

**Black Point Beach Association  
Board of Governors  
April 23rd, 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

FILED

April 28, 2020 AT 8:35 AM/PM  
Brooke Adams AIC  
EAST LYME TOWN CLERK

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

The Regular Meeting of the Black Point Beach Club Association Board of Governors, was held on Thursday April 23rd, 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; we're having a teleconference since we at present are not permitted to meet in groups over 5 people due to the Covid-19 pandemic.

Ms. Colangelo briefly reviewed executive order 7I, which directs a municipality's "budget making authority" in this case the Black Point Beach Club Association Board of Governors, to adopt a budget and set a mill rate without a annual meeting vote or complying with any other in person requirements related to the budget for the July FY 2020/2021; the order requires that all reasonable steps be taken to publicize the draft

budget and receive public comments. She further explained the dynamics of how the teleconference would work.

Ms. Colangelo introduced the Commission members and noted a quorum was present. She thanked the commission members and members of the general public present.

Ms. Colangelo said she wanted to give a special thank you to the following people

1. Ms. Colleen Chapin who is providing technical assistance this evening and helped organize the teleconference.
2. Ms. Cynthia Donovan who did an extraordinary job as Treasurer through March 31st, 2020.
3. Mr. Dan LeMieux who continues to provide great assistance on fiscal matters and assisted during the Treasurer transitions; he will be actively participating in tonight's meeting.

Ms. Colangelo welcomed Mr. Al Capozza as the new Black Point Beach Club Association Treasurer.

**II. Approval of Minutes**

- a. January 14th, 2020

**MOTION (1)**

**Dr. Beauchene moved to approve the Black Point Beach Club Association Board of Governors Meeting Minutes of January 14th, 2020 as presented.**

**Mr. McDowell seconded the motion.**

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

- b. February 27th, 2020

**MOTION (2)**

**Dr. Beauchene moved to approve the Black Point Beach Club Association Board of Governors Meeting Minutes of February 27th, 2020 as presented.**

**Mr. McDowell seconded the motion.**

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

**III. Communications to Board**

Ms. Colangelo confirmed that the Secretary Log will be posted (attached) and noted the two communications she received last night via email from Ms. Johnston and Ms. Trocki (attached.)

#### **IV. Public Comments**

1. Diane Zukowski of 36 Sunrise Avenue said she just called in so they could determine if it was working correctly.
2. Kim Craven of 46 East Shore Drive said she was also calling in to test the system for them.
3. Cindi Trocki of 22 Blue Heron Road said that in regards to her email, she wanted to ensure that the entire Board received her communication.

#### **V. Reports**

##### **a. Resignation, Cynthia Donovan**

Ms. Colangelo said Ms. Donovan was remarkable and is sorry that she had to leave for personal reasons.

##### **b. Treasurer**

Mr. Capozza presented his report through April 21st, 2020 (attached.) He briefly summarized the \$852,000 in income as well as the \$825,000 in expenses.

##### **c. Tax Collector**

Ms. Ames discussed her report (attached) and noted some of the following:

- Real estate taxes- \$1,534 is outstanding which represents four accounts.
- Special assessment- \$5,000 remains unpaid.
- There's a 99% collection rate on both real estate and the special assessment.
- Liens have been issued on all outstanding accounts.

Ms. Ames detailed executive order 7S and 7W:

- 7S directs towns to adopt one of the state mandated property tax relief programs, either deferring payments for 90 days or lowering the interest rate to 3%.
- The Town has decided to adopt the deferment option.
- All residents are considered to be eligible for the program.
- 7W states that a quasi-municipal corporation that collects its own taxes and is located within town shall offer the same program as that town and must accept the taxpayer's status as determined by the town.
- A deferment granted by East Lyme will also constitute a deferment to BPBCA.
- A form will be included with the Town tax bill for the person to fill out stating they qualify because they lost their job, had a reduction in salary, I'm a landlord and

have given my tenants a break, or been furloughed and will be returned to the municipality for approval.

- She spoke with both the Association Attorney and First Selectmen on how best to garner whether an individual in the Association received deferment from the Town.
- She will send a notice to all Black Pointers explaining the form that they will receive from the Town and ask whether they will be applying for tax relief.
- The municipality is the body that actually makes the determination.
- If someone does receive relief they will have until October 1st to pay without penalty.
- On October 2nd the interest will be at 6%.
- The Town form must be returned by July 1st.

**d. Association Manager**

Mr. Moffett reviewed his report (attached) and noted some of the following:

- The clubhouse floor will be installed soon.
- The gaga pit is ready to go.
- He's hoping to get some dates in terms of moving the sand and installing the kayak racks.

Mr. Diachenko asked if the opening of the clubhouse will be delayed because of the government setbacks and Mr. Moffett replied that the April 1st date merely signifies when the water is turned on and the clubhouse is operating.

The Board discussed the handrail on Nehantic ROW with Mr. Moffett.

**MOTION (3)**

**Dr. Beauchene moved to approve an expenditure of \$1,400 for a handrail to be installed on Nehantic ROW.**

**Mr. Lombardo seconded the motion.**

**Motion carried, 6-1-0.**

**Nay: Mr. Diachenko**

Ms. Colangelo asked if they okayed taking down one dead tree on Whitecap and Mr. Lombardo said 2 dead trees but that he doesn't recall voting on a monetary amount. Mr. Moffett said if they look at the bottom of page 3 of the January minutes they will see it was to take 2 trees for the lowest bid of \$1,350.

Ms. Colangelo mentioned the sinkholes on the Whitecap parking lot and asked what the best course of action might be.

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

**Mr. Johnson moved to repair the sinkholes on the Whitecap parking lot.**

**Dr. Beauchene seconded the motion.**

The Board and Mr. Moffett debated repairing the parking lot and some of the following was said:

- Mr. Moffett said it will cost \$1,800 to fill a 23 x 13 area.
- Mr. Lombardo asked if they should wait and do the entire parking lot instead.
- Mr. Diachenko asked if there is a long term plan to repave the entire parking lot and Ms. Colangelo said they were unable to meet due to covid-19.
- Mr. Diachenko asked if this is a safety issue and Mr. Moffett said it is very uneven and has been brought up by several members.
- Mr. Diachenko asked if there is another less expensive option.
- Mr. Lombardo suggested getting a couple bags of asphalt for a temporary fix.
- Mr. Johnson said a temporary fix might be better if we're going to look at it again in the future.
- Mr. Moffett said it would cost \$5,650 to redo the entire parking lot.

**Vote:**

**Motion failed, 7-0-0.**

Dr. Beauchene reiterated that they should do a temporary fix in the meanwhile.

#### **e. Liaisons**

##### **1. Zoning & Pier**

Dr. Beauchene shared that Jim Mastria resigned from his Zoning seat in January and the Commission would like to move John Horoho into that position; he is currently a Zoning alternate and has had perfect attendance.

#### **MOTION (5)**

**Dr. Beauchene moved to appoint John Horoho as a full Zoning member.**

**Mr. McDowell seconded the motion.**

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

Dr. Beauchene added that Zoning now only has one alternate and the Commission would like to appoint Charles Bruce of 53 Sea Spray Avenue and Joseph Katzbek of 9 Billow Road, in order to have a full Board.

**MOTION (6)**

**Dr. Beauchene moved to allow Charles Bruce and Joseph Katzbek to join the Zoning Commission as alternate members.**

**Mr. Johnson seconded the motion.**

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

Dr. Beauchene briefly discussed the continuous review of the zoning regulations done by the Zoning Commission; currently the regulations have no handle on blight conditions and the Commission would like to continue crafting a guide for property maintenance like other communities have (attached.)

The BOG supported continuing with the guide. Mr. Diachenko and Mr. Johnson agreed that they fully support examining the zoning regulations.

Dr. Beauchene said he received the as-built for the boat launch and noted that Rick Pinder will come back when the weather is warmer and replace the rubber strips and fine tune the pier; the Association is holding back 2% of the bill until everything is completed. Mr. Johnson inquired about the steel eyebols and Dr. Beauchene said that they would be completed when they return.

**2. Parks & Rec**

Mr. Diachenko shared the following:

- The Co-Directors Erica Garnett and Nadia Banever are returning.
- The counselor positions have been filled.
- The volunteer positions have been offered and they're waiting to hear back from a few.
- The Club dues will remain the same as last year.
- 2 counselor positions have been added to enhance supervision and safety.
- This year there will be a full Friday program- date TBD and dependent on government orders.
- Erica & Nadia intend to make the fair happen if at all possible.

Ms. Colangelo asked Mr. Diachenko if he could take a look at the Co-Director job description and modify it so it more accurately represents the program. Mr. Lombardo added that it would be a good idea to take a look at the policy for the Parks & Rec Program in the Association manual to ensure it's up to date.

### **3. Association Manager Liaison**

Ms. Colangelo shared Mr. Fountain's report and said some of the following:

- The clubhouse floor will be completed by May 8th.
- All necessary supplies for the gaga pit are onsite and stored in the new shed.
- Some site work will be needed prior to assembly.
- We hope to start the necessary drilling on May 18th.
- There is \$3,000 in the playground account.
- We need help putting the gaga pit together and welcome assistance from the membership.
- Ms. Colangelo said Mr. Fountain can arrange it so that social distancing is observed.

### **VI. Old Business**

Ms. Colangelo said she was redundant when crafting the agenda by listing the clubhouse floor and gaga pit; these items have already been covered in the maintenance liaison report.

#### **a. Vote to Amend Bylaw Article 2, Section 3**

Ms. Colangelo reminded everyone that this is the third meeting in which this item has been discussed; we inadvertently were not in compliance with another bylaw when we initially discussed it at a special meeting in the winter. She said that in our bylaws there is a section that says warnings of annual or special meetings shall be posted at least 10 days prior to the meeting and FOIA only requires posting 24 hours beforehand. Ms. Colangelo said in order to be in compliance with FOIA and be more reasonable it has been proposed to change that statement in the bylaws from "10 days" to "at least 24 hours."

#### **MOTION (7)**

**Ms. Colangelo moved to change the wording in Bylaw Article 2, Section 3 from "warnings of annual or special meetings shall be posted at least 10 days prior" to "at least 24 hours before said meeting."**

**Mr. McDowell seconded the motion.**

Mr. Lombardo said he's not sure if they should do this now; he was initially in support of doing this but after reexamining the bylaws, he doesn't believe it's necessary. He said if you look at

Article 2 it says "meeting of members" and is meant for membership meetings such as the annual meeting and 10 days notice seems sufficient. He further added that Article 3 under the Board of Governors says special meetings should be done in accordance with Connecticut's Freedom of Information act so he thinks we're already in compliance when posting an agenda at least 24 hours beforehand.

Ms. Colangelo said historically the problem has been interpretation; it's not clear that Article 2 is referring to the annual meeting and it doesn't say exactly who the members are. She said it was brought to her attention that this is inconsistent with FOIA.

**Vote:**

**Motion failed, 5-2-0.**

**Nay- Mr. Johnson, Mr. Lombardo, Mr. Diachenko, Dr. Beauchene, Mr. Fountain  
Yay- Ms. Colangelo and Mr. McDowell**

**MOTION (8)**

**Ms. Colangelo moved to add the Women's Club donation to tonight's agenda.**

**Dr. Beauchene seconded the motion.**

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

**b. Women's Club Donation**

Ms. Colangelo explained that the Women's Club would like to donate a bench and cover the cost for installation. She said their preference is for the bench to be located on the playground.

**MOTION (9)**

**Ms. Colangelo moved to the Women's Club bench donation.**

**Mr. Diachenko seconded the motion.**

Mr. McDowell asked what the bench looked like.

Ms. Colangelo said we would be the ones to order the bench.

**Vote:**

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

Ms. Colangelo thanked the Women's Club for their generous donation.

**c. Beach Security Services**

Ms. Colangelo reminded everyone that this discussion was started prior to the pandemic and is further complicated given the unknowns regarding dates of operation for summer and shared some of the following:

- They previously discussed two services options, the East Lyme Police or ACE Security.
- The expense for the East Lyme Police varies depending on which officer volunteers; higher ranked officers are paid more and at times they've paid \$73/hr.
- ACE Security no longer provides 4 hour shifts and instead only wants to provide service for full days.
- Currently the Beach Association has sought outside security for 4 hours on Friday and Saturday nights.
- The ACE Security rates last year were significantly lower than the East Lyme Police but no longer provide those 4 hour shifts.
- We may need to look into additional security if orders are issued not to open the beach.

Mr. Fountain asked how many incidents were reported last year and Mr. Moffett responded that he kept logs which are in the google docs he previously provided.

Ms. Colangelo pointed out that if a police officer doesn't volunteer they don't receive the service; there were 5 days last year when service was not provided.

Mr. Johnson asked what the difference is between the Police and ACE Security and if Security can arrest. Ms. Colangelo said they would have to research permissible enforcement measures.

Mr. McDowell said he doesn't believe Security Guards can ticket but the Police can.

Ms. Colangelo suggested researching this matter and Mr. Moffett said he would be happy to do so.

Mr. Lombardo said he thinks it's worthwhile to investigate this and Mr. Johnson said he will assist Mr. Moffett with the research.

## **VI. New Business**

### **a. Plans for Facilities in light of the coronavirus**

Ms. Colangelo said the opening of the clubhouse, playground, and tennis courts are covered by the executive order and we're not sure if this timeline will be extended. She said we need to decide what we want to do in terms of the beach; Mark Nickerson said the Town will not close their beaches unless all other towns do so. She said Mr. Nickerson recommended hiring additional security for social distancing if private beaches choose to open and added that East Lyme is doing their spring beach prep for summer.

### **b. Report from Mary Cahill re Council of Beaches**

Ms. Cahill received word from the Council of Beaches of what other communities are doing regarding their beaches (attached.) She noted that most beaches have chosen to remain open but take additional measures for safety. Ms. Colangelo said this is a fluid situation and most communities are waiting to see what happens.

Mr. Moffett said he usually moves the sand in mid-April and Mr. McDowell asked if we're entertaining the possibility of hiring more beach patrol to monitor social distancing. Mr. Moffett said currently we utilize three people for this purpose but we will probably have to increase this.

Mr. Diachenko said that as far as the Governor is concerned, he's making a strong recommendation that people remain 6 feet apart. He asked if they could enforce this on their beaches. Ms. Colangelo said she would have to research whether this is now a rule rather than a recommendation. She added that since they're a private beach we could choose to make it more rigorous instead of a recommendation.

Ms. Colangelo said this is a lot to consider and they may want to focus solely on May and June right now. Mr. McDowell said there will probably be more people on the beaches in May and June since many of them will not be working.

Mr. Diachenko asked what East Lyme is doing about the 6 feet suggestion and Mr. McDowell said they will be following the State's lead.

Mr. Lombardo said he thinks we should push the sand back to allow our members to use the beaches; they should have the right to utilize the beaches.

Ms. Colangelo said we do have an executive order that says no more than 5 people in social gatherings.

**MOTION (9)**

**Mr. Lombardo moved to push the sand back and clean up the beach by the end of April.**

**Mr. Diachenko seconded the motion.**

**Motion carried, 5-2-0.**

**Nay- Mr. Johnson and Ms. Colangelo**

**Yay- Mr. McDowell, Mr. Fountain, Mr. Diachenko, Dr. Beauchene, and Mr. Lombardo**

Mr. Diachenko asked if it would be prudent to post signs at the clubhouse and beaches encouraging people to observe social distancing.

**MOTION (10)**

**Ms. Colangelo moved to keep the clubhouse, playground, and tennis court closed.**

**Mr. McDowell seconded the motion.**

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

The Board discussed how these will remain closed until they hear otherwise and asked Mr. Moffett to take the measures necessary to do this.

Mr. Fountain asked about the boat launch and Mr. Lombardo said it seems like a single person activity.

**MOTION (11)**

**Mr. McDowell moved to open the boat launch.**

**Mr. Lombardo seconded the motion.**

Mr. Diachenko said he thinks the government has opened up marinas or is in the process of doing so.

**Vote:**

**7-0-0.**

The Board discussed the piers.

Mr. McDowell said he doesn't see how access to the piers can be shut down and Mr. Diachenko said he thinks we should table this for now.

Ms. Colangelo said she thinks we don't need to make a decision about the kayak racks tonight.

The Board discussed the prospect of enforcing social distancing on the beach.

Mr. Johnson asked about cleaning the beaches.

**c. Annual Meeting Procedure**

Ms. Colangelo detailed the conversation she had with the Association Attorney and Mr. Lombardo said he researched the manual there is no set date for the annual meeting despite it being historically held on Memorial Day weekend. She said an addition to the budget the election of available Board of Governors officers is held; we don't know if we will be able to have a physical meeting so the recommendation of our Counselor is to plan on not having a physical meeting.

Mr. Lombardo explained that if you look at section 4 of our charter where it talks about voting for the Board of Governors it says that the annual meeting will not be held later than the 8th day of September. He spoke with Ms. Cahill and she said splitting the voting for the budget from the election of officers has not occurred in the last seventy years and Mr. Lombardo noted that we technically could.

Ms. Colangelo asked Attorney Zamarka about the BOG 3 year terms and if it would be a problem if some members served a 3 year and two month term if the annual meeting is postponed; Attorney Zamarka said given the pandemic he doesn't think it will be problematic but will gather more information for the Association.

**MOTION (12)**

**Ms. Colangelo moved to postpone the election for the Board of Governors until we can hold our annual meeting by or before September 8th, 2020 assuming we are assured it's legal by our legal council.**

**Ms. Lombardo seconded the motion.**

**Motion carried, 6-1-0.**

**Nay- Mr. McDowell**

**Yay- Ms. Colangelo, Mr. Johnson, Dr. Beauchene, Mr. Fountain, Mr. Diachenko**

**d. Budget Discussion & Vote**

Ms. Colangelo said they will post the budget proposal for the Public so they can get feedback via email at [bog@blackpointbeachclub.com](mailto:bog@blackpointbeachclub.com); the budget will be discussed and adopted at the May Board of Governors meeting. She asked Mr. LeMieux and Mr. Capozza to present the draft budget they prepared (attached.)

Dan LeMieux of 36 Whitecap detailed how he assisted with a draft budget after the departure of the previous Treasurer. He worked with Mr. Capozza and Mr. Moffett, who was extremely helpful in this process, as were some Board members. Mr. LeMieux shared the following:

- In light of the current economic conditions brought on by covid-19 they tried their best to keep the mill rate the same or lower than last year.
- He used two years of prior actual and the current year expenses through March as a guide.
- Jim Moffett knew a lot of information for the individual line items and that was extremely helpful.
- We've assumed that the beaches will be open and that the rec program will start ontime.
- We have slightly increased security at the suggestion of Mr. Moffett.
- There have been no adjustments for the possible tax deferment.
- The total budget is \$270,101; that has created a mill rate of 1.42 which is less than last year's 1.48.
- The Zoning and rec programs are consistent.
- You have a contingency fund (emergency) balance of \$25,000.
- In terms of contractual services the \$7,000 for the rec program may seem high but it includes many of the fees and expenses for the Fair.
- The rec program is scheduled to break even.
- All the other contractual services are consistent with prior years.
- Operation figures are also consistent with prior years.
- In terms of capital expenditures we've allotted \$15,000 which is a guesstimate and up to the Board to decide; the items they included were resealing the Whitecap parking lot, replacement of the swim raft, the installation of the Nehantic railing, and the remaining \$1,000 for miscellaneous.
- The reserve funds for capital improvement is \$13,500; in prior years it was around \$8,000 but all three of them thought this figure was extremely low.

- Personnel services were pretty consistent with last year with the exception of the rec personnel addition of counselors for a full day Friday program.

Mr. Moffett said he had nothing to add.

Mr. Capozza noted Mr. LeMieux did a great job explaining the budget.

Mr. Diachenko asked what the mill rate was for FY 17-18 explaining that a resident asked why the tax rate went down \$22,000 the following year. Mr. Lombardo said the mill rate that year was 1.6 and Mr. LeMieux added there was also a fund surplus of \$43,000.

Mr. Lombardo said he likes the budget but wants to make it clear that in terms of the capital expenditures, we aren't committed as a Board to making those expenditures. He also pointed out that there was \$30,000 in that column the previous year.

Mr. Diachenko said he wanted to reiterate that the increase in the rec budget is to cover additional counselors, full day Friday programming, as well as wage increases mandated by the State. He said they have also prepared an alternate budget in case there is a decrease in enrollment due to covid-19.

Ms. Colangelo wondered about adding \$5,000 to the long term improvement plan this year given economic conditions due to covid-19 as well as the data that will be put together over this year by the subcommittee they created for that purpose.

Mr. Diachenko thinks people will be comfortable seeing that the tax rate is decreasing.

#### **MOTION (12)**

**Dr. Beauchene moved to propose the FY 20-21 budget as presented.**

**Mr. Johnson seconded the motion.**

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

Ms. Colangelo thanked Mr. LeMieux, Mr. Capozza and Mr. Moffett for all of their efforts.

#### **VIII. Further Public Comments and Board Response**

1. Cindi Trocki of 22 Blue Heron Road said she wanted to say thank you to everyone for their time and efforts on both the budget as well as various community needs. She hopes that all of us take covid-19 seriously and do our best to protect ourselves, our families and community.

Ms. Trocki thanked Ms. Colangelo and Ms. Stevens for helping her understand the teleconference and why it's permissible. She also thanked Mr. Lombardo for addressing the charter and bylaws, noting she is doing her best to understand them; she is happy that Mr. Lombardo's health has improved and that he is able to help the membership.

Ms. Trocki said she also questions the security issues discussed this evening and mentioned the New England Police Academy Association; since they provide a service as part of their boot camp training this might be something the Association can look into.

2. Bob Gunther of 17 Bellaire asked about the clubhouse cleanup held during previous years and if there is one scheduled where they can stand 6 feet apart.
3. Dominic Reis of 21 Seaview asked about blight regulations noting he is not up to speed on it and is curious about enforcement due to the condition of several properties.
4. Dan LeMieux of 36 Whitecap said he wanted to thank the Board for all they do and said he would be disheartened to see the beaches and pier close. He said that people start policing themselves in terms of social distancing and that he would appreciate it if the Board considered keeping them open.

Ms. Colangelo said that communication to the entire Board can be sent to [bog@blackpointbeachclub.com](mailto:bog@blackpointbeachclub.com) so that it's part of the official record. She asked Mr. Moffett his thoughts on clubhouse cleanup and Mr. Moffett said he assumed this activity was included in the cancelling of events. Ms. Colangelo said it makes more sense to wait until social distance rules are loosened. She said in terms of blight issues they should contact Jim Ventress, the Zoning Enforcement Officer. She thanked the Board for all their work and Ms. Chapin and Ms. Stevens for their help with the technology.

#### **IX. Adjournment**

##### **MOTION (13)**

**Dr. Beauchene moved to adjourn the April 23rd, 2020 Black Point Beach Club Association Board of Governors meeting at 8:47 p.m.**

**Mr. Johnson seconded the motion.**

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

Respectfully Submitted,

Brooke Stevens, Recording Secretary

From: lyme1234@yahoo.com,  
To: bog@blackpointbeachclub.com,  
Subject: Amended Agenda April 23, 2020 Questions need answers  
Date: Wed, Apr 22, 2020 7:50 pm

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Hello - Hopefully this way to conduct meetings via Teleconference is only for this temporary situation till the virus passes. This use has been approved by the BOG but we need the attorney's or firm named representing the BPBCA for this way to communicate. I've asked last June 26, 2019 for an answer for same & along with the law firm representing the BPBCA.

Due to this under IV Public Comments - I am asking these comments I've written to be read aloud & written in the minutes please.

1. Under (old business) Has the new legal wording of amending voting been presented to the public for meeting held at 'any place' ? Why wasn't wording or has been update
2. BPBCA By-laws use FOI but is not very clear as to number of members which constitutes a quorum. What is the number for a quorum ?
3. It clearly states 'at any meeting of the members provided that he or she is actually present at the meeting. Proxies, powers of attorney & other designations of voting power are expressly prohibited' ? Has this law been discussed & changed before any vote taken by the BOG & the BPBCA members ? Updated ?
4. How does under new business, report re -Council of Beaches - get not to be presented under reports on agenda ? Is this going to be on future agendas ?
5. How are procedures of annual meeting going to be written as for possible budget for coming year. This meeting ?

Would appreciate answers to be provided @ Thurs. meeting April 23, 2020.

Sincerely,

Barbara Johnston  
35 Sea Crest Ave.

**From:** cmaries70@yahoo.com,  
**To:** bog@blackpointbeachclub.com,  
**Subject:** Fwd: BPBCA APRIL 23,2020 Reg meeting MUST HAVE a location. please read through  
**Date:** Wed, Apr 22, 2020 7:36 pm

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Second copy because of Capitalization of BOG on the first one. The changes to the email address, doesn't give me great confidence the BPBCA BOG will receive this before the meeting. Please knowledge of receipt of this email, please.

**From:** Cindy Trocki <cmaries70@yahoo.com>  
**Date:** April 22, 2020 at 6:28:49 PM EDT  
**To:** BOG@blackpointbeachclub.com  
**Subject:** BPBCA APRIL 23,2020 Reg meeting MUST HAVE a location. please read through

Dear BPBCA BOG,

Please read this at the meeting out loud and record it as minutes to the meeting. Telephone Meetings and Voting Under the Freedom of Information Act

By: Kristin Sullivan, Chief Analyst

December 20, 2017 | 2017-R-0340

Indicate whether the Freedom of Information Act (FOIA) allows members of a municipal board or commission to participate in and vote at public meetings by telephone.

The Office of Legislative Research is not authorized to give legal opinions and this report should not be considered one.

Telephone Meetings

FOIA requires public agencies, including municipal boards and commissions, to conduct open meetings, unless the topic for discussion meets the conditions for holding an executive session. (For more information on executive sessions, see OLR Report 2010-R-0130.)

While FOIA does not explicitly authorize telephone meetings, it does authorize public agencies to conduct meetings using electronic equipment. Specifically, FOIA defines "meeting" as "a hearing or other proceeding of a public agency, any convening or assembly of a quorum of a multimember public agency, and any communication by or to a quorum of a multimember public agency, whether in person or by means of electronic equipment, to discuss or act upon a matter over which the public agency has supervision, control, jurisdiction, or advisory power" (CGS § 1-200 (2), emphasis added).

[www.cga.ct.gov/olr](http://www.cga.ct.gov/olr) Connecticut General Assembly [OLRequest@cga.ct.gov](mailto:OLRequest@cga.ct.gov) Office of Legislative Research

Stephanie A. D'Ambrose, Director

(860) 240-8400 Room 5300 Legislative Office Building

In its only advisory opinion on the subject, the Freedom of Information Commission (FOIC) advised that public agencies conducting business over the phone must comply with FOIA's open meeting requirements. According to FOIC, agencies must make sure that the public has "access to the entire proceedings taking place during the course of a meeting."

Specifically, the commission advised that, at minimum:

***1. the facility where the greatest number of participating agency members are located must accommodate members of the public who want to attend the meeting;***

2. people attending the meeting, including members of the public, must be able to see and inspect copies of any physical or demonstrable materials presented or used; and

3. all those attending the meeting, at whatever location, must be able to hear and identify adequately all participants in the proceedings, including individual remarks and votes (Advisory Opinion 41, 1980).

Thus, telephone meetings and voting appear permissible under FOIA. KS:cmg

Sincerely, at

Cindy Trocki

22 Blue Heron Road

508-561-8761

Sent from my iPhone

**BOG Secretary Log**

Date:	To:	From:	Subject:	Action:
1/22/20	Brooke Stevens/Rec Sec	Jim Ventras	Revised Zoning Permit	Posted on website
2/4/20	Brooke Stevens/Rec Sec & ATC	Jim Allen	Zoning Meeting Schedule	Filed in Town Clerk's office & Posted on website & at Clubhouse
3/7/20	Brooke Stevens/Rec Sec	Erika P&R	P&R Volunteer & Counselor Applications	Posted on website
3/11/20	Jim Fox	Brooke Stevens/Rec Secretary	email of interest RE Zoning Alternates	Forwarded to Jim Fox
3/20/20	Brooke Stevens/Rec Sec	Colleen Chapin	ZBA Hearing Notice & Info	Posted on website & filed in Clerk's office
4/2/20	Brooke Stevens/Rec Sec	Colleen Chapin	ZBA Minutes & Recording	Posted on website; filed minutes in Clerk's office
4/4/20	Brooke Stevens/Rec Sec	Kay Parulis	Women's Club Meeting Dates	Posted on website & facebook
4/5/20	Brooke Stevens/Rec Sec	Colleen Chapin	ZBA Minutes & Recording	Posted on website; filed minutes in Clerk's office
4/10/20	Brooke Stevens/Rec Sec	Jim Allen	Revised Zoning Meeting Schedule	Posted on website & filed in Clerk's office
4/21/20	Jim Fox	Brooke Stevens/Rec Secretary	email of interest RE Zoning Alternates	Forwarded to Jim Fox

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 4/21/2020	Variance from budget	Estimated Year End 6/30	Act % Budget	Fcst Variance from budget
<b>INCOME</b>						
<b>Fees and Donations</b>						
Zoning Applications	\$10,000	\$9,195	-\$805	\$10,000	92%	0
Rec Program	\$25,650	\$26,178	\$528	\$26,178	102%	528
<b>Total Fees and Dona</b>	<b>\$35,650</b>	<b>\$35,373</b>	<b>-\$277</b>	<b>\$36,178</b>	<b>99%</b>	<b>\$528</b>
<b>Grand List Taxes</b>						
Current Year Taxes	\$208,400	\$207,342	-\$1,058	\$208,400	99%	0
Liens & Interest	\$850	\$2,719	\$1,869	\$2,719	320%	1869
Prior Year Taxes	\$1,550	\$1,175	-\$376	\$1,175	76%	-375
<b>Total Grand List Tax</b>	<b>\$210,800</b>	<b>\$211,236</b>	<b>\$436</b>	<b>\$212,294</b>	<b>100%</b>	<b>\$1,494</b>
<b>Other Income</b>						
Club Use Fee	\$1,200	\$1,000	-\$200	\$1,000	83%	-200
Fund Surplus	\$25,000	\$0	-\$25,000	\$25,000	0%	0
Allocation from Fund Bal.		\$0	\$0			0
for Pier Costs	\$90,000	\$0	-\$90,000		0%	-90000
Special Assessment-F	\$606,800	\$601,874	-\$4,926	\$606,800	99%	0
Investment	\$400	\$1,356	\$956	\$1,476	339%	1076
Miscellaneous	\$100	\$27	-\$73	\$100	27%	0
ZBA Permits	\$450	\$1,350	\$900	\$1,350	300%	900
<b>Total Other Income</b>	<b>\$723,950</b>	<b>\$605,607</b>	<b>-\$118,343</b>	<b>\$635,726</b>	<b>84%</b>	<b>-\$88,224</b>
<b>TOTAL INCOME</b>	<b>\$970,400</b>	<b>\$852,216</b>	<b>-\$118,184</b>	<b>\$884,198</b>	<b>88%</b>	<b>-\$86,202</b>
<b>EXPENSES</b>						
<b>Contractual Services</b>						
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	\$18,099	-\$1,901	\$20,000	90%	0
Legal Fees	\$8,000	\$4,215	-\$3,785	\$8,000	53%	0
Payroll Services	\$1,750	\$1,511	-\$239	\$1,750	86%	0
Security Patrol	\$5,000	\$3,809	-\$1,191	\$5,000	76%	0
Recreation Program	\$6,300	\$5,976	-\$324	\$6,300	95%	0
<b>Total Contractual Se</b>	<b>\$47,650</b>	<b>\$40,856</b>	<b>-\$6,794</b>	<b>\$48,295</b>	<b>86%</b>	<b>\$645</b>
<b>Operations</b>						
Clubhouse	\$3,000	\$3,189	\$189	\$3,200	106%	200
Grounds Maintenance	\$4,000	\$2,291	-\$1,709	\$4,000	57%	0
Liens	\$100	\$10	-\$90	\$100	10%	0
Playground	\$4,000	\$1,087	-\$2,913	\$4,000	27%	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	\$5,043	-\$1,557	\$6,600	76%	0
Waterfront Maintenance	\$36,000	\$23,866	-\$12,134	\$36,000	66%	0
<b>Total Operations</b>	<b>\$61,200</b>	<b>\$39,260</b>	<b>-\$21,940</b>	<b>\$61,400</b>	<b>64%</b>	<b>\$200</b>
<b>Other Expenses</b>						
Black Pointer	\$3,500	\$3,706	\$206	\$3,706	106%	206
Capital Expenditures -	\$30,000	\$8,091	-\$21,909	\$19,431	27%	-10569
Contingency Fund	\$25,000	\$0	-\$25,000	\$25,000		0
Reserve Fund- LT Cap	\$8,500	\$0	-\$8,500	\$0	Note 1	-8500
Prelim. Pier Costs	\$90,000	\$0	-\$90,000	\$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
Miscellaneous	\$2,000	\$310	-\$1,690	\$2,000	15%	0
Website	\$800	\$540	-\$260	\$800	68%	0
ZB/ZBA	\$1,500	\$3,696	\$2,196	\$3,700	246%	2200
<b>Total Other Expense</b>	<b>\$777,250</b>	<b>\$681,987</b>	<b>-\$95,263</b>	<b>\$734,808</b>	<b>88%</b>	<b>-\$42,444</b>

**Personnel Services**

aac

4/21/2020

C:\Users\Alfredo\Documents\Black Point Beach Club Assoc\Financial Report\_Budget VS Actual as of April 21 2020.xls

Waterfront Supervisor	\$0	\$0	\$0	\$0		
Beach Patrol	\$6,000	\$5,953	-\$47	\$6,000	99%	0
Medicare	\$950	\$901	-\$49	\$950	95%	0
Recreation Personnel	\$19,350	\$14,541	-\$4,809	\$14,541	75%	-4809
Unemployment Comp	\$1,000	\$397	-\$603	\$1,000	40%	0
Association Manager	\$22,000	\$16,500	-\$5,500	\$22,000	75%	0
Secretary	\$7,000	\$5,304	-\$1,696	\$7,054	76%	54
Treasurer	\$7,000	\$7,001	\$1	\$8,750	100%	1750
Tax Collector	\$7,000	\$2,333	-\$4,667	\$9,333	33%	2333
Zoning Officer	\$14,000	\$10,500	-\$3,500	\$14,000	75%	0
Total Personnel Sen	\$84,300	\$63,429	-\$20,871	\$83,628	75%	-\$672
<b>TOTAL EXPENSES</b>	<b>\$970,400</b>	<b>\$825,532</b>	<b>-\$144,868</b>	<b>\$928,129</b>	<b>85%</b>	<b>-\$42,271</b>
<b>NET INCOME</b>	<b>\$0</b>	<b>\$26,684</b>	<b>\$26,684</b>	<b>-\$43,931</b>		<b>-\$43,931</b>

Note#1 Funds transferred to LT Capital Improvmt acct in Feb 2020-\$8500

Bank Balances as of statements dated :	3/31/2020	First spending	\$928,129
Checking and		to June 30	
Sweep:	132,637	spent to date	\$825,532
Long Term Savings:	103,974	Unspent budget expens	\$102,596
Total	236,611		

	3/31/2020
QB Cash balance (3/31/20):	\$236,611
Total checking/sweep	\$132,637
Unspent April-June fcst	\$102,596
Checking balance	\$30,041
Long Term Savings	\$103,974
Total projected Y/E cash	<u>\$134,015</u>

*** 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>

BLACK POINT BEACH CLUB ASSOCIATION  
TAX COLLECTOR REPORT  
4/21/2020

	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	\$207,342.34	\$1,535.17	Represents 4 outstanding accounts of the total 581 properties
SPECIAL ASSESSMENT	GL 2018 (DUE 7/1/19) \$606,873.84	\$601,873.84	\$5,000.00	Represents 6 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

## Association Manager's Report for March/April 2020

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### 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 Management activities.
- Participated in teleconferenced meetings.
- Video conference meeting with Dan L and Al Capozza, Rick D to discuss BP budget. Moved to Cheryl for final read-thru before Apr 23 meeting. (1½ hrs.)
- Worked with Jaxson Vibber and His team to discuss upcoming season and discuss removal/storage of our beach tackle and coordination with Mike Nebelung. Discovered we need new dead-weight brackets for swim rafts (approx. \$600)
- Checked Clubhouse every couple of afternoons and walk thru property.
- Placed order for propane from Spicer Gas at (860)859-9070.
- The gangplank on South Beach pier needs to be repaired. Mike is repairing for the week of 4/27.
- 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.
- Member notified me that a tree branch fell in the road at the end of Saltaire Ave. I contacted town Public Works to remove. (Gone by end of the day)



- Took out and then brought back in the garbage barrels on Sundays periodically and then back on Mondays for pickup and to put away.

- Spoke to Mike Neebs about harvesting sand. He's very flexible and will go at my direction. I will ask for a new date at the Apr 23rd BOG Meeting.
- Met again with Will, Mike and Jaxon Vibber at top of Billow to discuss needs with geese line, rafts, etc. and to make sure we are on the same page and flexible for date for installing beach equipment.
- Left message with Jason at Wilcox Trees to go ahead with tree service work at Whitecap Parking lot last week in April. He was low bid by a couple of hundred dollars.
- Closed down playground per Cheryl in March, placed caution tape and cones around playground.



- Contacted EZ DOCK in New Hampshire, spoke to Keith Wilson, to purchase dead-weight steel brackets for swim rafts and backup. Asked AI to issue a check to purchase the pieces of equipment. These are brackets for the swim rafts that failed at the end of last season. I am also requesting a spare pair.



- Signed off on it to expedite - ok w/Cheryl.
- Dropped off our Honda Power Washer for tuneup at Advanced Power on 4/21.
- Materials ready time go for GaGa Pit to be set up adjacent to ShuffleBoard Court/Sheds.



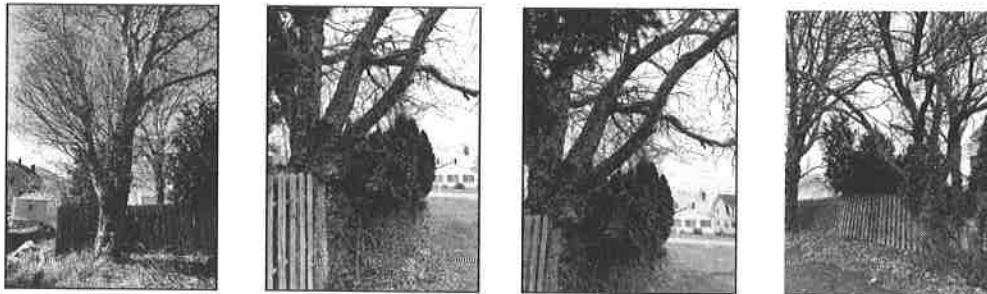
- Met with Joe Bragaw, Public Works Director re: possible hazards in BP.
- Followed up with Jim Ventres re: Osprey ROW and confirmed construction debris at top of Sea Spray was removed in March.
- Opened Clubhouse and turned on water in March.
- Will contacted Pete Powers and he repaired the ceiling in the Clubhouse.

## To Be Done

- Setup schedule for tick spraying.
- 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.
- Floor to go in early May 2020 as we have to let the Clubhouse warm up a bit.
- 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
- Ask Jamco how much for LED fixtures on BB courts and rotate middle one - and \$ quote for restore motion sensors in bathrooms.
- Spoke to Joe Bragaw, EL Public Works Director, re: the two highway items; Old Black Point Rd roadway repair and the East Shore Drive/Brightwater Ave Pump House, getting prices and then make a decision to go forward - that may have changed now.
- Replace sign at entrance to top of Billow Road and Cahill Way - Will install soon.
- Contacted Jamco, electrician, asked for an estimate to repair motion detectors for lights in bathrooms. And to convert LED's for basketball courts' lights.
- Called Jason at Wilcox Trees and is low bid to service trees at Whitecap Lot.



**\$1,600 to take down both trees. What about the third tree on the other side?**



- There are two additional trees in the lot that should be pruned.
- I would like to attend Council of Beaches meetings.

## -Important dates:

- April 1st - Clubhouse open for 2020.
  - May 1st - Tennis Courts and Kayak Racks opening.
  - May 1st - Clubhouse floor will be done.
  - Beach sand to be harvested back in place by Neebelung at Main Beach.
- ~~April 1st~~ for South & Sea Breeze. (NEED NEW DATE? June 1st? How about dates for Kayak Racks?)

**Submitted by: Jim Moffett, Beach Manager**

## **BLACK POINT BEACH CLUB**

### **GUIDE TO PROPERTY MAINTENANCE**

This Guide to Property Maintenance sets forth suggested minimum standards so that property and homeowners belonging to the Black Point Beach Club Association (BPBCA) clearly know what basic maintenance is expected of them as good neighbors. The Guide additionally attempts to provide assurance to all residents that their neighbors will adhere to these same suggested minimum standards. In general, the exteriors of all properties in the BPBCA should be structurally sound, and free of nuisances, unsanitary conditions, and hazards, to ensure the safety of occupants, pedestrians, and others, and to help protect property values in our community. It is the property owner's duty and responsibility to comply with these suggested standard property maintenance measures. For additional information please consult the East Lyme Blight Ordinance and the Black Point Beach Club Associations Zoning Regulations as amended and/or contact the BPBCA Zoning Enforcement Officer.

#### **PROPERTY MAINTENANCE CHECKLIST:**

**Refuse.** Properties should be free of garbage, broken glass, broken and unused items, and other debris.

**Junk, Inoperable, or Unlicensed Vehicles & Debris.** Properties must be free of junk, inoperable, or unlicensed vehicles, boats, campers, and trailers. Lots and yards shall be kept free from trash, rubbish, unstacked firewood, unstacked building materials or other items which are considered unsightly.

**General Maintenance.** The exterior walls, foundation walls, piers, roofing, porches, trim, doors, and window casings of every structure, accessory building(s), and fence should be structurally sound and where appropriate kept painted and/or coated to prevent decay. Exteriors should be free of broken or unusable windows, crumbling stone or brick, peeling paint, or other conditions that reflect deterioration.

**Landscaping, Natural Growth and Weeds.** Properties should be maintained, with lawns, hedges, and bushes kept from becoming overgrown or decayed. Grass and weeds should not exceed a height of 6 inches. Dead trees and limbs or other natural growth that is rotting should be removed. All trees and bushes along property streets lines should be trimmed back to provide a clear height of 10 feet above the ground surface and 12 feet above the surface of the street. No hedge or other shrubbery shall be permitted to be higher than 42 inches measured from the level of the street pavement with ten feet of an intersection of streets, including intersections of streets and Association rights-of-ways, measured from the beginning of the street pavement at the intersection.

**Yard Waste.** Yard waste should be disposed of properly. If yard waste is composted, it must be maintained properly, and kept in the rear yard; so as to not create a nuisance for adjacent properties. Dumping of grass and weed clippings, tree limbs, or other debris on BPBCA property is strictly prohibited

**Free from Infestation.** All areas of properties should be maintained to prevent infestation from rodents, insects, and other animals.

**Pets.** Dogs must be secured on the property of the owner, either by way of leash, fence, or contained inside the home. Dogs are not allowed on the BPBCA beaches at any time. Dogs are also not allowed to run loose while on walks; they should be tethered on a leash no longer than 6 feet. Pet owners must immediately pick up after their pets on walks and in BPBCA areas and also routinely take care to keep their property clean of pet waste.

## **EAST LYME BLIGHT ORDINANCE – SECTIONS PERTAINING TO SINGLE FAMILY HOMES**

- Persistent household garbage or trash on the property;
- Abandoned or unused objects such as automobiles, boats and recreation vehicles which are inoperable or unregistered or in an obvious state of disrepair;
- Shrubs, hedges, grass, plants, weeds or any other vegetation that have been left to grow in an unkempt manner that are covering or blocking means of egress or access to any building or that are blocking, interfering with, or otherwise obstructing any sightline, road sign or emergency access to or at the property, when viewed from any property line.
- The overall condition of the property structure and/or grounds causes an unreasonable impact on the value of neighboring properties; and
- Vacant buildings or structure left unsecured or unguarded against unauthorized entry.

## **KEY BLACK POINT BEACH CLUB ASSOCIATION ZONING REGULATIONS PERTAINING TO BLIGHT, UNREGISTERED VEHICLES AND VESSELS, PODS, DUMPTSTERS, & ULTILY TRAILERS**

(The full set of regulations can be found on the BPBCA web page)

**All boats, boat trailers, camping trailers, or utility trailers** shall be licensed and registered as required by Connecticut State law. Any of the above items that are unregistered according to state law shall be considered junk under these regulations and prohibited from storage in any area of the Black Point Beach Club Association

**Street corner hedges** - For the purposes of this section, no wall, fence or other structure and no hedge or other shrubbery shall be permitted to be higher than 42 inches measured from the level of the street pavement with ten feet of an intersection of streets, including intersections of streets and Association rights-of-ways, measured from the beginning of the street pavement at the intersection.

### **Portable storage units (PODS), dumpsters, & construction trailers**

No person shall place a portable storage unit (PODS), dumpster, or construction trailer on private property without first obtaining a zoning permit from the Black Point Beach Club Association Zoning Enforcement Officer. There is no fee for the permit. Application can be combined with the application of any zoning permit.

Only one of each - being one portable storage unit, one dumpster, one construction trailer is permitted on the property at one time.

The portable storage container, dumpster, and / or construction trailer has to be located at least five (5) feet from any property line. Location(s) is to be designated on a site plan by the applicant. Location shall not obscure any view which may cause danger to vehicular or pedestrian traffic on a public street or an Association right-of-way.

The use of the portable storage container, dumpster, and or construction trailer is temporary and a permit shall be issued for a period of one (1) year or until the project is complete if shorter than one year. The owner may apply for an extension if an unusual hardship can be demonstrated.

Report to BOG from Mary Cahill, E. Lyme Council of Beaches Liason

April 21, 2020

The eight other beaches are giving careful thought to the issues of closing the beaches and planning for upcoming spring annual meetings, but are still in flux given today's uncharted circumstances.

At the present time, the majority of beaches remain open. However, Council representatives note that their beach openings will include monitoring as well as necessary restrictions, depending on activities observed. Some associations will look to town, state, and federal guidelines, as well as to what other beach associations are doing, to assist in the reasoning for opening/closing their beaches. Recreational and athletic facilities have been closed at a couple of the associations.

<b>Black Point Beach Assoc. Proposed Budget FY 2020-2021</b>				
Grand list date		10/1/2017	10/1/2018	10/1/2019
Grand List\$		140,800,000	141,133,450	142,219,450
Mill Rate		1.39	1.48	1.42
	<b>FY17-18</b>	<b>FY18-19</b>	<b>FY 19-20</b>	<b>FY 20-21</b>
	<b>Actual</b>	<b>Actual</b>	<b>Act to Mar/ Fct</b>	<b>Project Budget</b>
<b>INCOME</b>				
<b>Fees and Donations</b>				
Zoning Applications	7,165	10,430	10,000	10,000
Rec Program	20,570	20,955	26,178	27,000
<b>Total Fees and Donations</b>	<b>27,735</b>	<b>31,385</b>	<b>36,178</b>	<b>37,000</b>
<b>Grand List Taxes</b>				
Current Year Taxes	223,126	195,618	208,400	201,601
Liens & Interest	1,185	1,163	2,524	1,000
Prior Year Taxes	466	409	1,175	1,200
<b>Total Grand List Taxes</b>	<b>224,777</b>	<b>197,190</b>	<b>212,099</b>	<b>203,801</b>
<b>Other Income</b>				
Club Use Fee	3,000	2,000	1,200	1,200
Fund Surplus		-	25,000	25,000
Investment [1]	435	683	1,400	1,400
Miscellaneous [2]	2,500	0	100	100
ZBA Permits	450	900	1,500	1,600

<b>Total Other Income</b>	<b>6,385</b>	<b>3,583</b>	<b>29,200</b>		<b>29,300</b>
<b>TOTAL INCOME (w/o Pier)</b>	<b>258,897</b>	<b>232,158</b>	<b>277,477</b>		<b>270,101</b>
<b>EXPENSES</b>					
<b>Contractual Services</b>					
Audit Fee	3,500	3,500	3,500		3,500
Grass Cutting	2,650	3,090	3,400		3,400
Computer Services			345		345
Insurance	16,447	18,571	20,000		20,000
Legal Fees	8,660	1,179	8,000		8,000
Payroll Services	1,640	1,860	1,750		1,750
Security Patrol	3,918	3,753	5,000		5,000
Recreation Program	1,116	635	6,626		7,000
<b>Total Contractual Services</b>	<b>37,932</b>	<b>32,589</b>	<b>48,621</b>		<b>48,995</b>
<b>Operations</b>					
Clubhouse	3,978	5,841	3,500		3,500
Grounds Maintenance	5,631	1,835	4,000		4,000
Liens	80	60	100		100
Playground	9,660	2,517	4,000		4,000
Supplies	2,487	4,920	2,000		2,000
Tennis Courts	6,646	7,588	5,500		5,500
Utilities	6,211	6,318	6,600		6,600
Waterfront Maintenance	25,898	37,059	36,000		36,000
<b>Total Operations</b>	<b>60,591</b>	<b>66,137</b>	<b>61,700</b>		<b>61,700</b>
<b>Other Expenses</b>					
Black Pointer	3,217	3,403	3,706		3,706

Capital Expenditures - Current Y	40,419	11,361	19,431		15,000
Contingency Fund		-	25,000		25,000
Reserve Fund- LT Capital Imp. [4]		-	-		13,500
Donations	150	150	150		150
East Lyme Taxes	4,862	5,160	5,318		5,500
Social Events	3,648	2,225	3,000		3,000
Miscellaneous	3,561	2,369	2,000		2,000
Website	225	653	800		800
ZB/ZBA	838	2,049	3,300		3,300
<b>Total Other Expenses</b>	<b>56,919</b>	<b>27,368</b>	<b>62,705</b>		<b>71,956</b>
<b>Personnel Services</b>					
Waterfront Supervisor	-	13,500	-		-
Beach Patrol	6,716	4,625	6,000		6,000
Medicare	759	923	950		950
Recreation Personnel	13,211	13,289	14,541		20,000
Unemployment Comp.		585	1,000		1,000
Association Manager	11,250	4,090	22,000		22,000
Secretary	7,002	7,000	7,054 [5]		7,500
Treasurer	7,000	9,238	8,458 [6]		7,500
Tax Collector	7,000	7,000	9,333		8,500
Zoning Officer	6,998	11,100	14,000		14,000
<b>Total Personnel Services</b>	<b>59,935</b>	<b>71,351</b>	<b>83,336</b>		<b>87,450</b>
<b>TOTAL EXPENSES (w/o Pier)</b>	<b>215,377</b>	<b>197,445</b>	<b>256,362</b>		<b>270,101</b>
<b>ADJUSTED NET INCOME</b>	<b>43,520</b>	<b>34,713</b>	<b>21,115</b>		<b>-</b>
Allocation from Fund Bal.					
for Pier Costs	90,000				
Special Assessment-Piers	606,800		606,800		

Prelim.Pier Costs	90,000					
Pier Costs	606,800		672,701			
Net Cost	-		(65,901)			
<b>NET INCOME</b>	<b>43,520</b>	<b>34,713</b>	<b>(44,787)</b>			
<b>Long Term Capital Improvement Fund</b>			<b>\$</b>			
Balance-7/1/19			95,145			
Current Year Transfer			8,500			
Estimated Current Yr interest earned			425			
Estimated Ending Balance-6/30/20			<u>104,070</u>			

[1] Cynthia Donovan:  
bank interest

[2] Cynthia Donovan:  
overpayment assc fees

[3] Cynthia Donovan:  
fixed asset purchases

[4] Cynthia Donovan:  
amt to be transferred to longterm savings

[5] Cynthia Donovan:  
Peggy Swickard temp

[6] [Threaded comment]

Your version of Excel allows you to read this threaded comment; however, any edits to it will get removed if the file is opened in a newer version of Excel. Learn more: <https://go.microsoft.com/fwlink/?linkid=870924>

Comment:

+ \$1458 (Carolyn higher salary)