

From: brosseaus@earthlink.net,
To: bog@blackpointbeachclub.com,
Subject: Use of Kayak Racks
Date: Wed, Jun 17, 2020 12:42 pm

Aloha,

My name is Sean Brosseau, I live at 4 Nehantic Drive.

I was talking with Jim Moffet, and he mentioned that in order to put my two kayaks on one of the racks with space left at the end of Sea Spray, I needed to obtain stickers for the kayaks.

How do I do that ?

Thanks for the help,

Sean Brosseau

808-222-8983

From: jpgp531@gmail.com,
To: bog@blackpointbeachclub.com,
Subject: Voting
Date: Wed, Jun 17, 2020 7:24 pm

It was enlightening to finally receive a hard copy of the challenges you are facing. Keep in mind not everyone has internet capability. As a voting alternative, has anyone considered voting by proxy? That way everyone who is a taxpayer would have the opportunity to vote. Thank you for any consideration.

George Parsons
Sea Breeze Ave.

From: cherycolangelo@gmail.com,
To: bog@blackpointbeachclub.com,
Subject: Fwd: Teleconferences held by BPBCA, Inc.
Date: Thu, Jun 18, 2020 6:38 pm

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

From: babara johnston <lyme1234@yahoo.com>
Date: Thu, Jun 18, 2020, 4:55 PM
Subject: Re: Teleconferences held by BPBCA, Inc.
To: Cheryl Colangelo <cherycolangelo@gmail.com>

I did know I couldn't make toll calls & didn't for with no reason to make them. I was to have a block for making any. It's landline & not a cell phone. What I'm asking about is that it appears to be an 'invitation' from people/groups to invite people to call the numbers on the 'invite' to listen to public meetings? Where does the public part get addressed by 'muting' & 'unmuting' by your control of phone.

Whom ever sets up these websites/invites should have known what this requires & it's way of using for the public meetings? I feel if it's an 'invite' than there s/b no costs unless I was informed of a cost. I really am saying I was totally mislead without being informed by the sponsor which in this case was BPBCA, Inc.

There are different programs to be used. One program is free but not to be used up to 100 users in that group is the way I understand. There is also a higher group that can consist of over 100 people. Somebody appears to have misread that it was free? Nothing is free in this world especially with phone/electronic connections. I've always been very, very careful about that.

A big error has taken place I feel. We should have been notified of a possible toll charge no matter what phone or cell is used! I see nothing on the agendas informing us.

On Thursday, June 18, 2020, 02:52:08 PM EDT, Cheryl Colangelo <cherycolangelo@gmail.com> wrote:

Hi Barbara,

The BOG meeting on Tuesday was a special meeting to discuss election procedure with legal counsel, no other business was discussed.

I do not know what happened with your phone call. I have not heard this concern from any other member. Could it be a glitch with your Frontier account?

Cheryl

On Thu, Jun 18, 2020, 2:01 PM babara johnston <lyme1234@yahoo.com> wrote:

Hi Cheryl -

After the BPBCA meeting with the BOG the other day, can you please let me know what the outcome is to be taken about my billing costs for the teleconferences. I do not find any place stated there is a toll fee Association to hear their meetings? Who is the person who is in charge of the set-up for such meetings? Set up appears to necessary first?

I would appreciate an answer very soon due to my billings from Frontier.

Thank you sincerely,

Barbara Johnston

35 Sea Crest Ave.

lyme1234@yahoo.com

From: whbourget@aol.com,
To: bog@blackpointbeachclub.com,
Subject: Message to Cheryl Colangelo : Black Point Parking after 6:00 PM
Date: Wed, Jun 24, 2020 12:12 pm

Attention: Cheryl Colangelo, Black Point Beach Club Association Board of Governors
Chair

Dear Mrs. Colangelo

As mentioned in the last monthly BOG meeting, we need to have a plan to address the illegal parking during hours not covered by our Beach Manager and staff. This is an ongoing safety issues on several accounts. While I am sure that Osprey Road/Waterside Lane are not the only areas facing this problem we have addressed the needs of this area in this email. Perhaps the ideas presented here could serve for other parts of the community as well.

Communication

Make sure we have clear "No Parking" signage at the right of way to the South Beach Fire Pier at the bottom of Osprey Road. This is both a fire safety issues as well as a personal safety issue.

Make sure we have clear signage for parking on Waterside Lane (Discuss Parking impediment of fire safety measures on this road.)

Continue to communicate parking expectations to members in our rules and regulations

Enforcement

Beach Patrol writes tickets for noncompliance during their hours

Police have an active presence on Osprey Road to help enforce safety and prevent trespassing during hours paid for by the association.

During other (NON BPBC paid) evening hours, police should have an understanding of what constitutes trespassing in the event a member calls with concerns about non members parked in these areas.

The Beach Manager can follow up the following day with non compliant members.

Thank you for your help with this problem.

Sincerely,

John Bourget

Wendy Honiss-Bourget

From: whbourget@aol.com,
To: bog@blackpointbeachclub.com,
Subject: Message to Will Fountain RE: Parking after 6:00 PM
Date: Wed, Jun 24, 2020 12:30 pm

Attention: Will Fountain, Black Point Beach Club Association Board of Governors

Dear Will,

As mentioned in the last monthly BOG meeting, we need to have a plan to address the illegal parking during hours not covered by our Beach Manager and staff. This is an ongoing safety issues on several accounts. While I am sure that Osprey Road/Waterside Lane are not the only areas facing this problem we have addressed the needs of this area in this email. Perhaps the ideas presented here could serve for other parts of the community as well.

Communication

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The Beach Manager can follow up the following day with non compliant members.

Thank you for your help with this problem.

Sincerely,

John Bourget

Wendy Honiss-Bourget

Sent from my iPad

To the Board of the Black Point Beach Club Association:
June 25, 2020

Topic: Osprey Road/Waterside Avenue Parking

It has been brought to our attention that the board is considering the subject of parking at its next meeting. We ask that the board consider the following issues as part of this discussion:

We have noticed an increase in parking at the Osprey Road right of way, both on the right and left sides on the grass at the entrance to south beach during the daylight hours, and more frequently after 6 pm when the south beach pier is used by fisherman. This illegal parking has escalated over the past few years.

Our proposed solution to this is signage with wording that clearly states that no parking is allowed at anytime in the right of way. An alternative would be a large, painted "no parking sign" on the asphalt with stripes etc. at the beach entrance.

There has also been an increase of parking on the right of way on Waterside road (both sides of the road). The vast majority of these cars do not display a Black Point Beach parking tag as required, nor do they park in the appropriate space. It is our understanding that any car parked along Waterside Road must display a Black Point Beach tag on its rear-view mirror, and should certainly park in the appropriate space to ensure ingress/egress to Waterside is not blocked. There have been many instances over the past few years where inappropriate parking has blocked our access to Waterside.

Our proposed solution is also place signage on the right side of the road clearly indicating that any car must display a beach tag. We also want to propose that consideration should be given that no parking is allowed on this road at any time. Recently there were four cars parked along this road making it impossible for any fire apparatus, first responders, city trash trucks, and utility vehicles to enter Waterside off of Osprey Road. These cars extended into Waterside road and turning between them and the utility pole on the corner would not be possible by a large fire truck. This road is the only access to the Buckley and Scott Bayne residences, as well as the back of the Weiss, Hewes, D'Agata and Liashek residences. A safety issue to be considered, on what is an already narrow road by design.

As interested and concerned owners we have at times questioned those owners who have parked in these areas to alert them of the parking rules. Unfortunately, without proper signage to provide direction, this has led to sometimes heated discussions of what the rules really are, who is right etc. Installing signs helps to eliminate this issue, as we can refer to it as reference if we are questioned.

The board, by approving these signs etc., and/or eliminating parking on the narrow Waterside Avenue, can do much to assist us in helping maintain the safety of our neighborhood.

Also, we are aware that the beach manager can be contacted before 6pm to address cars that violate all above, but who do we contact after 6PM (a common occurrence)? We assume that a call to the police department would be the answer as these cars are trespassing, can you confirm?

And finally, we are aware that the East Lyme police will be providing a patrol car on weekends starting this Friday for

security. We would ask that the board encourage them to come to the South beach pier, drive to the end of the right of way, and park so that we can thank them for their support in keeping our community safe!

Regards, Sofia & Scott Bayne
4 Waterside Avenue, BPBC

To the Board of the Black Point Beach Club Association:
June 24, 2020

Topic: Osprey Road/Waterside Avenue Parking

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security. We would ask that the board encourage them to come to the South beach pier, drive to the end of the right of way, and park so that we can thank them for their support in keeping our community safe!

Regards,
Ann and Peter Liashek
3 Waterside Road

To the Board of the Black Point Beach Club Association:

I am aware of the issues surrounding the parking at South Beach.

1. Illegal parking on left and right sides of the right of way at the entrance of South Beach Fire Pier both daytime and after 6 pm.
2. Increased parking on both sides of the Waterside Lane right of way with cars not displaying PB parking passes. This is against Black Point association rules and is a fire hazards for the homes on Waterside Lane and abutting properties.

I agree these issues need to be addressed. I would also like to address parking issues which involve my property, 86 East Shore, and the pump station at the corner of East Shore and Brightwater. People park on the mound in which the pump station is built on. During the season when parking is at a premium the mound gets full. Also, in the off-season non-BP residence will park on the mound. Sometimes when the mound is full people park on my property. Besides the owners of these vehicles trespassing on my property there are two situations that are dangerous and should be rectified.

1. The location these vehicles park on my property is between my garage and the pump station. That area in between is the only area in which a fire truck can access my property. This leaves my family and cottage at risk.
2. When vehicles park on the mound they block the visibility of the stop sign at the corner of East Shore and Bright Water. A complete lack of visibility occurs if a truck or SUV parks on the mound. Given the situation it is only a

matter of time when someone or some child gets hit by a car.

Clear "No Parking" and police ticketing violators would alleviate this problem. Please address this immediately as it effects the safety of our community.

Linda Casey
86 East Shore Dr.

To the Board of the Black Point Beach Club Association:
June 24, 2020

Topic: Osprey Road/Waterside Avenue Parking

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We have noticed an increase in parking at the Osprey Road right of way, both on the right and left sides on the grass at the entrance to south beach during the daylight hours, and more frequently after 6 pm when the south beach pier is used by fisherman. This illegal parking has escalated over the past few years.

Our proposed solution to this is signage with wording that clearly states that no parking is allowed at anytime in the right of way. An alternative would be a large, painted "no parking sign" on the asphalt with stripes etc. at the beach entrance.

There has also been an increase of parking on the right of way on Waterside road (both sides of the road). The vast majority of these cars do not display a Black Point Beach parking tag as required, nor do they park in the appropriate space. It is our understanding that any car parked along Waterside Road must display a Black Point Beach tag on its rear-view mirror, and should certainly park in the appropriate space to ensure ingress/egress to Waterside is not blocked. There have been many instances over the past few years where inappropriate parking has blocked our access to Waterside.

Our proposed solution is also place signage on the right side of the road clearly indicating that any car must display a beach tag. We also want to propose that consideration should be given that no parking is allowed on this road at any time. Recently there were four cars parked along this road making it impossible for any fire apparatus, first responders, city trash trucks, and utility vehicles to enter Waterside off of Osprey Road. These cars extended into Waterside road and turning between them and the utility pole on the corner would not be possible by a large fire truck. This road is the only access to the Buckley and Scott Bayne residences, as well as the back of the Weiss, Hewes, D'Agata and Liashek residences. A safety issue to be considered, on what is an already narrow road by design.

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The board, by approving these signs etc., and/or eliminating parking on the narrow Waterside Avenue, can do much to assist us in helping maintain the safety of our neighborhood.

Also, we are aware that the beach manager can be contacted before 6pm to address cars that violate all above, but who do we contact after 6PM (a common occurrence)? We assume that a call to the police department would be the answer as these cars are trespassing, can you confirm?

And finally, we are aware that the East Lyme police will be providing a patrol car on weekends starting this Friday for

security. We would ask that the board encourage them to come to the South beach pier, drive to the end of the right of way, and park so that we can thank them for their support in keeping our community safe!

Regards,

Sherrie and David Weiss
1 Blue Heron Ct

From: margiedagata@gmail.com,
To: bog@blackpointbeachclub.com,
Cc: rldfam1@aol.com, slbvmd@gmail.com,
Subject: For agenda 6/25 Parking at South Beach
Date: Wed, Jun 24, 2020 2:11 pm

To the Board of the Black Point Beach Club Association:
June 24, 2020

Topic: Osprey Road/Waterside Avenue Parking

It has been brought to our attention that the board is considering the subject of parking at its next meeting. We ask that the board consider the following issues as part of this discussion:

We have noticed an increase in parking at the Osprey Road right of way, both on the right and left sides on the grass at the entrance to south beach during the daylight hours, and more frequently after 6 pm when the south beach pier is used by fisherman. This illegal parking has escalated over the past few years.

Our proposed solution to this is signage with wording that clearly states that no parking is allowed at anytime in the right of way. An alternative would be a large, painted "no parking sign" on the asphalt with stripes etc. at the beach entrance.

There has also been an increase of parking on the right of way on Waterside road (both sides of the road). The vast majority of these cars do not display a Black Point Beach parking tag as required, nor do they park in the appropriate space. There have been many times that people have parked on our property alongside our own vehicles! It is our understanding that any car parked along Waterside Road must display a Black Point Beach tag on its rear-view mirror, and should certainly park in the appropriate space to ensure ingress/egress to Waterside is not blocked. There have been many instances over the past few years where inappropriate parking has blocked our access to Waterside and we have had to drive across our property onto Osprey Rd in order to get out.

Our proposed solution is also place signage on the right side of the road clearly indicating that any car must display a beach tag. We also want to propose that consideration should be given that NO PARKING is allowed on this road AT ANY TIME. When Waterside Lane was originally allowed as beach parking back many, many years ago, there was only one house at the end (now Buckley's). However, now there are 3 houses with driveway access to Waterside and the congestion caused by additional beach parking is unacceptable. Recently there were four cars parked along this road making it impossible for any fire apparatus, first responders, city trash trucks, and utility vehicles to enter Waterside off of Osprey Road. These cars extended into Waterside road and turning between them and the utility pole on the corner would not be possible by a large fire truck. This road is the only access to the Buckley and Scott Bayne residences, as well as the back of the Weiss, Hewes,

D'Agata and Liashek residences. A safety issue to be considered, on what is an already narrow road by design.

As interested and concerned owners we have at times questioned those owners who have parked in these areas to alert them of the parking rules. Unfortunately, without proper signage to provide direction, this has led to sometimes heated discussions of what the rules really are, who is right etc. Installing signs helps to eliminate this issue, as we can refer to it as reference if we are questioned.

The board, by approving these signs etc., and/or eliminating parking on the narrow Waterside Avenue, can do much to assist us in helping maintain the safety of our neighborhood.

Also, we are aware that the beach manager can be contacted before 6pm to address cars that violate all above, but who do we contact after 6PM (a common occurrence)? We assume that a call to the police department would be the answer as these cars are trespassing, can you confirm?

And finally, we are aware that the East Lyme police will be providing a patrol car on weekends starting this Friday for security. We would ask that the board encourage them to come to the South beach pier, drive to the end of the right of way, and park so that we can thank them for their support in keeping our community safe!

Sincerely,
Margie D'Agata and Nan Carmon

Sent from my iPad

From: Kimbuckley1@comcast.net,
To: bog@blackpointbeachclub.com,
Subject: Attention All Board Members - Topic: Osprey Road/Waterside Avenue Parking
Date: Wed, Jun 24, 2020 7:52 pm

To the Board of the Black Point Beach Club Association:

It has been brought to our attention that the board is considering the subject of parking at its next meeting. We ask that the board consider the following issues as part of this discussion:

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Regards,

Kim and Thomas Buckley

From: pmerc1@aol.com,

To: BOG@blackpointbeachclub.com,

Subject: South Beach issues

Date: Thu, Jun 25, 2020 10:26 am

Attachments: OspreyRd Waterside Avenue Parking.pdf (622K)

Dear Board Members Enclosed find an attached letter that hopefully helps solve the issues around right of way and parking at South Beach. No job is easy when there are multiple viewpoints but hopefully this will help. Thanks Peter and Sandy Mercurio 3 Osprey Rd.

To the Board of the Black Point Beach Club Association:
June 24, 2020

Topic: Osprey Road/Waterside Avenue Parking

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Regards,

Peter and Sandy Mercurio
3 Osprey Rd

To the Board of the Black Point Beach Club Association:
June 24, 2020

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Regards, William & Patricia Bayne Jr.

A handwritten signature in cursive script, appearing to read "Bill & Pat Bayne", followed by a horizontal line.

From: pljr@msn.com,

To: bog@blackpointbeachclub.com,

Subject: Black Point Parking Letter

Date: Wed, Jun 24, 2020 9:05 pm

Attachments: BP Parking BOG letter.docx (16K)

To Members of the board:

Please read the attached letter describing some issues that require your input and resolution. It is our desire that these can be discussed at the public comments section at This Thursday's BOG meeting.

Regards,

Ann and Peter Liashek

3 Waterside Road

To the Board of the Black Point Beach Club Association:
June 24, 2020

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It has been brought to our attention that the board is considering the subject of parking at its next meeting. We ask that the board consider the following issues as part of this discussion:

We have noticed an increase in parking at the Osprey Road right of way, both on the right and left sides on the grass at the entrance to south beach during the daylight hours, and more frequently after 6 pm when the south beach pier is used by fisherman. This illegal parking has escalated over the past few years.

Our proposed solution to this is signage with wording that clearly states that no parking is allowed at anytime in the right of way. An alternative would be a large, painted "no parking sign" on the asphalt with stripes etc. at the beach entrance.

There has also been an increase of parking on the right of way on Waterside road (both sides of the road). The vast majority of these cars do not display a Black Point Beach parking tag as required, nor do they park in the appropriate space. It is our understanding that any car parked along Waterside Road must display a Black Point Beach tag on its rear-view mirror, and should certainly park in the appropriate space to ensure ingress/egress to Waterside is not blocked. There have been many instances over the past few years where inappropriate parking has blocked our access to Waterside.

Our proposed solution is also place signage on the right side of the road clearly indicating that any car must display a beach tag. We also want to propose that consideration should be given that no parking is allowed on this road at any time. Recently there were four cars parked along this road making it impossible for any fire apparatus, first responders, city trash trucks, and utility vehicles to enter Waterside off of Osprey Road. These cars extended into Waterside road and turning between them and the utility pole on the corner would not be possible by a large fire truck. This road is the only access to the Buckley and Scott Bayne residences, as well as the back of the Weiss, Hewes, D'Agata and Liashek residences. A safety issue to be considered, on what is an already narrow road by design.

As interested and concerned owners we have at times questioned those owners who have parked in these areas to alert them of the parking rules. Unfortunately, without proper signage to provide direction, this has led to sometimes heated discussions of what the rules really are, who is right etc. Installing signs helps to eliminate this issue, as we can refer to it as reference if we are questioned.

The board, by approving these signs etc., and/or eliminating parking on the narrow Waterside Avenue, can do much to assist us in helping maintain the safety of our neighborhood.

Also, we are aware that the beach manager can be contacted before 6pm to address cars that violate all above, but who do we contact after 6PM (a common occurrence)? We assume that a call to the police department would be the answer as these cars are trespassing, can you confirm?

And finally, we are aware that the East Lyme police will be providing a patrol car on weekends starting this Friday for

security. We would ask that the board encourage them to come to the South beach pier, drive to the end of the right of way, and park so that we can thank them for their support in keeping our community safe!

Regards,

From: efmjoyce@gmail.com,
To: bog@blackpointbeachclub.com,
Subject: Fwd: Tennis@BP
Date: Thu, Jun 25, 2020 9:40 am

Please see below some more information re Joseph Keizer regarding possible tennis programs at BP.

Best regards Elise Joyce

Sent from my iPhone

Begin forwarded message:

From: joseph keizer <josephkeizer@gmail.com>
Date: June 25, 2020 at 9:34:53 AM EDT
To: "efmjoyce@gmail.com" <efmjoyce@gmail.com>
Subject: Tennis@BP

My name is Joseph Keizer

I've been coaching tennis professionally for 15 years, I've taught students at all levels from beginner to established veterans .

In recent years I've been working mostly coaching USTA women's teams / leagues as well as coordinating junior tennis

(ROGY) high performance Programs.

I've worked at a variety of tennis clubs ranging from country club's and indoor facilities / summer camps .

While I still teach private lessons, I also excel at teaching groups and organizing clinics that are both great workouts but impart a great deal of doubles tactics and strategies to students.

I consider myself a real pro's pro bringing a great deal of wealth and knowledge/ enthusiasm to my classes.

Certified in many racquet sports including Squash/ pickle ball .

Best

From: efmjoyce@icloud.com,
To: bog@blackpointbeachclub.com,
Subject: Tennis clinics with tennis pro from Westchester, NYC
Date: Wed, Jun 24, 2020 10:51 pm

Dear Governors,

I am a club member at 10 Sea Spray Ave in Black Point. I have been very active in participating in ladies round robins at our clay courts for years. I play on tennis teams in Naples, Florida and Bethesda and Potomac, MD.

We have an opportunity to have Joe Kaiser, a tennis pro from one of the John McEnroe tennis training centers in Westchester offer our membership tennis lessons and clinics during the first two weeks of July this summer and possibly longer. Joe is also a certified pickle ball instructor.

Joe is a very close friend of Karim Balagh, the head pro at OBP and will be staying there for the month of July.

I am reaching out to try to arrange group lessons for our children who would be interested and to our ladies for clinics. There appears to be a strong interest in setting this up with two ladies groups and for the children especially with no Club program this summer.

I am happy to help facilitate this with the blessing of the board.

Most sincerely,

Elise Joyce

10 Sea Spray Ave

301-717-3249

Sent from my iPhone

Black Point Beach Club Association
Financial Report 2019-2020
Actual to 6/25/2020

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 6/25/2020	Variance from budget	Estimated Year End 6/30	Act % Budget @6/25/2020	Y/E Est Variance from budget
INCOME						
Fees and Donations						
Zoning Applications	\$10,000	\$11,340	\$1,340	\$11,340	113%	1340
Rec Program	\$25,650	\$26,178	\$528	\$26,178	102%	528
Total Fees and Donations	\$35,650	\$37,518	\$1,868	\$37,518	105%	\$1,868
Grand List Taxes						
Current Year Taxes	\$208,400	\$207,769	-\$631	\$208,400	100%	0
Liens & Interest	\$850	\$3,539	\$2,689	\$3,539	416%	2689
Prior Year Taxes	\$1,550	\$1,175	-\$375	\$1,175	76%	-375
Total Grand List Taxes	\$210,800	\$212,483	\$1,683	\$213,114	101%	\$2,314
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.			\$0			0
Investment	\$400	\$1,426	\$1,026	\$1,456	357%	1056
Miscellaneous	\$100	\$27	-\$73	\$100	27%	0
ZBA Permits	\$450	\$1,350	\$900	\$1,350	300%	900
Total Other Income	\$27,150	\$3,003	-\$24,147	\$2,906	11%	-\$24,244
TOTAL INCOME-w/o pier	\$273,600	\$253,004	-\$20,596	\$253,538	92%	-\$20,062
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	\$18,130	91%	-1870
Legal Fees	\$8,000	\$4,215	-\$3,785	\$6,000	53%	-2000
Payroll Services	\$1,750	\$1,979	\$229	\$1,979	113%	229
Security Patrol	\$5,000	\$3,809	-\$1,191	\$3,809	76%	-1191
Recreation Program	\$6,300	\$5,976	-\$324	\$6,000	95%	-300
Total Contractual Services	\$47,650	\$41,355	-\$6,295	\$43,163	87%	-\$4,487
Operations						
Clubhouse	\$3,000	\$3,730	\$730	\$3,730	124%	730
Grounds Maintenance	\$4,000	\$4,095	\$95	\$4,484	102%	484
Liens	\$100	\$40	-\$60	\$100	40%	0
Playground	\$4,000	\$1,128	-\$2,872	\$2,000	28%	-2000
Supplies	\$2,000	\$2,092	\$92	\$2,092	105%	92
Tennis Courts	\$5,500	\$1,924	-\$3,576	\$2,000	35%	-3500
Utilities	\$6,600	\$6,123	-\$477	\$6,123	93%	-477
Waterfront Maintenance	\$36,000	\$32,002	-\$3,998	\$36,000	89%	0
Total Operations	\$61,200	\$51,134	-\$10,066	\$56,529	84%	-\$4,671
Other Expenses						
Black Pointer	\$3,500	\$3,706	\$206	\$3,706	106%	206
Capital Expenditures - Current	\$30,000	\$15,638	-\$14,362	\$15,731	52%	-14269
Contingency Fund	\$25,000	\$0	-\$25,000	\$0	0%	-25000
Reserve Fund- LT Capital Imp.	\$8,500	\$0	-\$8,500	\$0	0%	-8500
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	\$820	-\$1,180	\$2,000	41%	0
Website	\$800	\$605	-\$195	\$800	76%	0
ZB/ZBA	\$1,500	\$3,898	\$2,398	\$3,700	246%	2200
Total Other Expenses	\$80,450	\$31,855	-\$48,595	\$33,405	40%	-\$47,045
Personnel Services						
Waterfront Supervisor	\$0	\$0	\$0	\$0		0
Beach Patrol	\$6,000	\$8,566	\$2,566	\$8,566	143%	2566
Medicare	\$950	\$1,126	\$176	\$1,126	119%	176

aac

6/24/2020

C:\Users\Alfredo\Documents\Black Point Beach Club Assoc\June 2020 reports\Financial Report_Budget VS Actual as of 6-25-2020 with pier split.xls

Recreation Personnel	\$19,350	\$14,541	-\$4,809	\$14,541	75%	-4809
Unemployment Comp.	\$1,000	\$397	-\$603	\$397	40%	-603
Association Manager	\$22,000	\$22,000	\$0	\$22,000	100%	0
Secretary	\$7,000	\$7,054	\$54	\$8,000	101%	1000
Treasurer	\$7,000	\$8,751	\$1,751	\$8,751	125%	1751
Tax Collector	\$7,000	\$2,333	-\$4,667	\$9,333	33%	2333
Zoning Officer	\$14,000	\$14,000	\$0	\$14,000	100%	0
Total Personnel Services	\$84,300	\$78,768	-\$5,532	\$86,714	93%	\$2,414
TOTAL EXPENSES-w/o pier	\$273,600	\$203,111	-\$70,489	\$219,811	74%	-\$53,789
NET INCOME-w/o pier	\$0	\$49,893	\$49,893	\$33,727		\$33,727

Pier Summary:

Allocation from Fund Bal.

for Pier Costs	\$90,000		-\$90,000			
Special Assessment	\$606,800	\$604,117	-\$2,683	\$606,800	100%	\$0
Pier costs-prelim	\$90,000		-\$90,000			
Pier Costs	\$606,800	\$658,255	\$51,455	\$672,701	108%	\$65,901
Net Cost	\$0	-\$54,138	-\$54,138	-\$65,901		-\$65,901
NET INCOME-with pier	\$0	-\$4,245	-\$4,245	-\$32,174		-\$32,174

Long Term Capital Improvement Fund

Balance-7/1/19	\$ 95,145
Current Year Transfer	8,500
Estimated Current Yr interest earned	417
Estimated Ending Balance-6/30/20	<u>104,062</u>

Note 1

Funds transferred to LT Capital Improvmt acct in Feb 2020-\$8,500

Note 2

Capital Expenditures-FY19/20	\$
Bench	676
Bench installation	525
Docko (As built survey)	880
Future pier assessment	3700
Flooring	12000
Nehantic railing	850
Buoy decals	800
	<u>15731</u>

Bank Balances as of statements dated :	5/29/2020
Checking and	
Sweep:	114,163
Long Term Savings:	104,032
Total	<u>218,195</u>

	5/31/2020
QB Cash balance-All Accts (5/31/20):	\$207,223
Total checking/sweep	\$103,161
Unspent -to June 30th fcst	\$31,144
Est Total checking/sweep-to June 30th	\$72,017
Est Long Term Savings-to June 30th	<u>\$104,062</u>
Est Total projected Y/E cash	<u>\$176,079</u>

<<<<<<	<	Fcst spding	\$892,512
	^	to June 30	
	^		
	^	spent to date	\$861,366
<<<<<<		Unspent budget expenses	<u>\$31,144</u>

From: acapozzajr@aol.com,

To: slbvmd@sbcglobal.net, cherylcolangelo@gmail.com, RLDfAm1@aol.com,
BOG@blackpointbeachclub.com, tradewinds3@SBCGlobal.net, William.mcdowell@snet.net,
mrwill34@gmail.com,

Cc: acapozzajr@aol.com,

Subject: Selection of a new accounting(CPA)firm

Date: Wed, Jun 24, 2020 2:06 pm

Attachments: Search for Accounting Firm.docx (16K)

After giving the Treasurer's report tomorrow at the BOG meeting, Cheryl asked me to present the following item referenced above:

Here's some background:

The accounting firm of CohnReznick has provided annual accounting and financial reporting expertise to assist Black Point in the presentation of their financial statements as requested by the Association. They advised us they were terminating their annual engagement, effective with the past fiscal year that ended 6/30/19.

The work done by CohnReznick is called a compilation engagement and the work product yields an "Independent Accountant's Compilation Report", which includes a signed cover letter, addressed to the BOG, and a set of financial statements which comprise the balance sheet and related statement of revenue, expenditures and changes in fund balances. Their efforts are the minimal amount of professional services that a CPA firm can provide.

I've provided more details on the attached document which includes two CPA firms that would perform this compilation engagement for the fiscal year ending 6/30/20.

Assuming the Board of Governors wishes to continue this practice with a CPA firm, you'll need to make a decision as to what firm should be hired.

Any questions, please contact me.

Thanks,

Al Capozza

Search for an Accounting Firm

Background:

The accounting firm of CohnReznick has provided annual accounting and financial reporting expertise to assist Black Point in the presentation of their financial statements as requested by the Association. They advised us they were terminating their annual engagement, effective with the past fiscal year that ended 6/30/19. According to the firm's contact person, John Lanza, it was a mutual decision based largely on the fee and ends a 40 year old relationship with Black Point.

The work done by CohnReznick is called a compilation engagement and the work product yields an "Independent Accountant's Compilation Report", which includes a signed cover letter, addressed to the BOG, and a set of financial statements which comprise the balance sheet and related statement of revenue, expenditures and changes in fund balances. Their efforts are the minimal amount of professional services that a CPA firm can provide. **The accounting firm does not audit or review the financial statements or perform any procedures to verify the accuracy or completeness of the information provided.**

I found two CPA firms that are interested in performing the same service.

1. Halloran & Associates – Groton, CT—Bid \$3,250 <https://hallorancpas.com/>
2. Garvey, Steele & Bancroft- Mystic ,CT-Bid \$3,500 <https://www.gsb-cpas.com/>

After talking to members of the two firms, although their bid came in higher, Garvey, Steele & Bancroft seems to rise above Halloran & Associates because of their knowledge of the compilation process, their list of government engagement clients and of their professional bid package. Halloran & Associates did reduce their original bid of \$3,500 to \$3,250 to show a token of good will and states that they have government clients too.

Both firms indicated they were taking a risk in bidding, because of the uncertainty that comes with a new client. Consequently, both firm bid is for only a one year engagement.

The budget amount under the title of "Audit" for the Fiscal Year 2020/21 is \$3,500.

Assuming the Board of Governors wishes to continue this practice with a CPA firm, they'll need to make a decision as to what firm should be hired.

Al Capozza

06/2020

BLACK POINT BEACH CLUB ASSOCIATION
TAX COLLECTOR REPORT
6/24/2020

	OPENING BALANCE TO BE COLLECTED	COLLECTED TO DATE	OUTSTANDING BALANCE DUE	NUMBER OF OUTSTANDING ACCOUNTS
REAL ESTATE TAXES	GL 2019 (DUE 7/1/2020) \$201,472.21	\$90,454.89	\$111,017.32	Represents 316 outstanding accounts of which 5 are partially paid of the total 581 properties
REAL ESTATE TAXES	GL 2018 (DUE 7/1/19) \$208,877.51	\$207,768.57	\$1,108.94	Represents 3 outstanding accounts of which 1 is partially paid of the total 581 properties
SPECIAL ASSESSMENT	GL 2018 (DUE 7/1/19) \$606,873.84	\$604,119.58	\$2,754.26	Represents 4 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

6/24/2020

Ruth Ames, CCMC

Association Manager's Report for June 2020

Completed

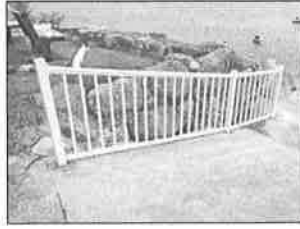
- Periodically picked up mail from the Post Office every couple of days and dropped off at Cheryl's house.
- Periodically met with Cheryl regarding beach management activities, BOG Meeting tasks and voting procedures and plans.
- Participated in multiple teleconferenced Special BOG meetings, Regular BOG meetings and working group meetings.
- Worked with Jaxson Vibber and his team to open up for the upcoming season and discussed our install/removal/storage of beach tackle.
- Checked Clubhouse every afternoon and daily walk through all our property.
- Periodically picked up debris off the beaches almost every day.
- Interviewed and hired our Beach Patrol staff for summer - I've been working with each staff member to ensure they're familiar with the rules they're asked to enforce. I ask them to diligently monitor and enforce all the rules and regulations of the Black Point Beach, as they pertain to the Beaches, Parking Areas, Boat Docks and Boat Ramps.
- Cut the hedges at Clubhouse and mulched the front yard.
- Monitor the weekly lawn mower service by Niantic Lawn to make sure all ROW's are cut and all BP properties are serviced.
- Worked with SLS Sprinklers to resolve issue with clay court sprinklers.
- Made copies and hole-punched the tax Grand List from Staples for use in the BOG Voting.
- Worked with BOG, Cheryl and the printer to develop signage for Covid Beach Rules.



- Installed new signs for Cahill Way & Osprey ROW.
- Work out weekly staff schedules and share with staff, also submit staff hours worked to Treasurer.
- Write up weekly Black Pointer Manager's Corner article.
- Spoke with member who had a large catamaran placed at Sea View Beach and Board asked me to have him to move it - he complied.
- Made copies of tennis reservation sheets and posted on new corkboard at clay courts.



Before



New rail at Nehantic ROW

- Installed new railing at Nehantic Row/Parking Lot.
- The gangplank on South Beach pier still needs to be permanently repaired by Mike and it is safe, but temporary. He has not charged us until we are satisfied.
- Picked up our Honda Power Washer from tuneup @ Advanced Power, now works great.
- Met with Jamco for installing motion sensors in bathrooms (\$130).
- Worked with my staff on repaving asphalt repair at Whitecap Parking Lot.
- Put our garbage barrels out every Sunday and bring back in on Mondays.
- Mike J and I painted buoys that are now installed at Main Beach.



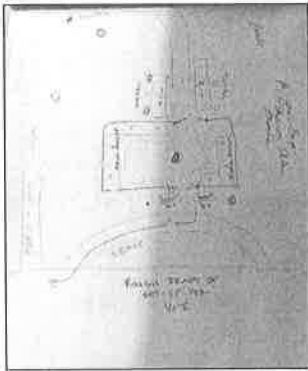
- Worked with Vibber (Aenghus), assisted with putting in Geese Lines.
- Pick up mail every couple of days and give to Cheryl.
- Open/Close clay tennis courts every day. Daily sweep, roll and groom the courts.
- Patrol beaches and ROW's every morning and use leafblower to clear sand, also pick up garbage, discarded plastics.



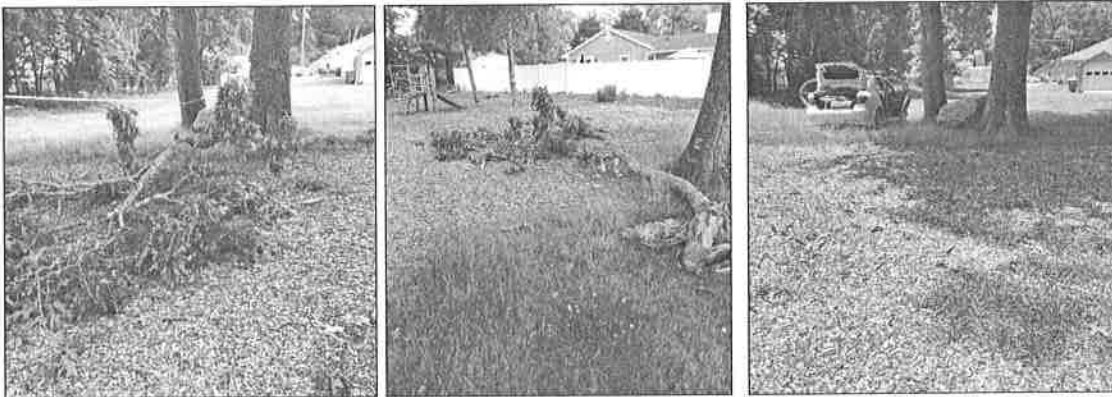
- Moved leftover cemented-in bike rack at Sea Breeze across the lot to the other side.
- As of June 22nd we have started daily beach rankings by Mike Nebelung.



- Beach Patrol staff helping with patching the asphalt at Whitecap lot.
- Repaired concrete patch to Nehantic & Sea Breeze piers. See above.

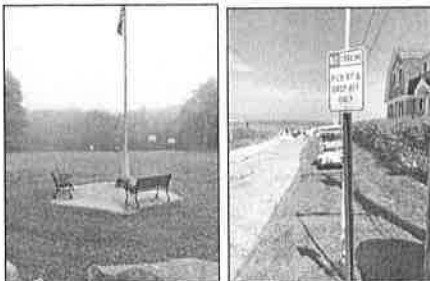


- Met a few times with Cheryl re: voting procedure/plan for Sat., June 27th.



On June 19th, I received a text from a member who reported hearing a loud crack/boom and noticed the branch had fell on the Playground. I appreciated the call and I investigated. Pictures above. Removed branch on June 21st with help of a friend.

- Met w/*Niantic Lawn & Caretaker*, about weed whacking and at Osprey ROW.



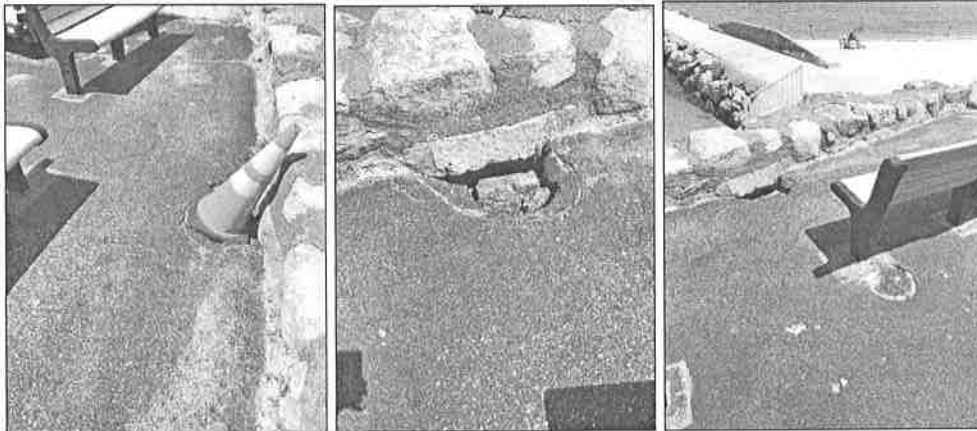
Picked up and installed new sign at Osprey ROW.

To Be Done

-Met w/Jason @ Wilcox Trees regarding fallen branches and the overhanging ones. Thinning out branches making it less hazardous. Bid of \$1,700.



-Ordered 4"x6" metal signs that say "Kayaks Only" to be picked and installed by June 29.



-Drainage cover is needed at Nehantic Parking lot - hazardous condition. Currently gathering bids.



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

-Setup schedule for tick spraying.

-The homeowner adjacent to Osprey ROW still owes signage (gave estimate from Sign Craft to include install) - spoke with Zoning officer and was told by him that no zoning compliance with resolution.

Submitted by: Jim Moffett, Association Manager