

**Black Point Beach Association
Board of Governors
February 27, 2020 Regular Meeting Minutes**

Present : Cheryl Colangelo, Chair

Bill McDowell

Cary Michael Johnson

Phil Lombardo

FILED

Absent: Steve Beauchene

Will Fountain

Rick Diachenko

Ruth Ames, Tax Collector

March 4, 20 20 AT 12:36 AM (PM)
Bruce H. H. A.T.C.
EAST LYME TOWN CLERK

Also Present: Cynthia Donovan, Treasurer

Jim Moffett, Association Manager

The Regular Meeting of the Black Point Beach Club Association Board of Governors was held on Thursday February 27, 2020 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. November 12, 2019
2. January 14, 2020

MOTION (1)

Mr. McDowell moved to approve the minutes of both meetings. Mr. Lombardo seconded the motion. Motion carried, 4-0-0.

III Communications to Board

Ms. Colangelo was going to sort Board emails from her personal ones and send them to the Board next week.

IV Public Comment

1. Cindy Trocki of 22 BlueHeron Rd. shared the following:

Mrs. Trocki gave a presentation involving the development of Black Point. She talked about many facts and displayed diagrams that she had researched concerning the land rights given to Black Point by the widow of James Bond. She cited the Dowling case. She feels the rights of Black Pointers to use Old Black Point facilities have been wrongly denied.

2. Sandra Adams of 26 WhiteCap Rd. shared the following:

Mrs. Adams stated that there were two holes in the parking lot on White Cap Rd. that needed to be repaired.

3. Mary Lou Weidl of 22 Indianola Rd. shared the following:

Mrs. Weidl praised Brooke Stevens for her efficient and dedicated work as Secretary to the Board and her website postings.

V. Reports

a. Treasurer

Ms. Donovan will resign at the end of the month. See attached for the Treasurer's Report.

b. Tax Collector

Mrs. Ruth Ames was not present but the Tax Collector's Report is attached.

c. Liaisons reports

Recreation Program

1. Rick Diachenko was not present but sent the following information:
Applications have been revamped for counselors and volunteers. Counselors requested soccer goals and a garden for children.
2. There was a Board discussion on the Annual Fair of the Rec Program. Should there be an estimate of the total cost of the fair and then sell tickets, should children outside of Black Point be allowed to buy tickets? Decision was to pass these thoughts on to the rec program, get their opinion, and then have the Board render a decision.
3. From the counselors viewpoint, a good place for supervising the children in the GAGA Pit would be to place it in the location of the former climbing wall or near the shuffleboard

Zoning Issues

Ms. Colangelo spoke with Jim Ventres concerning the dirt pile on SeaSpray and he has a verbal commitment that it will be removed by the end of March.

d. Association Manager's Report

Jim Moffett shared the following:

1. Four Clubhouse rentals already.
2. Gangplank arrangements are being completed for the Nehantic walkway railing. The railing needs to be on the left side to accommodate Mike Nebulung's equipment.
3. Mr. Moffett suggested investigating a pay online option for the rec program. He also volunteered to update the website. Ms. Colangelo mentioned that Colleen Chapin was interested in revamping the website and she will contact Colleen concerning this matter.
4. Flooring for the clubhouse will be ordered in April and installed in May
5. Water will be turned on in the clubhouse during the third week in March.
6. Mr. Moffett would like to be a member of the Council of Beaches. Mrs. Mary Cahill will send a summary of what the Council of Beaches involves.
7. Tree branches overhanging the WhiteCap parking lot need to be trimmed. Mr. Moffett was told to get a bid on patching cracks and holes in this parking lot.

8. Poles from the climbing wall are stored for now.
9. Mr. Johnson, Mr. Fountain and Mr. Moffett will determine a timeline for stickers for the swim buoys.
10. Mr. Moffett would like to paint the buoys on the "geese line".
11. Cahill Way sign will be replaced by the town.,
12. Safety mulch will be put on the playground.
13. Mr. Moffett asked for thoughts on a swim raft off Main Beach. Mr. Lombardo suggested that it would be fiscally responsible to put this off for a year.
14. Debris and landscaping damage to the Osprey right-of-way is expected to be repaired before the season starts. The Board needs to discuss a plan of action in the event that Osprey has not been restored by this time.

VI. Old Business

a. Amend bylaw procedure

Bylaw Article 2 section 3

An error was made during the January meeting. The vote to amend Article 2 section 3 needed to be done at a regular and not a special meeting. The BOG will vote on a motion to change Article 2 section 3 during the April meeting. This would involve a change to 10 days notice for annual meetings and 24 hours notice for special meetings. This would be in line with the FOIA as well as the Town.

b. Job Descriptions

Job descriptions for the Rec Program CoDirectors and the Waterfront Supervisor need to be reviewed and included in the manual.

c. Clubhouse Floor Selection

Floor will be ordered in April and installed in May

VII. New Business

a. Old Black Point

Ms. Colangelo spoke with the mayor of Old Black Point, Henry Amdur. He assured her that the new gate will not change people's opportunities to walk or bike through West Lane.

b. Security Personnel

There was discussion concerning the policing of the beach. Time needed, cost and consistency. Mr. Moffett will get more information. Topic was tabled for further discussion.

c. Council of Beaches

Mary Cahill was unable to attend the meeting but will send a summary of what the Council of Beaches involves to all Board members.

d. Budget preparation

Ms. Colangelo stated that Dan Lemieux has volunteered to assist the Board with budget preparation the weekend before the March meeting. He will meet with interested parties and Ms. Donovan will pull special reports.

Mr. Johnson volunteered to chair a long term fiscal committee. This committee will start before the May meeting. It is a formal committee and meetings will be posted 24 hours in advance. Public can attend but cannot speak.

VIII. Public Comments

1. Mary Lou Weidl of 22 Indianola Rd. shared the following:

Mrs. Weidl questioned the need for police or contracted security at our beach.

2. Sandra Adams of 26 WhiteCap Rd. shared the following:

- a. Mrs. Adams asked about the cost of the GAGA pit. The cost is approximately \$1200.00
- b. Mrs. Adams asked if the cost of the climbing wall was covered by insurance. The cost did not reach our deductible.

3. Cindy Trocki of 22 Blue Heron Rd. shared the following:
 - a. All Black Pointers need to learn about the charter and bylaws.
 - b. Mrs. Trocki believes that we have to hire a police officer to satisfy charter requirements.
 - c. She stated that Charter1 gives all members the right to vote at every meeting.

4. Jean Galati of 7 Nehantic Dr. shared the following:

Mrs. Galati believes that the purpose of the annual Club Fair is not to make money but for the enjoyment of the children. She feels that opening it up to the town of East Lyme is a problem.

5. Joan Hayes of 51 WhiteCap Rd. shared the following:

Mrs. Hayes urged the Board to include Mary Cahill in the budget preparations. Mrs. Cahill has done this for years and her experience is invaluable.

MOTION

Mr. McDowell moved to enter executive session at 7:45pm.

Mr. Johnson seconded the motion.

Motion carried 4-0-0.

Mr. Lombardo moved to exit executive session at 9:00pm.

Mr. Johnson seconded the motion.

Motion carried 4-0-0.

Mr. Lombardo moved to adjourn the Black Point Beach Club Association Board of Governors Meeting at 9:01pm

Mr. Johnson seconded the motion.

Motion carried, 4-0-0.

Respectfully Submitted,

Joan Hayes

Substitute Recording Secretary

BLACK POINT BEACH CLUB ASSOCIATION
TAX COLLECTOR REPORT
2/27/2020

| | 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 | \$206,716.18 | \$2,161.33 | Represents 6 outstanding accounts of the total 581 properties |
| SPECIAL ASSESSMENT | GL 2018 (DUE 7/1/19) \$606,873.84 | \$600,932.88 | \$5,940.96 | Represents 7 outstanding accounts of which 1 is 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 |

2/27/2020

Ruth Ames, CCMC

**BPBCA
Financial Report**

| |
|---|
| FY18-19: mil rate 1.4 Grand List \$140,800,000 |
|---|

| |
|---|
| FY19-20: mil rate 1.48 Grand List \$141,133,450 pier mil rate 4.3 |
|---|

| | July 1 2018- June 30, 2019 BUDGET | FY18-19 Actual | July 1 2019- June 30, 2020 BUDGET | Actual to 31-Jan | Variance from budget | Estimated Year End 6/30 |
|-----------------------------------|---|-------------------|---|---------------------|-------------------------|----------------------------|
| INCOME | | | | | | |
| Fees and Donations | | | | | | |
| Zoning Applications | \$3,500 | \$10,430 | \$10,000 | \$7,070 | -\$2,930 | \$10,000 |
| Rec Program | \$20,000 | \$20,955 | \$25,650 | \$26,178 | \$528 | \$26,178 |
| Total Fees and Donations | \$23,500 | \$31,385 | \$35,650 | \$33,248 | -\$2,402 | \$36,178 |
| Grand List Taxes | | | | | | |
| Current Year Taxes | \$197,000 | \$195,618 | \$208,400 | \$206,118 | -\$2,282 | \$208,400 |
| Liens & Interest | \$300 | \$1,163 | \$850 | \$2,148 | \$1,298 | \$2,150 |
| Prior Year Taxes | \$1,200 | \$409 | \$1,550 | \$1,175 | -\$376 | \$1,175 |
| Total Grand List Taxes | \$198,500 | \$197,190 | \$210,800 | \$209,440 | -\$1,360 | \$211,725 |
| Other Income | | | | | | |
| Club Use Fee | \$2,200 | \$2,000 | \$1,200 | \$800 | -\$400 | \$1,200 |
| Fund Surplus | \$25,000 | \$0 | \$25,000 | \$0 | -\$25,000 | \$25,000 |
| Investment | \$300 | \$683 | \$400 | \$1,213 | \$813 | \$1,250 |
| Miscellaneous | \$100 | \$0 | \$100 | \$27 | -\$73 | \$100 |
| ZBA Permits | \$400 | \$900 | \$450 | \$900 | \$450 | \$900 |
| Total Other Income | \$28,000 | \$3,583 | \$27,150 | \$2,940 | -\$24,210 | \$28,450 |
| TOTAL INCOME (w/o Pier) | \$250,000 | \$232,158 | \$273,600 | \$245,628 | -\$27,972 | \$276,353 |
| EXPENSES | | | | | | |
| Contractual Services | | | | | | |
| Audit Fee | \$3,500 | \$3,500 | \$3,500 | \$3,500 | \$0 | \$3,500 |
| Grass Cutting | \$3,000 | \$3,090 | \$3,100 | \$3,400 | \$300 | \$3,400 |
| Computer Services | | | | \$345 | \$345 | \$345 |
| Insurance | \$17,000 | \$18,571 | \$20,000 | \$18,099 | -\$1,901 | \$20,000 |
| Legal Fees | \$10,000 | \$1,179 | \$8,000 | \$3,915 | -\$4,085 | \$8,000 |
| Payroll Services | \$1,750 | \$1,860 | \$1,750 | \$1,389 | -\$361 | \$1,750 |
| Security Patrol | \$5,000 | \$3,753 | \$5,000 | \$3,809 | -\$1,191 | \$5,000 |
| Recreation Program | \$1,500 | \$635 | \$6,300 | \$5,626 | -\$674 | \$6,626 |
| Total Contractual Services | \$41,750 | \$32,589 | \$47,650 | \$40,083 | -\$7,567 | \$48,621 |
| Operations | | | | | | |
| Clubhouse | \$5,500 | \$5,841 | \$3,000 | \$2,689 | -\$311 | \$3,000 |
| Grounds Maintenance | \$5,500 | \$1,835 | \$4,000 | \$2,291 | -\$1,709 | \$4,000 |
| Liens | \$100 | \$60 | \$100 | \$10 | -\$90 | \$100 |
| Playground | \$5,000 | \$2,517 | \$4,000 | \$0 | -\$4,000 | \$4,000 |
| Supplies | \$2,500 | \$4,920 | \$2,000 | \$546 | -\$1,454 | \$2,000 |
| Tennis Courts | \$7,500 | \$7,588 | \$5,500 | \$1,829 | -\$3,672 | \$5,500 |
| Utilities | \$5,000 | \$6,318 | \$6,600 | \$3,684 | -\$2,916 | \$6,600 |
| Waterfront Maintenance | \$34,000 | \$37,059 | \$36,000 | \$22,765 | -\$13,235 | \$36,000 |
| Total Operations | \$65,100 | \$66,137 | \$61,200 | \$33,814 | -\$27,386 | \$61,200 |
| Other Expenses | | | | | | |
| Black Pointer | \$3,300 | \$3,403 | \$3,500 | \$3,706 | \$206 | \$3,706 |
| Capital Expenditures - Current Y | \$30,000 | \$11,361 | \$30,000 | \$2,082 | -\$27,919 | \$19,431 |

**BPBCA
Financial Report**

FY18-19: mil rate 1.4
Grand List \$140,800,000

FY19-20: mil rate 1.48
Grand List \$141,133,450
pier mil rate 4.3

| | July 1 2018- June 30, 2019 BUDGET | FY18-19 Actual | July 1 2019- June 30, 2020 BUDGET | Actual to 31-Jan | Variance from budget | Estimated Year End 6/30 |
|---|---|-------------------|---|---------------------|-------------------------|----------------------------|
| Contingency Fund | \$25,000 | \$0 | \$25,000 | \$0 | -\$25,000 | \$25,000 |
| Reserve Fund- LT Capital Imp. | \$8,500 | \$0 | \$8,500 | \$0 | -\$8,500 | \$8,500 |
| Donations | \$150 | \$150 | \$150 | \$150 | \$0 | \$150 |
| East Lyme Taxes | \$6,000 | \$5,160 | \$6,000 | \$5,318 | -\$682 | \$5,318 |
| Social Events | \$3,000 | \$2,225 | \$3,000 | \$1,921 | -\$1,079 | \$3,000 |
| Miscellaneous | \$1,800 | \$1,985 | \$2,000 | \$292 | -\$1,708 | \$2,000 |
| Website | \$500 | \$653 | \$800 | \$540 | -\$260 | \$800 |
| ZB/ZBA | \$1,000 | \$2,049 | \$1,500 | \$3,293 | \$1,793 | \$3,300 |
| Total Other Expenses | \$79,250 | \$26,984 | \$80,450 | \$17,301 | -\$63,149 | \$71,205 |
| Personnel Services | | | | | | |
| Waterfront Supervisor | \$13,500 | \$13,500 | \$0 | \$0 | \$0 | \$0 |
| Beach Patrol | \$8,000 | \$4,625 | \$6,000 | \$5,953 | -\$47 | \$6,000 |
| Medicare | \$900 | \$923 | \$950 | \$776 | -\$174 | \$950 |
| Recreation Personnel | \$13,500 | \$13,289 | \$19,350 | \$14,541 | -\$4,809 | \$14,541 |
| Unemployment Comp. | \$0 | \$585 | \$1,000 | \$397 | -\$603 | \$1,000 |
| Association Manager | \$0 | \$4,090 | \$22,000 | \$12,833 | -\$9,167 | \$22,000 |
| Secretary | \$7,000 | \$7,000 | \$7,000 | \$4,137 | -\$2,863 | \$7,054 |
| Treasurer | \$7,000 | \$9,238 | \$7,000 | \$5,542 | -\$1,458 | \$8,458 |
| Tax Collector | \$7,000 | \$7,000 | \$7,000 | \$2,333 | -\$4,667 | \$9,333 |
| Zoning Officer | \$7,000 | \$11,100 | \$14,000 | \$8,167 | -\$5,833 | \$14,000 |
| Total Personnel Services | \$63,900 | \$71,351 | \$84,300 | \$54,679 | -\$29,621 | \$83,336 |
| TOTAL EXPENSES (w/o Pier) | \$250,000 | \$197,061 | \$273,600 | \$145,878 | -\$127,722 | \$264,362 |
| ADJUSTED NET INCOME | \$0 | \$35,097 | \$0 | \$99,750 | \$99,750 | \$11,991 |
| Allocation from Fund Bal. for Pier Costs | | | \$90,000 | \$0 | -\$90,000 | |
| Special Assessment-Piers | | | \$606,800 | \$599,185 | -\$7,615 | \$606,800 |
| Prelim.Pier Costs | | | \$90,000 | \$0 | -\$90,000 | |
| Pier Costs | | | \$606,800 | \$658,255 | \$51,455 | \$672,701 |
| Net Cost | | | \$0 | -\$59,070 | -\$59,070 | -\$65,901 |
| NET INCOME | \$0 | \$35,097 | \$0 | \$40,680 | \$40,680 | -\$53,910 |

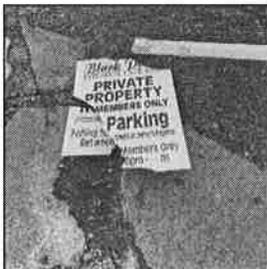
Bank Balances as of statements dated :

| | 6/30/2019 | 1/31/2020 |
|---------------------|-----------|-----------|
| Checking and Sweep: | 408,508 | 147,698 |
| Long Term Savings: | 95,145 | 95,416 |
| Total | 503,652 | 243,114 |

Association Manager's Report for January/February 2020

Completed

- Periodically meeting with Cheryl regarding Management activities.
- Setup chairs/tables, turn on heat for BOG meeting.
- Participated in BOG meeting and closed at the conclusion of the meeting.
- Logged in and reserved three (3) Clubhouse rentals for the coming season.
- Worked with Jaxson Vibber and His team to discuss upcoming season and discuss remove/store our beach tackle and coordinating with Mike Nebelung.
- Removed caution tape and cones at Cahill Way stairs as is now opened after construction.
- Checked Clubhouse every couple of afternoons.
- The gangplank on South Beach pier needs to be repaired. Met with Will and Mike and decided to wait to pull and have it repaired at Clubhouse.
- Met with alarm company to finalize training on the alarm system.
- Discovered the BP signage was missing from Sea Breeze parking lot Jan 24th. Found the sign on the boat launch area at Sea View. It will need to be replaced.



- Contacted Chris O'Connor from All Time Manufacturing of Montville, (860) 848-9258 to discuss proposals for walkway railing on Nehantic right of way. Quote including labor and materials as follows: \$ 1,400.
- Met with Chris Manwaring, Niantic Lawn Service, discussed our contract, in place since 1984. Price of \$3,400. No change from last year.
- Need safety mulch for Playground- check with Chuck Casey.
- Setup schedule for tick spraying.
- Need to update website for Recreation program. It's last year info.
- Took out and then brought back in the garbage barrel for pickup.
- Submitted BOG Meeting and agenda announcement to EL Town Hall
- Met with Joe Bragaw, Public Works Director re: possible hazards in BP.
- Will F. received the check to order the hardware Corners, nuts and bolts for gaga pit. We will get wood delivered in April so we can start drilling holes for assembly. I spent some time at the playground and think I have a better site for the pit. Want to keep the climbing wall location open for a possible kid feature with board approval.
- Floor to go in early May 2020 as we have to let the Clubhouse warm up a bit.

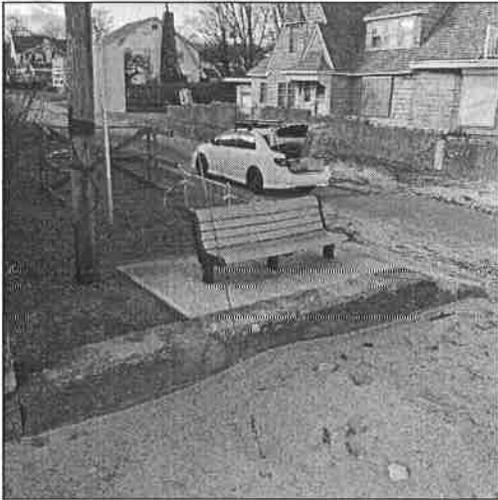
- I will notify the Men's Club for no activity should be scheduled in May.
- Ordering floor materials April 1st - wait 2-3 weeks for delivery, start job on May 1st. Contractor is Cliffs Carpet One, 118 Cross Rd, Wtfd., (860) 447-0383
- Open Clubhouse and turn on water for third week in March.
- Ask Jamco how much for LED fixtures on BB courts and rotate middle one - and \$ quote for restore motion sensors in bathrooms.
- Follow up with Jim Fox & Jim Ventres re: Osprey ROW and confirm construction debris at top of Sea Spray is supposed to be removed by next month.
- Spoke to Joe Bragaw, EL Public Works Director, he responded, "... I forwarded along to my departments. As for the two highway items; Old black point rd and the cahill sign, they put it on their list to take care of. As for the East Shore Rd sewer pump house, I already asked my sewer foreman to get me prices a few weeks ago to side that building in the spring. I am awaiting for quotes to make a decision to go forward."
- Cindy D contacted me to assist in getting info from our accountant. I spoke to John Lanza and he said he would have final info to Cindy by the end of weekend.
- Gathered three (3) proposals from the tree over the climbing wall proposal for removal - Mike Nebelung did that job and also removed a liability on the other side of property that was dangerous, At no additional cost.
- Removed abandoned kayak from Sea Breeze, not seaworthy, and disposed in Nehantic dumpster.
- Jason from Wilcox Trees removed/hailed away the remaining 36" Maple from the climbing wall tree.



- Removed branch from Nehantic Parking lot - before/after pics.
- Gave the ok to Mike N to remove/haul away the five (5) remaining climbing poles for \$300.



- Removed debris from South Beach and placed at Top of Billow.



To Be Done

- Replace sign at entrance to top of Billow Road. (in possession, will install soon)
- Replace sign at entrance to Cahill Way - dropoff only.(in possession, will install soon).
- ~~-We will take delivery on Brightwater bench—will install soon.~~
- ~~-Pulling out swim lines, swim rafts on Sept 3rd and then powerwash this Fall.~~
- ~~-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. \$100-200 total lower bid from Mike Nebelung).~~
- ~~-Will put together another table cart that is in shed.~~
- ~~-BP pier rehab bronze plaque—\$450 est NO will not be doing this project.~~
- ~~-Club Rental application—needs revision—old one doesn't have a space for email.~~
- ~~-GaGa Pit - working with Will/Mike.~~

-Important dates:

- ~~-Daily Beach Grooming will cease September 2nd~~
- ~~-September 3rd—Swim Lines, rafts, boat docks all out and at top of Billow.~~
- May 1 - Tennis Courts and Kayak Racks opening.
- April 1st - Clubhouse will be open for 2020.
- Beach sand to be harvested back in place by Neebelung at Main Beach.
April 1st for South & Sea Breeze.

Submitted by: *Jim Moffett, Beach Manager*