

**Black Point Beach Association
Board of Governors
May 28th, 2020 Regular Meeting Minutes**

Call in number: 425-436-6363, access code: 436260
(Dial *6 during Public Comments to speak)

Present: Cheryl Colangelo, Chair
Will Fountain
Cary Michael Johnson
Steve Beauchene
Rick Diachenko
Phil Lombardo
Bill McDowell

Also Present: Jim Moffett, Association Manager
Al Capozza, Treasurer
Ruth Ames, Tax Collector
Colleen Chapin, ZBA Chair

The Regular Meeting of the Black Point Beach Club Association Board of Governors, was held on Thursday May 28th, 2020 at 6:00 p.m. via teleconference.

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. and noted the teleconference is being recorded in its entirety and in accordance with the requirements of executive order 7B, issued by Governor Lamont, which allows for public meetings to held over teleconference; both the meeting recording and meeting minutes will be posted to the Black Point Beach Club website. Ms. Colangelo did roll call and noted a quorum of Commission members is present.

II. Comments from the Chair

Ms. Colangelo encouraged members to send their email addresses to Bog@blackpointbeachclub.com to be part of the Black Point Beach Club mailing list. She noted this is a difficult time and asked people to communicate as courteously and sensitively as possible; one objective of the Association stated in the Charter is the

health, comfort, protection and convenience of the inhabitants. Ms. Colangelo said it's the Board's charge to weigh the range of community feedback and in terms of this pandemic, establish Covid related protocols and recommendations so that people feel safe and unencumbered by excessive constraints.

Ms. Colangelo gave a brief summary of recent updates which can be found at www.reopen.ct.gov; we're currently in phase 1 and phase 2 and 3 will bring the gradual decrease of constrictions. She noted phase 2 is scheduled for June 20th while phase 3 is anticipated to begin in late July or early August; we will reassess what is best for our community at each new phase.

III. Approval of Minutes

a. May 7th, 2020

MOTION (1)

Dr. Beauchene moved to approve the May 7th, 2020 Meeting Minutes as presented.

Mr. McDowell seconded the motion.

Motion carried, 7-0-0.

b. May 14th, 2020

MOTION (2)

Mr. Fountain moved to approve the May 14th, 2020 Meeting Minutes as presented.

Mr. Diachenko seconded the motion.

Motion carried, 7-0-0.

c. May 21st, 2020

MOTION (3)

Mr. Lombardo moved to approve the May 21st, 2020 Meeting Minutes as presented.

Mr. Johnson seconded the motion.

Motion carried, 7-0-0.

IV. Communications to Board

Ms. Colangelo noted that correspondence from members via email will be part of the record (attached.)

V. Public Comments

1. Robin Meggers of 15 Sea View asked if the Sea View Beach will be closed and if the Board is fully aware of the schedule law about beaches and the high tide watermark. She said she wants to make sure that information is being taken into consideration when any decisions are made, much like they were 30 years ago and is reflected in the minutes of that time period.
2. Wendy Bourget of 1 Osprey Road said on behalf of the Cahill Scholarship Fund, she would like to announce this year's winners who are Natalie Joy Taylor and Jason Sinning. She said they hope to share more information about them and their essays at a future meeting.

Ms. Bourget said on a separate note she sent an email to Mr. Moffett and copied the Board, and she would like the Board to authorize Mr. Moffett to install some type of no parking, loading/unloading only notification sign on the area leading into South Beach. She said there is a lot of pedestrian traffic as well as children on bikes there so it would be nice to have a sign on the actual asphalt.

3. Mary Cahill of 37 Indianola Road said she wants to speak in regards to the virus and recreation program and shared some of the following:
 - All the beaches are calling each other to see what each one is doing.
 - Careful consideration has to be made by Black Point since it's the biggest beach.
 - The recreation program is the jewel of Black Point and the virus presents a big problem for it.
 - The Board as a whole needs to determine the safest course for our children.
 - Children would have to be in one room and don't understand "6 feet away."
 - Several possibilities exist, it could be closed for the season or shortened with less participants; it used to only run from the 4th of July to the first 2 weeks in August.
 - It could begin during the last 2 weeks of July- hopefully at that point, the virus will be gone.

- It could be only a swimming program with our 10 counselors- 1 child at a time and hours scheduled by the recreation director.
 - She thinks in the very least the recreation season should be shortened.
 - What's most important is the health and safety of our children and she doesn't think having them in the one room clubhouse is the way to go right now.
 - Things may change in another month.
 - If any parents or grandparents have the slightest doubt, don't enroll your child; there will always be another season.
4. Sue Murray of 39 Sea Breeze said she wants to thank Ms. Colangelo for her tremendous leadership during all of this, and the Board for all the time they've put in to try to make everything safe for all Black Pointers.

Ms. Murray said she petitions the Board to look into something beyond the young beach patrol staff given that we're not operating under normal circumstances; she anticipates situations arising that young people will be unprepared for.

Ms. Murray also thanked Ms. Cahill for all of her thoughts regarding the recreation club noting that is also something she too was concerned about.

5. Dan McMahon of 47 Sea Breeze said he wants to talk about the kayak rack at backwaters and shared some of the following:
- Last year the mud was so prevalent you had to walk through ankle deep mud.
 - He's curious how it's going to be handled this year.
 - It's constantly not damp but wet over there.
 - He would love it if they could revisit the idea of the dock which was turned down several years ago.
 - A great deal of money has been spent on other recreational activities such as tennis, and he would like to see us focus now on this instead.

VI. Reports

1. Tax Collector

Ms. Ames shared the following:

- In terms of real estate there are still 4 outstanding accounts that haven't been paid totaling \$1,535.17.
- \$207,342 of the \$208,000 due has been collected.
- In terms of the special assessment we were supposed to collect \$606,873 and \$4,800 is left outstanding; this represents 6 accounts, 2 of which are trying desperately to get their bills paid.
- In accordance with Governor Lamont's executive order, the Town of East Lyme has passed a procedure for applying for a tax deferment until October 2nd.
- You'll get a form from the Town of East Lyme in which you explain why it's difficult for you to pay the tax.
- There will be an additional form with your Black Point tax bill in which you can inform us that you have applied for the tax deferment through the Town.
- The Town is the entity who will approve or deny the request and whatever is decided, Black Point Beach Club has to abide by.
- If approved, you will have until October 2nd to pay your taxes and will not be charged interest until October 3rd.

2. Treasurer

Mr. Capozza detailed his financial report distribution which he supplied to the BOG on May 23rd (attached) and shared some of the following:

- The Association income was \$858,325 compared to a budget of \$855,400.
- The \$61,200 for operations should either be on budget or under budget.
- \$696,800 was projected for the pier project and the actual cost was \$672,701.

3. Association Manager

Mr. Moffett noted his report for May 2020 which he sent to all the Board members (attached) and shared some of the following:

- Him and Mr. Johnson put new decals on all 10 new swim buoys which will be going into the water on Monday and Tuesday.
- These aren't to keep swimmers in but to prevent boats from coming closer to shore.
- In terms of the road Dan McMahon was talking about, he did do some repair work with East Lyme Public Works; some gravel was filled in and the kayak racks weren't placed there, and were relocated to Sea Spray.
- They've been very busy opening up the beach and doing the spring cleanup at the clubhouse.
- The playground was closed and the clay tennis court has been refurbished but remains locked.

- He detailed the materials they have for the new gaga pit as well as the new clubhouse floor.
- He and Mr. Johnson completed the temporary asphalt repair work needed at Whitecap.
- He noted the great working relationship he has with the East Lyme Police; Sgt. Macek came out to assist when they were informed of an abandoned untagged vehicle.
- They were able to locate the owner and the car was removed within an hour.

Ms. Colangelo asked Mr. Moffett to review the laws regarding golf cart use and he explained how a golf cart is treated just like any motor vehicle.

Ms. Colangelo explained how in regards to Ms. Megger's comments during public delegations, DEEP has assigned the Sea View beach she was referring to, to be a boat launch beach with no sunbathing. She also said the Board is well aware of the laws regarding the median tide line; they and DEEP are both responsible for what happens in the water. She said that the beach is not being closed and signs saying it's for launching only are posted.

Ms. Colangelo said in regards to Mr. McMahon's question about the Old Black Point launch, she wasn't on the Board at that time but she does remember there were many complexities and asked if he and Mr. Moffett could work together to determine what the problems were; the Board can then determine if we want to revisit this. Mr. Fountain said he has a sketch of the kayak ramp they had intended to build if anyone wants to see it.

Mr. Diachenko asked about the Whitecap drainage pipe and said he wants to verify that it is in fact safe. Mr. Moffett replied the Town is confident it is safe and because it goes out to the water, it is not under our jurisdiction. Dr. Beauchene said Mr. Moffett is absolutely correct, and the function of that pier is to bring the storm water out so it doesn't erode the beach; it actually is not intended to be a structure that is walked on. He noted renovation would be costly and potentially not possible given new DEEP regulations.

VII. Special Orders; Covid & Community Safety

a. Parking Management

Ms. Colangelo said that as it stands now one needs a tag to park in the Black Point Beach parking area; during the previous meeting a discussion occurred regarding how

to handle parking by Black Pointers who are not in possession of a hanging tag as well as nonmember parking; the bylaws speak of ticketing for illegal parking but no formal procedure is in place and people have only received warnings. She added that the Board asked Mr. Moffett to craft a system for tracking illegal parking and any warnings or ticketing that may be issued.

Dr. Beauchene said his line of thought is that individuals who are parking without a sticker or a hanging tag be held to a higher level of fines than someone who has a sticker; if you have a Black Point sticker but don't have a hanging tag you would receive a \$25 fine. He said it's difficult for the patrol to determine who infringed the law before so his proposal is that any \$25 fines collected from members be earmarked for the Cahill Scholarship Fund; people will be able to write it off and the scholarship fund would do better.

Dr. Beauchene said people parking who do not have a sticker or hanging tag would be held to a higher level of fine such as \$50 or \$100 since they're not a member and using our beach without any permission to do so.

Mr. Moffett said he agrees but that he has been able to walk the beach in the past and determine who is parked illegally. He said he has a system which he has developed, each of his staff members will download a free google app on their smartphones so that warnings and infractions can be tracked; the spreadsheet will be alphabetical, list make & model and track the last several years for a historical reference.

Ms. Colangelo said our bylaws say ticketing in the amount of \$25 so the bylaw would have to be changed if we choose to modify this. She added that she's concerned about the potential time that might be spent by the Association Manager hunting down people so they don't receive a warning or ticket, when the time would be better spent.

MOTION (4)

Dr. Beauchene moved that parking in designated parking areas of Black Point without a hanging tag results in an automatic \$25 fine with no warning.

Mr. Johnson seconded the motion.

Mr. Fountain said he endorses this idea and Mr. McDowell said he also has an issue with illegal parking in right-of-ways.

Mr. Diachenko said he thinks if you're parked in a legal space with a sticker or a tag you're okay and if you have neither you should receive the \$25 fine.

Mr. Johnson suggested making the tickets appealable and Mr. Lombardo said he's fine with the motion.

Vote:

Motion carried, 6-1-0.

Nay- Mr. Diachenko

MOTION (5)

Mr. Diachenko said he would like to amend the motion and moved that it be permissible for a vehicle to be parked in a legal parking space with a hanging tag or sticker; if the vehicle has neither a hanging tag or sticker and/or is illegally parked a \$25 fine will be issued.

Ms. Colangelo pointed out this would result in every household having three spaces in which to park.

There was no second, motion failed.

MOTION (6)

Mr. Johnson moved to make parking tickets appealable with the Board of Governors.

Dr. Beauchene seconded the motion.

The Board discussed the motion.

Dr. Beauchene said on second thought he agrees with Mr. Fountain that the Board of Governors have more important tasks to address.

Vote:

Motion failed, 1-5-1.

Yay- Mr. Johnson

Abstain- Ms. Colangelo

MOTION (7)

Dr. Beauchene moved that any fines of members of the Association collected by the Treasurer be earmarked for the Cahill Scholarship Fund.

Mr. Johnson seconded the motion.

Motion carried, 7-0-0.

b. Other Beach Guidelines & EO 7T- Rentals

Ms. Colangelo said the 30 day minimum rental requirement will be revisited by the Governor on June 20th and she thanked Sue Murray for contacting Mark Nickerson to ascertain who is responsible for rental enforcement issues; the Association is not responsible for this.

Ms. Colangelo shared that the Board received a petition with 71 member signatures from Ed Zito, requesting that the clay and hard surface tennis courts be opened. She read the petition into the record noting the petitioners are willing to sign a safety waiver regarding Covid 19.

Dr. Beauchene observed this would be a cautious and slow step towards reopening. He said Mr. Zito and the Black Point tennis community is willing to supply cleaning supplies to help sanitize the courts and added that they have given great thought to the reopening. Mr. Lombardo said that activities such as tennis and bocce lead themselves to social distancing.

MOTION (8)

Dr. Beauchene moved to open the clay and hard tennis courts for the Summer season following the USTA guidelines.

Mr. Diachenko seconded the motion.

Motion carried, 6-1-0.

Nay: Ms. Colangelo

Mr. Moffett said all the tennis courts will be open at 8:00 a.m. tomorrow.

MOTION(9)

Mr. Lombardo moved to open the bocce court for the Summer season.

Mr. Johnson seconded the motion.

Motion carried, 6-1-0.

Nay: Ms. Colangelo

Ms. Colangelo said she thinks it's worth erring on the side of caution and waiting until June 20th when the Governor releases his new guidelines.

Mr. Diachenko asked about the reference to PPE supplies in the May 14th meeting minutes and Ms. Colangelo replied that Dorothy Lustig was extremely generous and made the beach staff masks herself.

VIII. New Business

1. Weekend Evening Security

The Board discussed security.

Mr. Moffett said he was assured by the Police Department that no weekend shifts would be missed this year.

The Board opted to make no changes to security.

2. Report from Recreation Co-Directors

Mr. Diachenko asked that the Co-Director report be moved up so that Ms. Banever and Ms. Garnett do not have to wait until the end of the meeting to speak and the rest of the Board agreed.

Ms. Garnett echoed some of the comments of Ms. Cahill and noted the club room size is a major concern combined with the current person limit of 10. She said there are added concerns for outside given the close proximity of games.

Ms. Garnett said she and Ms. Banever are both concerned about the requirement of anyone over the age of 3 wearing a mask; most children don't understand the importance of wearing a mask and it would be difficult to ensure no masks are removed which will be compounded by hot weather conditions and physical activity.

Ms. Banever said it's going to be difficult to enforce a distance of 6 feet in the water during swimming lessons and they're concerned about drop off and what having medical personnel staff on site would look like.

Ms. Garnett emphasized that she and Ms. Banever both love their work but their first priority is safety.

Ms. Colangelo said that whatever we decide tonight can be reassessed on June 20th and encouraged the Co-Directors to consider alternate recreation activities if circumstances allow.

Ms. Banever and Ms. Diachenko discussed the importance of making a decision in order to give notice to the committed recreation counselors.

MOTION (10)

Mr. Lombardo moved to not have Club Recreation this year.

Mr. Johnson seconded the motion.

Dr. Beauchene said he would say no club pending the June 20th ruling and Ms. Colangelo noted that if we wait until June 20th to make a decision we won't have counselors for the program.

Vote:

Motion carried, 7-0-0.

3. ZOOM

Mr. Moffett is willing to offer tutorials for online/telephone meetings for whomever may need it, and be reached at bpbcmanager@gmail.com or by phone at 860-460-7641. Ms. Colangelo said this is going above and beyond and thanked Mr. Moffett for his assistance. Ms. Colangelo said the Board has been looking into a video system such as zoom for virtual meetings. She noted that legally a virtual meeting recording or transcription must be posted to our website for 6 months and the lengthy meetings in particular lead to a very large file, which makes it difficult to accommodate with our web service. Ms. Colangelo said they are researching how to make this a viable practice for meeting recordings.

Dr. Beauchene detailed his conversation with our webmaster and explained it would be fine to feature a link to the video recording; the initial concern was the free zoom service but since Mr. Mofett is subscribing to the zoom service and it gives us greater flexibility. He said he would like to give a dry run meeting next week to make sure it works. Ms. Colangelo said they will post the date of the dry run meeting once it's determined.

4. Bellaire ROW Sea Wall

Mr. Johnson detailed the current crack in the Bellaire sea wall. He suggested including this with the inspection of the piers. The Board opted to table this until they obtain further information from our neighbor of whether our wall is negatively affecting his.

5. Budget Proposal & Adoption

Ms. Colangelo said we need to consider compensating the Recreation Directors for the work they have already performed contractually.

Mr. Capozza's and Mr. Moffett detailed the economic impact caused by the increase in security. Mr. Capozza suggested revisiting the capital reserve fund or trimming the current capital from this year as opposed to raising the mill rate for next year.

MOTION (11)

Mr. Lombardo moved to reduce the capital reserve fund from \$13,500 to \$8,500 and add \$2,500 to beach patrol and \$2,500 to miscellaneous.

Mr. Johnson seconded the motion.

The Board discussed the motion.

Vote:

Motion carried, 7-0-0.

MOTION (12)

Mr. Diachenko moved to add the Black Point parade to this evening's agenda under new business.

Dr. Beauchene seconded the motion.

Motion carried, 7-0-0.

MOTION (13)

Mr. Diachenko moved to add Shout out to the Community to this evening's agenda under new business.

Dr. Beauchene said he doesn't know what the "shout out" is, he would abstain from the vote.

Ms. Colangelo said we can't assess it since we don't know what the statement is.

Mr. Fountain, Mr. Johnson and Mr. McDowell said they had no comment and Mr. Lombardo said he doesn't have a problem with this, that Mr. Diachenko is not speaking for the Board.

Motion failed.

MOTION (14)

Mr. Diachenko moved to add a Board organization Subcommittee for the purpose of improving distribution of effort and getting things done by the Board to this evening's agenda under new business.

Dr. Beauchene said he thinks this is worth exploring but would like to table it for the future. Mr. Lombardo said he thinks we should do this but doesn't want to discuss this item tonight. Mr. Fountain and Mr. Johnson said yay to adding this item while Mr. McDowell abstained.

Motion failed.

MOTION (13)

Mr. Diachenko moved that the Board come up with a system which would allow the 4th of July parade to be held for the community while adhering to social distancing and Covid 19 guidelines.

Dr. Beauchene seconded the motion with the stipulation that they defer to the Governor.

Motion carried, 7-0-0.

MOTION (14)

Mr. Lombardo moved to cancel the 4th of July picnic.

Mr. Fountain seconded the motion.

Motion carried, 7-0-0.

X. Further Public Comments & Board Response

1. Debbie Sinning 16 Sea View said the only budget she has for review is the one on the website and she assumes social events includes the coffee and donuts for the May meeting which is no longer happening, as well as the July 4th picnic and September meeting. She is wondering if some of these funds can also be used for security.
2. Mary Cahill of 37 Indianola Road said the following:
 - The wall at bellaire was put in by the Jones Family
 - She is a staunch defender of the \$8,500 in the capital improvement plan.
 - She asked if the Summer patrol refers to the Police because we already have the Police without charge, which was approved when Wayne Fraser was First Selectman.

3. Wendy Bourget of 1 Osprey said in regards to her earlier comment, she would like a sign painted on the asphalt because you can't always see it given the kayak racks. She said she sent an email regarding the parking and ticketing situation this has been a problem in the past after 6:00 p.m. particularly at the right-of-ways, and the instruction was to have a Board member who was willing to head to the site to issue tickets or obtain written permission from the Board which would allow the Police to ticket on the Association's behalf. She asked that the Board address this.

Ms. Bourget said in regards to Dr. Beauchene's question of whether the beach closes has also come up in the past and signs used to exist stating the beach closes at 9:00 p.m; the signs faded and a former Association removed them. She said she brought it up at a later meeting and there was a general consensus that 11:00 p.m was a more reasonable closing time but that everyone agreed the time should match the closing of the clubhouse, tennis courts and so forth. She suggested reviewing past minutes to confirm this.

4. Jack Skala of East Shore Drive said he heard their comments regarding the sea wall repair and stated he did contact the Board and referenced his May 10th email (attached) which he just sent again to the Board. He asked that they please call him if they don't receive it.
5. Dave Ogle of 19 Park Court said he wants to clarify the rules for golf carts which he reviewed. He said the Board of Selectmen has taken advantage of this opportunity to require a \$30 registration with the Police Department.
6. Sherrie Weiss of 1 Blue Heron Court said not to hire anymore beach personnel at this time and that she disagrees with cancelling Club at this time. She said activities could be done by separating the children and having a morning and afternoon session; if you don't have Club these kids will be at the beach together anyway. She thinks it would be better to have them together in a more appropriate way, and is money better spent.

Some of the following responses were made:

- Ms. Colangelo said regarding Ms. Bourget's comments, she will add managing after hours parking on the next agenda.
- Mr. Capozza said the Board can review the social event line items and determine if they would like to make any changes.
- Mr. Moffett said Ms. Cahill's comments are accurate but the Police are utilized in the evening for compensation which is different from the patrol done by the Police during the day for the Council of Beaches.

- Ms. Colangelo apologized to Mr. Skala that she didn't see his email, she will recheck her inbox and put him on next month's agenda.
- Ms. Colangelo said they will include golf cart rules with the annual letter.
- Mr. Johnson said the golf cart rules from 2014 can be found on the website.
- The Board agreed that Mr. Moffet can fulfill Ms. Bourget's request for painting regarding parking on the asphalt.

XI. Adjournment

MOTION (15)

Dr. Beauchene moved to adjourn the BPBCA BOG May 28th, 2020 Regular Meeting at 9:20 p.m.

Mr. Fountain seconded the motion.

Motion carried, 7-0-0.

Respectfully Submitted,

Brooke Stevens, Recording Secretary

From: whbourget@aol.com,
To: bog@blackpointbeachclub.com,
Cc: BPBCmanager@gmail.com,
Subject: Parking
Date: Thu, May 21, 2020 7:48 pm

Dear Board of Governors,

I encourage you to NOT give parking warnings but go directly to parking tickets. This will solve the problem of looking to see if they have already been given a warning. Every member of the association should know the parking rules. I consider the \$25 a gentle reminder of the rules.

Best,

Wendy Bourget

Sent from my iPad

From: cmaries70@yahoo.com,
To: bog@blackpointbeachclub.com,
Subject: BOG POSITION
Date: Fri, May 22, 2020 10:18 am

Good Morning, Please let me know about the positions available on BPBCA Board this coming year, and how the BOG are handling them.

Sincerely,
Cindy Trocki
22 Blue Heron Road
Niantic, Ct 0657
Sent from my iPhone

From: lysters@sbcglobal.net,
To: bog@blackpointbeachclub.com,
Subject: Out of State visitors
Date: Sat, May 23, 2020 9:55 am

Dear Board of Governors,

The state of Connecticut guidance still in effect is that visitors arriving in Connecticut by any mode of transportation should self-quarantine for 14 days. Will that guidance be provided to out of state BP owners and/or visitors?

Thank you,
Stacey Lyster
12 Sea Breeze Ave

Sent from my iPad

From: janicekinder6@gmail.com,

To: bog@blackpointbeachclub.com,

Subject: Beach rules.

Date: Sat, May 23, 2020 10:06 am

I notice the governors rules are for public beaches. Which his rules say 6 feet between groups. The DEEP put forth suggestions. They say 15 feet. Which may be ok at a large beach, but this is a private beach, not a public beach. What is the rule on a private beach like ours that is small? I asked someone I know on the board of Oak Grove, and someone who lives in Giants Neck, and they both say that they are just letting every know that they should social distance and leaving it up to them because they are adults. In fact, Oak Grove got rid of security all together. Of course they have only 70 households. But beaches that are small like Oak Grove and Attiwan, are so small, that if you have 15 ft, their would be hardly anyone on the beach. YOu know the more security you put on the beach, the more responsibility you have. Why dont you just put a disclaimer sign on the beach, that Black Point cannot protect you from the virus, and that you enter the beach at your own risk. Like you do when you put a sign out that there is no lifeguard on duty so you swim at your own risk. The more security, the more responsibility, Of course the chance of catching the virus outside in the fresh air is extremely remote.

Janice Kinder.

48 Sea Spay.

From: doublek115@netzero.net,

To: bog@blackpointbeachclub.com,

Subject: General question

Date: Tue, May 26, 2020 8:34 am

Attachments:

Just a general question that anyone can answer.

What's with the card key gate leading into Old Black Point on West Rd?

I must have missed it in the minutes.

Is it for normal traffic or emergencies?

Thank you.

Tim Silver
67 Sea Crest Ave

From: green1550@sbcglobal.net,
To: bogs@blackpointbeachclub.com,
Subject: Message to Board of Directors
Date: Tue, May 26, 2020 8:44 am

At this time we need ALL our Beaches to spread out
PLEASE do not close the boat beach. The families that use that Beach are boaters and co-exist
perfectly with the boats.
They know how to act
The Casey's use that beach because Veronica can ease into the water from that beach with her canes.
Do you really want to ARREST members over this.
Please....

Carole Green
43 Sea View
PS: I rarely use that beach

Sent from my iPhone

From: epbct@comcast.net,
To: bog@blackpointbeachclub.com,
Subject: Re: Right of Ways
Date: Tue, May 26, 2020 4:43 pm

Hi Cheryl,
I hope you and Ray are well!

We had the clubhouse booked on 6/27 for a graduation party with expectations of 75 people. Covid19 has disrupted those plans.

We have decided to cancel our event and request a refund for the rental fee.

By the way, we appreciate the communication from the board and only hope as people return they will be respectful and responsible so we can safely enjoy our space as we have throughout the spring.

Elaine Bedard

Sent from Xfinity Connect Application

-----Original Message-----

From: bog@blackpointbeachclub.com
To: epbct@comcast.net
Sent: 2020-05-26 4:30:56 PM
Subject: Right of Ways

Message from the Chair: Right of Ways and COVID

Several people have requested permission to use the right of ways for private parties this spring, and I thank them for their courtesy in asking. **Black Point rules do not permit any private gatherings on right of ways** (see BOG meeting minutes, 7/25/19). During Normal Times, the clubhouse can be rented available for personal parties. Unfortunately, the world has turned upside down and large gatherings are on hold.

During this time of pandemic, large gatherings are particularly hazardous to our community. The governor has ordered that no group larger than 5 people can gather in a public place. **Respect for this order, and social distancing in general, is what has stemmed the tide of illness and death from coronavirus,** The choices of one person have an impact on the entire community.

For the sake of all Black Pointers, please do not plan or attend parties on the right of ways..

With thanks,
Cheryl Colangelo, Chair

This email was sent to epbct@comcast.net
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Blck Point Beach-CLub · 6 Sunset Ave · Niantic, CT 06357-3323 · USA



From: whbourget@aol.com,
To: bog@blackpointbeachclub.com,
Subject: BP Scholarship
Date: Thu, May 28, 2020 5:47 pm

On behalf of the Cahill Black Point Scholarship Committee, I would like to ask to be on a future agenda to share some more information about this year's scholarship winners. Normally we would give this information at the spring annual meeting.

Thanks.

Wendy

Sent from my iPad

From: djskala@att.net,
To: bogs@blackpointbeachclub.com,
Subject: Fw: Message to Cheryl Coangelo & Mike Johnson
Date: Sat, May 30, 2020 4:02 pm
Attachments: Est_1596_from_Custom_Sitework_LLC_14288.pdf (54K)

Trying to send from my home email.

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

From: Skala, John <john.w.skala@medtronic.com>
To: Donna Skala <djskala@att.net>
Sent: Saturday, May 30, 2020, 02:36:02 PM EDT
Subject: FW: Message to Cheryl Coangelo & Mike Johnson

From: Skala, John
Sent: Thursday, May 28, 2020 8:28 PM
To: 'bogs@blackpointbeachclub.com' <bogs@blackpointbeachclub.com>
Subject: RE: Message to Cheryl Coangelo & Mike Johnson
Importance: High

Hi Cheryl-

Resending my email originally sent on 5/10 based on the comment during tonight's board meeting that you hadn't received my reply.

I am adding Mike Johnson to the subject line of the email.

Feel free to reach to with any further questions by phone (203-401-1345) or in person.

Thanks.

John

From: Skala, John
Sent: Sunday, May 10, 2020 3:44 PM
To: bogs@blackpointbeachclub.com
Subject: Message to Cheryl Coangelo

Hi Cheryl-

Please see proposal below from K.E. Braza Construction out of Westbrook.

I have also attached a PDF file of a quote received from Custom Sitework, LLC out of Mystic.

I saw Will today and understand he took photos so let me know if you still need any from me.

Finally, I did follow up with Rick Pinder for a possible 3rd quote given the wide range of the existing quotes and will let you know the status of his reply and whether we want Steve to follow up.

Thanks!

John

Project Proposal consists of the following Repair. (A) Existing Conditions (B) Scope of Work...(C) Cost of Projects... KEBC will follow DEEP-OLISP -GP-2015-02 General Maintenance Permit.. Section #3 Item (9) "Minor repair to seawalls including patching concrete, repointing mortar between stones, resetting of fallen stones and application of skim coat to face of seawall".

(A) Existing Conditions

- (1) Concrete Seawall has separation at upper level above mean-high tide
- (2) Spalded and cracked concrete sections are in need of replacement
- (3) Expansion joint, horizontal and vertical section is need of work
- (4) Exposed aggregate is shown on face of concrete seawall section
- (5) Lower footing span is solid, existing concrete voids are seen at sections
- (6) Upper masonry is solid, weep holes are not in the structure.
- (7) Seaside Jetty has loose stones in which need to be re-set and installed, Fallen stones are in front of the structure.

(B) Scope of Work

(B1) Seawall Repair

- (1) Protection of resources during construction on seawall
- (2) Saw-cutting and removal of span section in which damage is present
- (3) Removal, saw-cut clean all sections,, min 12in x span of 34ft...section
- (4) Complete removal of concrete, sections installed with #4 grade 60 epoxy coated steel, interlocking in the span,
- (5) Pre-mix and install 5000 lb mix once prepared, installation of KIM additive Material
- (6) Brushed finish at completion...

(C) Cost of Projects.

(C1) Seawall Repair Costs.....\$ 9,845.81

Includes, Site Preparation, Removals of Materials,
Installation of steel, Installation of KIM additive materials.
Clean-up of wall at completion and site.

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Custom Sitework, LLC
P.O. BOX 622
Mystic CT. 06355
(860)625-4424
CT Lic. #575487

Estimate

Date 3/19/2020
Estimate # 1596

Name / Address

John
10 East Shore Dr.
Niantic, CT

P.O. #
Terms

Due Date 3/19/2020
Other

Description	Qty	Rate	Total
Remove crumbled concrete between upper and lower wall. Flood concrete into wall to fill crack and support wall.		2,000.00	2,000.00T
		Subtotal	\$2,000.00
		Sales Tax (6.35%)	\$127.00
		Total	\$2,127.00

Custom Sitework, LLC
customsiteworkllc@yahoo.com

860-625-4424
860-415-4707

Black Point Beach Club Association
 Financial Report 2019-2020
 Actual to 5/26/2020

FY2019/20
 mil rate 1.48
 Grand List \$141,133,450
 pier mil rate 4.3

	July 1 2019- June 30, 2020 BUDGET	Actual to 5/26/2020	Variance from budget	Estimated Year End 6/30	Act % Budget @5/26/2020	Y/E Est Variance from budget
INCOME						
Fees and Donations						
Zoning Applications	\$10,000	\$9,570	-\$430	\$10,000	96%	0
Rec Program	\$25,650	\$26,178	\$528	\$26,178	102%	528
Total Fees and Donations	\$35,650	\$35,748	\$98	\$36,178	100%	\$528
Grand List Taxes						
Current Year Taxes	\$208,400	\$207,342	-\$1,058	\$208,400	99%	0
Liens & Interest	\$850	\$2,870	\$2,020	\$2,870	338%	2020
Prior Year Taxes	\$1,550	\$1,175	-\$375	\$1,175	76%	-375
Total Grand List Tax	\$210,800	\$211,387	\$587	\$212,445	100%	\$1,645
Other Income						
Club Use Fee	\$1,200	\$200	-\$1,000	\$0	17%	-1200
Fund Surplus	\$25,000	\$0	-\$25,000	\$0	0%	-25000
Allocation from Fund Bal. for Pier Costs	\$90,000	\$0	-\$90,000	0	0%	-90000
Special Assessment-IF	\$606,800	\$602,073	-\$4,727	\$606,800	99%	0
Investment	\$400	\$1,392	\$992	\$1,452	348%	1052
Miscellaneous	\$100	\$27	-\$73	\$100	27%	0
ZBA Permits	\$450	\$1,350	\$900	\$1,350	300%	900
Total Other Income	\$723,950	\$605,042	-\$118,908	\$609,702	84%	-\$114,248
TOTAL INCOME	\$970,400	\$852,177	-\$118,223	\$858,325	88%	-\$112,075
EXPENSES						
Contractual Services						
Audit Fee	\$3,500	\$3,500	\$0	\$3,500	100%	0
Grass Cutting	\$3,100	\$3,400	\$300	\$3,400	110%	300
Computer Services		\$345	\$345	\$345		345
Insurance	\$20,000	\$18,130	-\$1,870	\$18,500	91%	-1500
Legal Fees	\$8,000	\$4,215	-\$3,785	\$8,000	53%	0
Payroll Services	\$1,750	\$1,584	-\$166	\$1,750	91%	0
Security Patrol	\$5,000	\$3,809	-\$1,191	\$5,000	76%	0
Recreation Program	\$6,300	\$5,976	-\$324	\$6,000	95%	-300
Total Contractual Services	\$47,650	\$40,960	-\$6,690	\$46,495	86%	-\$1,155
Operations						
Clubhouse	\$3,000	\$3,489	\$489	\$3,489	116%	489
Grounds Maintenance	\$4,000	\$4,052	\$52	\$4,052	101%	52
Liens	\$100	\$40	-\$60	\$100	40%	0
Playground	\$4,000	\$1,128	-\$2,872	\$4,000	28%	0
Supplies	\$2,000	\$1,945	-\$55	\$2,000	97%	0
Tennis Courts	\$5,500	\$1,829	-\$3,672	\$5,500	33%	0
Utilities	\$6,600	\$5,877	-\$723	\$6,600	89%	0
Waterfront Maintenance	\$36,000	\$26,016	-\$9,984	\$36,000	72%	0
Total Operations	\$61,200	\$44,376	-\$16,824	\$61,741	73%	\$541
Other Expenses						
Black Pointer	\$3,500	\$3,706	\$206	\$3,706	106%	206
Capital Expenditures	\$30,000	\$13,366	-\$16,634	\$19,431	45%	-10569
Contingency Fund	\$25,000	\$0	-\$25,000	\$0	0%	-25000
Reserve Fund- LT Capital	\$8,500	\$0	-\$8,500	\$0	0%	-8500
Prelim. Pier Costs	\$90,000	\$0	-\$90,000	\$0	0%	-90000
Pier Costs	\$606,800	\$658,255	\$51,455	\$672,701	108%	65901
Donations	\$150	\$150	\$0	\$150	100%	0
East Lyme Taxes	\$6,000	\$5,318	-\$682	\$5,318	89%	-682
Social Events	\$3,000	\$1,921	-\$1,079	\$2,000	64%	-1000

aac

5/29/2020

Miscellaneous	\$2,000	\$637	-\$1,363	\$2,000	32%	0
Website	\$800	\$555	-\$245	\$800	69%	0
ZB/ZBA	\$1,500	\$3,696	\$2,196	\$3,700	246%	2200
Total Other Expense	\$777,250	\$687,605	-\$89,645	\$709,806	88%	-\$67,444
Personnel Services						
Waterfront Supervisor	\$0	\$0	\$0	\$0		0
Beach Patrol	\$6,000	\$5,953	-\$47	\$7,000	99%	1000
Medicare	\$950	\$961	\$11	\$1,021	101%	71
Recreation Personnel	\$19,350	\$14,541	-\$4,809	\$14,541	75%	-4809
Unemployment Comp	\$1,000	\$397	-\$603	\$400	40%	-600
Association Manager	\$22,000	\$18,333	-\$3,667	\$22,000	83%	0
Secretary	\$7,000	\$5,887	-\$1,113	\$8,220	84%	1220
Treasurer	\$7,000	\$7,584	\$584	\$8,750	108%	1750
Tax Collector	\$7,000	\$2,333	-\$4,667	\$9,333	33%	2333
Zoning Officer	\$14,000	\$11,667	-\$2,333	\$14,000	83%	0
Total Personnel Ser	\$84,300	\$67,656	-\$16,644	\$85,265	80%	\$965
TOTAL EXPENSES	\$970,400	\$840,597	-\$129,803	\$903,307	87%	-\$67,093
NET INCOME	\$0	\$11,581	\$11,581	-\$44,982		-\$44,982

Note1 Funds transferred to LT Capital Improvmt acct in Feb 2020-\$8500

Bank Balances as of statements dated :	4/30/2020
Checking and Sweep:	122,882
Long Term Savings:	104,004
Total	226,886

	4/30/2020
QB Cash balance-All Accts (4/30/20):	\$221,878
Total checking/sweep	\$117,874
Unspent -to June fcst	\$62,709
Checking balance	\$55,165
Long Term Savings	\$104,004
Total projected Y/E cash	\$159,169

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Note 2

*** Capital Expenditures:	\$
Bench	676
Bench installation	525
Docko (As built survey)	880
Future pier assessment	3700
Flooring	12000
Nehantic railing	850
Buoy decals	800
	<u>19431</u>
Fcst spding to June 30	\$903,307
spent to date	\$840,597
Unspent budget expenses	<u>\$62,709</u>

Black Point Beach Club Assoc.

Finalized Budget

FY 2020-2021

	10/1/2018	10/1/2019
Grand list date	10/1/2018	10/1/2019
Grand List\$	141,133,450	142,219,450
Mill Rate	1.48	1.42
	FY 19-20	FY 20-21
	Act to May26/ Fct	Finalized Budget
INCOME		
Fees and Donations		
Zoning Applications	10,000	10,000
Rec Program	26,178	27,000
Total Fees and Donations	36,178	37,000
Grand List Taxes		
Current Year Taxes	208,400	201,601
Liens & Interest	2,870	1,000
Prior Year Taxes	1,175	1,200
Total Grand List Taxes	212,445	203,801
Other Income		
Club Use Fee	-	1,200
Fund Surplus	-	25,000
Investment	1,452	1,400
Miscellaneous	100	100
ZBA Permits	1,350	1,600
Total Other Income	2,902	29,300
TOTAL INCOME (w/o Pier)	251,525	270,101
EXPENSES		
Contractual Services		
Audit Fee	3,500	3,500
Grass Cutting	3,400	3,400
Computer Services	345	345
Insurance	18,500	20,000
Legal Fees	8,000	8,000
Payroll Services	1,750	1,750
Security Patrol	5,000	5,000
Recreation Program	6,000	7,000
Total Contractual Services	46,495	48,995
Operations		
Clubhouse	3,489	3,500

Grounds Maintenance	4,052	4,000
Liens	100	100
Playground	4,000	4,000
Supplies	2,000	2,000
Tennis Courts	5,500	5,500
Utilities	6,600	6,600
Waterfront Maintenance	36,000	36,000
Total Operations	61,741	61,700
Other Expenses		
Black Pointer	3,706	3,706
Capital Expenditures - Current Year	19,431	15,000
Contingency Fund		25,000
Reserve Fund- LT Capital Imp.	#	8,500
Donations	150	150
East Lyme Taxes	5,318	5,500
Social Events	2,000	3,000
Miscellaneous	2,000	4,500
Website	800	800
ZB/ZBA	3,700	3,300
Total Other Expenses	37,105	69,456
Personnel Services		
Waterfront Supervisor	-	-
Beach Patrol	7,000	8,500
Medicare	1,021	950
Recreation Personnel	14,541	20,000
Unemployment Comp.	400	1,000
Association Manager	22,000	22,000
Secretary	8,220	7,500
Treasurer	8,750	7,500
Tax Collector	9,333	8,500
Zoning Officer	14,000	14,000
Total Personnel Services	85,265	89,950
TOTAL EXPENSES (w/o Pier)	230,606	270,101
NET INCOME-Before Net Pier Costs	20,919	0
#-Funds transferred to LT Capital Improvmt acct in Feb 2020-\$8500		

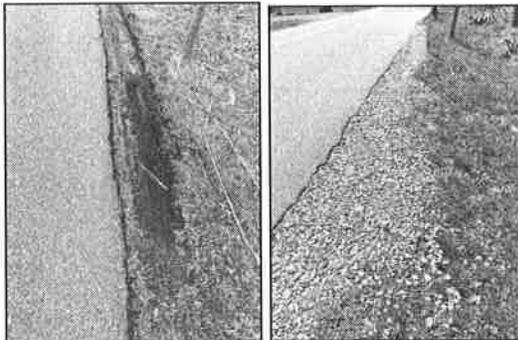
Pier Repairs-Before Fund Allocation		
Special Assessment-Piers	606,800	
Estimated Pier Costs	672,701	
Net Cost	(65,901)	
NET INCOME	(44,983)	

Long Term Capital Improvement Fund		
	\$	
Balance-7/1/19	95,145	
Current Year Transfer	8,500	
Estimated Current Yr interest earned	425	
DL/JM/Estimated Ending Balance-6/30/20	104,070	

Association Manager's Report for May 2020

Completed

- Periodically picked up mail from the Post Office every couple of days and dropped off at Cheryl's house.
- Periodically met with Cheryl regarding beach management activities.
- Participated in teleconferenced multiple Special BOG and working group meetings.
- Worked with Jaxson Vibber and His team to discuss upcoming season and discuss removal/storage of our beach tackle. Discovered we need new dead-weight brackets for swim rafts (approx. \$600)
- Checked Clubhouse every couple of afternoons and walked thru property.
- All *No Wake* decals have been removed from the buoys we bought last year - We have new swim area decals Mike Preparing for Spring.



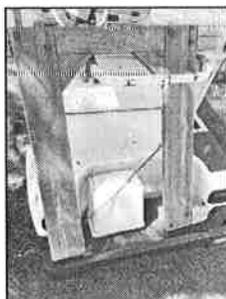
Before

After

- At our request, town added gravel and repaired OBP Road adjacent to our property.

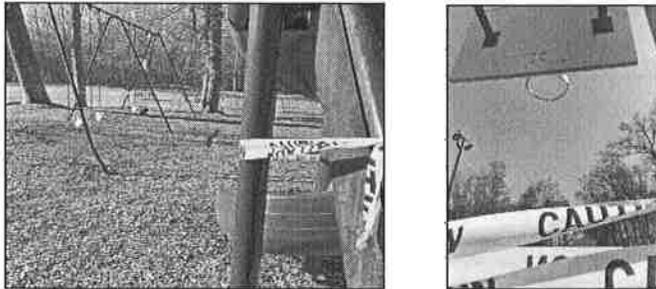


- Mike Nebelung harvested sand per my directive.
- Periodically picked up debris off the beaches almost every day.





- Wilcox completed tree service at WhiteCap Parking lot.
- The gangplank on South Beach pier needs to be repaired. Mike is repairing for the week of 4/27.
- Working with Dave 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. (will be installed on 5/30/20).
- Closed down playground per BOG in March, placed caution tape and cones around playground. Took down BB nets, locked tennis courts, cancelled new rentals and currently working with Al C. to issue refunds for June clubhouse rentals.



- Dropped off our Honda Power Washer for tuneup at Advanced Power on 4/21, pickup on 5/30/20.



-Spring Cleanup was a success.



-Materials ready time go for GaGa Pit to be set up adjacent to ShuffleBoard Court/Sheds.



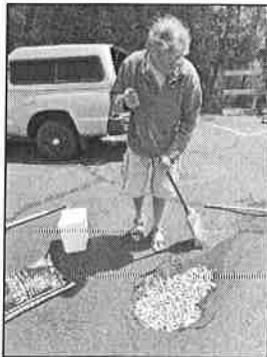
-Installed new floor at Clubhouse.

-Updated fire extinguisher and replaced battery in kitchen EXIT sign.

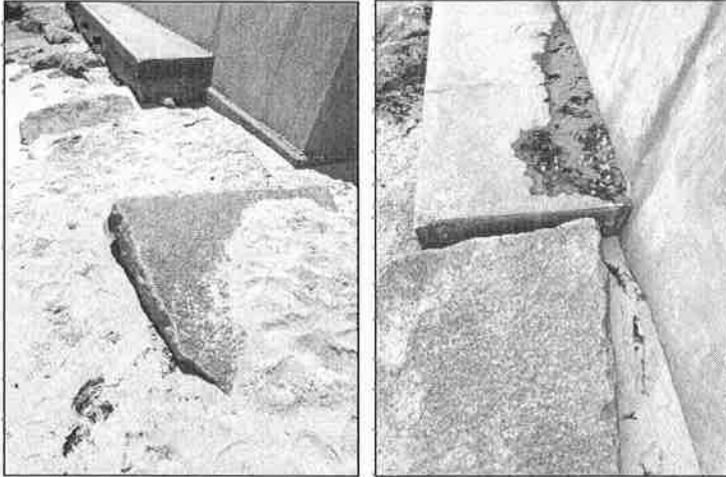
-Spoke to homeowner about moving boat out of ROW. Very nice and promptly complied.

-Met with Jamco for price on LED fixtures on BB courts (\$760) - and for motion sensors in bathrooms (\$130).

-Worked with Mike J on repaving temporary asphalt repair at Whitecap Parking Lot.



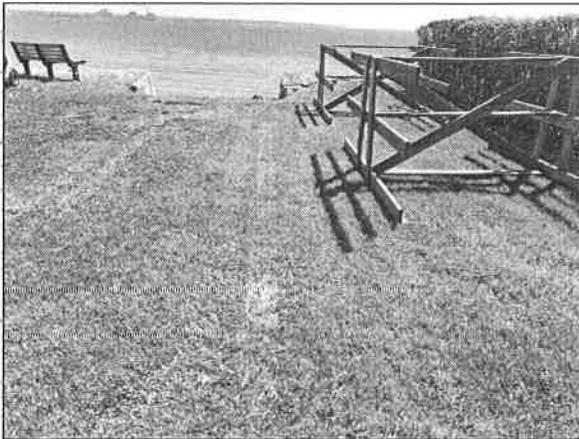
-The walkway between Sea View and Sea Breeze is compromised - see pic below. Mike Neefs used his backhoe and moved it back and adjusted it.



- Before

moved it back

-Worked with Mike J to put decals on swim buoys.



-Kayak racks are now in in at Sea Spray. Sea View will be in by 5/30/20.



-Boat docks are in.



-Possible abandoned car. No BP tags and was there for four days, when a member informed me I immediately texted Sgt Macek (my contact with ELPD and our Summer Patrol Program and he called an officer to check it out and he went to the house of the owner of the car and it was moved - I highly value the great working relationship with ELPD that carries on all year round.)

-Removed seaweed, used bobcat to flatten out Boat Beach at Sea View. Removed debris at South, flattening our South. See pics below:

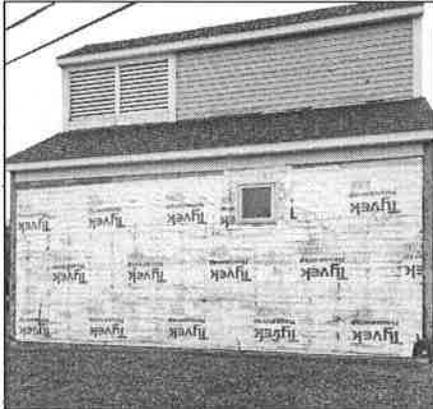




-Sea View - before



After



- EL Public Works is replacing siding, as requested.
- Met with AI C to review impact to beach patrol costs related to additional beach patrol staff.
- Put our garbage barrels out every Sunday and bring back in on Mondays.



-Refurbished clay courts, but remained closed.

-Will, myself, and Mike J. toured the beaches and ROWs recently. Much discussion followed including action items:



-Met with Steve Beauchene, myself and town engineer, regarding Whitecap ROW drainage pipe. After lengthy discussion, the advice was to leave it alone and was not a safety issue.



- Met with Joe Bragaw, Public Works Director re: possible hazards in BP.
- Replaced sign at entrance to top of Billow Road and Cahill Way.
- Contacted EZ DOCK to purchase brackets for swim raft. These are brackets for the swim rafts that failed at the end of last season. I am also requesting a spare pair. (Received 5/15/20)
- Dropped off our Honda Power Washer for tuneup at Advanced Power. (Picked up 5/30/20)
- Spoke with Jaxson Vibber. Geese lines and swim buoys will be installed June 1 & 2.

