle for more detail.

Dr. Beauchene suggested advertising at the starting range only and Mr. Johnson asked if we have to offer them a range.

**MOTION (8)**

**Ms. Colangelo moved that the Treasurer position be posted by mid August.**

**Mr. Sheehan seconded the motion.**

Dr. Beauchene said that salary is negotiable by experience and that salary can come later.

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

**2. Revision of Rules and Regulations**

Ms. Colangelo directed the Board to correspondence from Colleen Chapin in which she said she could not find mention of term limits in regards to Zoning and the Zoning Board of Appeals; one of her concerns is that there may be times when it's more important to keep someone experienced on the Board rather than following the BOG term limit model.

Ms. Colangelo said under Ordinances, Section 3 from 2007 it says members and alternate members of the zoning commission shall be appointed by the BOG to serve terms of three years but says nothing about a two term limit. She said it allows says "until the appointment and qualification of their successors."

Dr. Beauchene asked if the language should be clarified.

Mr. Lombardo said he thinks additional terms are permitted since the regulations don't specify otherwise like they do with the BOG.

Dr. Beauchene said that per Jim Ventres there is no state statute regarding term limits for the zoning boards. Mr. Beauchene said that every three years members can be reappointed based on zoning board recommendations and ultimately approved by the BOG.

Ms. Cahill detailed the history of term limits.

The Board opted to keep the regulations as written and appoint three year terms per their approval; the continual changing of the BOG ensures control and balance.

**Reports- continued**

**5. Recreation Program**

Ms. Colangelo said the reports could now be completed since the Parks & Rec Co-Directors have arrived.

Nadia Banever and Erica Garnett shared that they're in week 4 of their program and everything is going great. They detailed their program so far and briefly discussed dodgeball and Ms. Cahill said she thinks it should be eliminated from the program. Mr. Fountain observed that it's a liability.

The Board further discussed dodgeball and the installation of a gaga ball pit as an alternative for the future .

**MOTION (9)**

**Mr. Sheehan moved to eliminate dodgeball from the BPBCA Parks & Recreation Program.**

**Dr. Beauchene seconded the motion.**

**Motion carried, 7-0-1.**

**Ms. Colangelo abstained from the vote.**

**New Business- continued**

**3. Black Pointer Policies**

Ms. Colangelo shared that Ms. Smith was contacted and two requests were made to advertise in the Black Pointer.

The Board discussed advertising in the Black Pointer.

Dr. Beauchene observed that the Black Pointer is unique and features black point news you can't find anywhere else. He suggested that anyone wanting to advertise could create an insert and that they would be charged at their expense.

Mr. Lombardo said inserts should still be made by black pointers, for black pointers.

**MOTION (10)**

**Dr. Beauchene moved that the Black Pointer be used to provide unique news by black pointers, for black pointers that can't be found anywhere else; inserts to the Black Pointer can be provided by black pointers who want to disseminate information at their own expense.**

**Mr. McDowell seconded the motion.**

Mr. Johnson asked what the layout of the inserts will look like.

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



4. Clubhouse Use

Ms. Colangelo reminded the Board that they discussed clubhouse use at the previous meeting and that Ms. Boyle had reported the additional charge for increased use was minimal, at \$40.00 a month. She reiterated the request that Ms. Hayes made at the beginning of the meeting for use of the clubhouse May through September.

**MOTION (11)**

**Mr. Sheehan moved to keep the Clubhouse open May through September.**

**Dr. Beauchene seconded the motion.**

Mr. Fountain said he has nothing against the Clubhouse being used for mahjong but noted that we ran out of propane this year, and he is always looking at the overhead.

Mr. Johnson asked if the heating and cooling is programmable and Mr. Moffett said no.

Mr. Sheehan noted that \$40.00 is not an extravagant amount of money.

Mr. Lombardo asked about access to the Clubhouse.

The Board further discussed Clubhouse use.

Mr. Sheehan had to leave the meeting at 7:48 p.m.

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

Ms. Colangelo requested the clubhouse use policy be revised and instructed the Recording Secretary to update the manual as policies are revised, and to share these changes with the Board.

5. ROW use for personal events

The Board briefly discussed ROW use. Ms. Colangelo noted that when a decision is made regarding use, it will apply to all ROWS.

Dr. Beauchene said it goes both ways and opens up use to people who don't live at the ROW and Mr. Fountain said a ROW is open to everyone anyway.

The Board discussed temporary structures in the ROW.

The Board discussed passive recreation.

Dr. Beauchene asked if an application would be utilized.

Mr. Johnson said he thinks we need to do more research and address this in the future. The Board tabled this item.

6. Landscaping trucks parking in the road

The Board briefly discussed the safety concerns associated with large landscaping trucks parking in the road and the difficulty of landscaping in beach communities because of this.

Ms. Colangelo shared two instances of a landscaping truck being requested to move and how the responses were neither positive or respectful.

Mr. Moffett said if a major issue occurs he will find/contact the contractor.

Mr. Johnson said to call the owner of the business and that they might want to devote another location for them to park.

Ms. Cahill said they can just park off the edge of the road.

The Board further discussed the parking of large trucks.

The Board discussed calling the police when there are problems with parked vehicles.

7. Association Manager Requests

Ms. Colangelo asked for the dimensions of the table racks.

Ms. Colangelo suggested purchasing a table rack to see how we like them.

Ms. Colangelo instructed the Board to examine the clubhouse form and email her with any issues. She said she will look at the proposed kayak rack location.

The Board discussed the proposed railing for Nehantic as well as the requested bench and agreed it would be okay to proceed provided Ms. Boyle confirms there is sufficient money in the budget for these items.

Mr. Moffett discussed the geese problem and utilizing a dog to chase the geese away. The Board discussed the allowance of dogs on the beach and what is permissible by law.

**MOTION (12)**

**Ms. Colangelo moved to reapprove the addition of a GaGa Ball Pit for the Recreation Program.**

**MOTION (13)**

**Dr. Beauchene moved to appoint Jim Mastria to the Zoning Commission for an additional 3 year term starting August 1st, 2019.**

**Mr. McDowell seconded the motion.**

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

**IX. Further Public Comments**

1. Sandy Adams of 26 Whitecap Road thanked Mr. Moffett for trimming the bushes and killing the weeds inside the parking lot; she noted the excellent job Mr. Moffett did.
2. 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.
3. Gene Massey of 10 Brightwater detailed the Black Point Golf Tournament and asked for clarification if it was okay to advertise this event in the Black Pointer.
4. Dr. John Skala of 10 East Shore Drive discussed passive activities in regards to ROWS and detailed his yearly neighborhood gathering in a ROW and his desire to continue to hold it.

**Adjournment**

**MOTION (14)**

**Dr. Beauchene moved to adjourn the July 25th, 2019 Regular Meeting of the BPBCA Board of Governors at 8:50 p.m.**

**Mr. Johnson seconded the motion.**

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

Respectfully Submitted,  
Brooke Stevens,  
The Recording Secretary

**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 23-Jul	Variance from budget	Estimated Year End 6/30
<b>INCOME</b>				
<b>Fees and Donations</b>				
Zoning Applications	\$10,000	\$0	-\$10,000	\$10,000
Rec Program	\$25,650	\$21,302	-\$4,348	\$25,650
<b>Total Fees and Donations</b>	<b>\$35,650</b>	<b>\$21,302</b>	<b>-\$14,348</b>	<b>\$35,650</b>
<b>Grand List Taxes</b>				
Current Year Taxes	\$208,400	\$133,439	-\$74,961	\$208,400
Liens & Interest	\$850	\$0	-\$850	\$850
Prior Year Taxes	\$1,550	\$0	-\$1,550	\$1,550
<b>Total Grand List Taxes</b>	<b>\$210,800</b>	<b>\$133,439</b>	<b>-\$77,361</b>	<b>\$210,800</b>
<b>Other Income</b>				
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	\$345,096	-\$261,704	\$606,800
Investment	\$400	\$0	-\$400	\$400
Miscellaneous	\$100	\$0	-\$100	\$100
ZBA Permits	\$450	\$450	\$0	\$450
<b>Total Other Income</b>	<b>\$723,950</b>	<b>\$345,747</b>	<b>-\$378,203</b>	<b>\$723,950</b>
<b>TOTAL INCOME</b>	<b>\$970,400</b>	<b>\$500,488</b>	<b>-\$469,912</b>	<b>\$970,400</b>
<b>EXPENSES</b>				
<b>Contractual Services</b>				
Audit Fee	\$3,500	\$0	-\$3,500	\$3,500
Grass Cutting	\$3,100	\$0	-\$3,100	\$3,100
Insurance	\$20,000	\$1,693	-\$18,307	\$20,000
Legal Fees	\$8,000	\$390	-\$7,610	\$8,000
Payroll Services	\$1,750	\$200	-\$1,550	\$1,750
Security Patrol	\$5,000	\$0	-\$5,000	\$5,000
Recreation Program	\$6,300	\$2,376	-\$3,924	\$6,300
<b>Total Contractual Services</b>	<b>\$47,650</b>	<b>\$4,659</b>	<b>-\$42,991</b>	<b>\$47,650</b>

**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 23-Jul	Variance from budget	Estimated Year End 6/30
<b>Operations</b>				
Clubhouse	\$3,000	\$489	-\$2,511	\$3,000
Grounds Maintenance	\$4,000	\$0	-\$4,000	\$4,000
Liens	\$100	\$0	-\$100	\$100
Playground	\$4,000	\$0	-\$4,000	\$4,000
Supplies	\$2,000	\$0	-\$2,000	\$2,000
Tennis Courts	\$5,500	\$0	-\$5,500	\$5,500
Utilities	\$6,600	\$445	-\$6,155	\$6,600
Waterfront Maintenance	\$36,000	\$202	-\$35,798	\$36,000
<b>Total Operations</b>	<b>\$61,200</b>	<b>\$1,136</b>	<b>-\$60,064</b>	<b>\$61,200</b>
<b>Other Expenses</b>				
Black Pointer	\$3,500	\$1,085	-\$2,415	\$3,500
Capital Expenditures - Curr	\$30,000	\$0	-\$30,000	\$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	\$0	-\$606,800	\$606,800
Donations	\$150	\$150	\$0	\$0
East Lyme Taxes	\$6,000	\$5,318	-\$682	\$5,318
Social Events	\$3,000	\$1,921	-\$1,079	\$3,000
Miscellaneous	\$2,000	\$0	-\$2,000	\$2,000
Website	\$800	\$25	-\$775	\$800
ZB/ZBA	\$1,500	\$0	-\$1,500	\$1,500
<b>Total Other Expenses</b>	<b>\$777,250</b>	<b>\$8,499</b>	<b>-\$768,751</b>	<b>\$776,418</b>
<b>Personnel Services</b>				
Waterfront Supervisor	\$0	\$0	\$0	\$0
Beach Patrol	\$6,000	\$1,999	-\$4,002	\$6,000
Medicare	\$950	\$95	-\$855	\$950
Recreation Personnel	\$19,350	\$3,334	-\$16,016	\$19,350
Unemployment Comp.	\$1,000	\$0	-\$1,000	\$1,000
Association Manager	\$22,000	\$0	-\$22,000	\$22,000
Secretary	\$7,000	\$0	-\$7,000	\$7,000
Treasurer	\$7,000	\$0	-\$7,000	\$7,000
Tax Collector	\$7,000	\$0	-\$7,000	\$7,000
Zoning Officer	\$14,000	\$0	-\$14,000	\$14,000
<b>Total Personnel Services</b>	<b>\$84,300</b>	<b>\$5,428</b>	<b>-\$78,872</b>	<b>\$84,300</b>
<b>TOTAL EXPENSES</b>	<b>\$970,400</b>	<b>\$19,723</b>	<b>-\$950,677</b>	<b>\$969,568</b>
<b>NET INCOME</b>	<b>\$0</b>	<b>\$480,766</b>	<b>\$480,766</b>	<b>\$832</b>

Bank Balances as of statements dated 6/28/2019: Checking and Sweep \$391,635.22

Long Term Savings: \$95,144.62

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	\$146,460.17	\$62,417.34	Represents 408 payments of the total 581 properties
SPECIAL ASSESSMENT	GL 2018 (DUE 7/1/19) \$606,873.84	\$391,322.59	\$215,551.25	Represents 379 full payments plus 4 partial 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

## Association Manager's Report for July 2019

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### 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.
- Removed mushrooms anchors at Nehantic back up to Billow.
- Removed rusted chain from old boat dock at Nehantic, was in the rocks. Left the rings in place, Potential safety issue.
- Wrote up minutes for two Special Meetings for submittal and set up Clubhouse for meetings.
- Took broken Clubhouse chairs/card tables to dump.
- A cement truck took down some wires at Sea View - called ELPD to report it and placed caution ribbons to alert motorists.
- Removed metal anchor locks from docks. 11 total. Will has them.
- Wrote up weekly "Manager's Corner" three times.
- Answered email from Pete Bosco about fireworks. Told him I will speak to EL patrol and put a reminder in BPer.
- Reviewed police log after every shift and make adjustments as necessary.
- LLHD took a sample from the right side of Nehantic (where ppl swim) - the person took offense and was berating me for giving her a hard time about it. All I did was ask if they could continue to take samples from the right side, as requested from the BOG. She said I was being rude, I tried to apologize.
- Received a call from member re: landscape vehicle on East Shore Dr. and I asked them to move it as vehicles could not get by. Called company and they moved it.
- Bike problem of access of handicap parking at the Sea Breeze ROW. I instructed the guards to keep it absolutely free of bikes in that handicap area.
- Have paint and stencils to paint a notice.
- Use leaf blower daily to try to get rid of geese in the morning, doesn't work well, they just hiss back at me. I met Eric and "Dempsey" and assigned Dempsey to a special role as Geese Abatement Officer of the 4-legged kind. He will patrol and harass the geese in the morning before 9am on Main beach, he will be paid in dogbones.
- Setup for Rec Program, Touch-A-Truck and ELPD canine event.
- Placed bonfire pit at beach at bottom of Cahill Way and confirmed With Steve B for use of electricity and water for bonfire. Coordinated bonfire and DJ and everything worked great.
- Called EL Public Works about missing garbage pickup and they came and picked up the trash.

- 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.
- Met with alarm company to finalize training on the alarm system. I can't get mine to work properly.
- Unclogged drain at clay courts when it rains.
- Met with Ray Hart, EL Deputy Fire Marshal, (860) 739-2420, rhart@eltownhall.com, for safety re-inspection and we passed.
- Setting up beach patrol schedule for Summer.
- Open Clubhouse for Mahjong crew every thursday.
- Wrote "Manager's Corner" article for Black Pointer and submitted to Cheryl & Suzanne.
- 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.
- Wrote up monthly July 2019 Managers Report.

#### **For Picnic:**

- Picked up cleaning supplies for Susan Smith (paper towels, lysol, garbage bags).
- Took delivery on grills for picnic.
- Assisted in putting up tent.
- Confirmed with Police (Sgt Macek) & Fire (Chief Dwyer) for representatives at parade.
- Purchased tablecloths, water, ice, items for picnic.

#### **For Opening of Club/Rec Program**

- First day of Club - helped setup in morning.
- Made deposit for Club Registrations and gave to Carolyn.
- copies of Programs, More copies of pamphlets, More copies of applications
- Purchased first aid kit.
- Staff training
- Purchased crafts, and water jugs, and other necessities for opening of Club

#### **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 Meetings.

#### **To Be Done**

- Purchase racks for tables/chairs
- Order additional bench for Brightwater ROW as it is the last one to complete for a bench at each ROW (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.
- Plan to clean up/cut brush at top of Billow.
- New form for Clubhouse Rental application.

**Submitted by:** *James Moffett, Association 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; and (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.

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:** \_\_\_\_\_

## July 4th, 2019 Parade/Picnic



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Black Point Beach Club holds a small-town parade and community picnic every 4th of July. Every Association member and their family and guests are welcome. The parade starts at 11:00 am at the Clubhouse. With the picnic held afterwards at 12:00 noon on the Clubhouse grounds. The parade and picnic are organized annually by the Board of Governors. The goal is to provide a wholesome, family-oriented Fourth of July celebration for the Beach. The Board provides a tent, propane grills, hamburgers, hot dogs, beverages, ice, water, condiments, plasticware, paperware, purchasing, setup and cleanup. The work is done by an army of volunteers known as the "Friends of BP."

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*"Volunteers do not necessarily have the time; they just have the heart."*

*- Elizabeth Andrew*

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### **"Friends of BP"**

Mary Cahill  
Beth Brucker  
Mimi & George Colella  
Bingo Rick & Lil Diachenko  
John & Micki Gordon  
Bob & Jan Guenther  
Mike & Karen Hyland  
Pete & Robin Kelly  
Dorothy Lustig & Mike Johnson

Carolyn Boyle  
Cheryl Colangelo & Ray Lillis  
Gary & Judy DellaRipa  
Will & Cindi Fountain  
Bill & Anna Greenwood  
Tom & Joan Hayes  
Pat Kolosowski  
Maureen Lowney  
Bob & Mary Ann Kenney

John & Donata Manuck  
Bill & Lisa McDowell  
Dave & Kathy Ogle  
Doug & Kate Parulis  
Suzanne & Bryan Smith  
Ed & Pat Zito

Jim & Carmela Mastria  
Ken & Gail Lane  
Tony & Janice Orsini  
Mike & Meg Parulis  
Paul & Pat Vozzella  
Ron & Gail Zoppa

And our Club Co-Directors Erica & Nadia and their staff.

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**Cost Breakdown:**

3 Grills/Propane delivery/pickup.	\$518.17
Tent Rental.	350.00
Drinks: ice, water, soda.	152.84
Peripherals: Lighter, spatulas, aprons, trash bags, condiments, Plasticware, napkins, paperware.	203.70
Burgers, Dogs, cheese	\$1,003.37

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**\$2,228.08**

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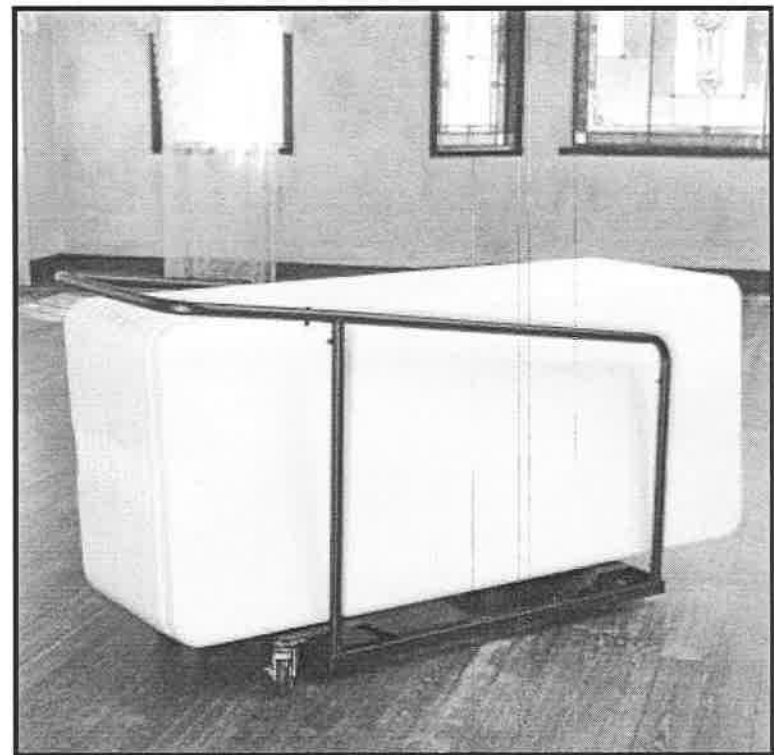
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<b>BOG Secretary Log</b>				
<b>Date:</b>	<b>To:</b>	<b>From:</b>	<b>Subject:</b>	<b>Action:</b>
7/1/19	Karen Galbo, Town Clerk	Brooke Stevens/Rec Secretary	File BOG & Pier Subcomm July 2, 2019 Agenda with Town Clerk	Emailed
7/2/19	Brooke Stevens, Rec Sec	Jim Moffett	Post BOG & Pier Subcomm July 2, 2019 Minutes to Website	Posted
7/2/19	Karen Galbo, Town Clerk	Brooke Stevens/Rec Secretary	File BOG & Pier Subcomm July 2, 2019 Minutes with Town Clerk	Emailed
7/5/19	Karen Galbo, Town Clerk	Brooke Stevens/Rec Secretary	File BOG June 27, 2019 Minutes with Town Clerk	Emailed
7/7/19	Karen Galbo, Town Clerk	Brooke Stevens/Rec Secretary	File BOG & Pier Subcomm July 17, 2019 Agenda with Town Clerk	Emailed
7/8/19	Karen Galbo, Town Clerk	Brooke Stevens/Rec Secretary	File July 19, 2019 Zoning Agenda	Emailed
7/8/19	Brooke Stevens/Rec Secretary	Jim Allen	Post July 19, 2019 Zoning Agenda to Website	Posted to Website
7/18/19	Karen Galbo, Town Clerk	Brooke Stevens/Rec Secretary	File BOG & Pier Subcomm July 17, 2019 Minutes with Town Clerk	Emailed
7/18/19	Brooke Stevens/Rec Secretary	Jim Moffett	Post BOG & Pier Subcomm July 17, 2019 Minutes to Website	Posted to Website
7/21/19	Brooke Stevens/Rec Secretary	Jim Ventres	Post Public Hearing Notice to Website	Posted & Filed
7/24/19	Brooke Stevens/Rec Secretary	Jim Fox	Post Zoning Minutes to web	Posted & Filed
7/24/19	Karen Galbo, Town Clerk	Brooke Stevens/Rec Secretary	File July 19, 2019 Zoning Minutes	Emailed
7/24/19	Brooke Stevens, Rec Sec	S. Smith	Post 7/25-8/2 Black Pointer to Website	Posted