

**Black Point Beach Association  
Board of Governors  
July 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  
Janet Bonelli  
Steve Beauchene  
Rick Diachenko  
Phil Lombardo  
Sharon Bruce

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

The Regular Meeting of the Black Point Beach Club Association Board of Governors, was held on Thursday June 23rd, 2020 at 6:00 p.m. at the Black Point Clubhouse located at 6 Sunset Avenue, Niantic, CT; the meeting was teleconferenced from the Clubhouse.

**I. Call Meeting to Order & Attendance**

Ms. Colangelo called the Regular Meeting of the BPBCA Board of Governors to order at 6:00 p.m. and noted the teleconference is being recorded in its entirety and in accordance with the requirements of executive order 7B, issued by Governor Lamont, which allows for public meetings to held over teleconference; both the meeting recording and meeting minutes will be posted to the Black Point Beach Club website. Ms. Colangelo did roll call and noted a quorum of Commission members is present. She added that the meeting information was posted on the website as well as social media.

**II. Approval of Minutes  
a. June 16th, 2020**

**b. June 25th, 2020**

**c. July 14th, 2020**

Mr. Capozza said he would like to suggest a modification in the June 25th, 2020 minutes which will make the sentence more clear; page 3 reads "Mr. Capozza noted they're a local firm out of Mystic and services will be \$250 more than before" and we would like the sentence changed to read "Mr. Capozza noted they're a local firm out of Mystic and services will be \$250 more than the other firm."

#### **MOTION (1)**

**Ms. Colangelo moved to approve the meeting minutes of June 16th, June 25th as modified, and July 14th, 2020.**

**Dr. Beauchene seconded the motion.**

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

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

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

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

1. Carol Ward of 23 Blue Heron said she noticed Waterside on the agenda; being handicapped for years she wants to confirm that parking is allowed.
2. Dave Ogle 19 Park Court said he has a brief letter from Dave & Sue Murray of 39 Sea Breeze regarding voting rights, to read into the record (attached.)
3. Cindy Trocki of 22 Blue Heron said she is looking for transparency in regards to Robert's Rules and would like to see them put on our website along with the deeds of all Black Point properties. She wants members to be able to understand how meetings are run so they may request items to be added to future agendas. She herself would like to discuss section 1 of the Charter as well as section 9 which pertains to zoning.
4. Peter Lee of 53 Sea View said he would like to speak about the beach at the end of Seaview noting that the amount of people sunbathing on that beach is rather cumbersome. He said his boat sank 2 weeks ago and we would appreciate it if that could be part of the discussion.

#### **V. Reports**

##### **a. Treasurer**

Ms. Colangelo noted the reports supplied by Mr. Capozza (attached), asked if he had anything he would like to add, and Mr. Capozza shared the following:

- The income before the pier project amounted to \$30,691 for the year.
- The pier cost came in \$68,800 over the funds collected through the assessment.
- Final loss for the year is \$37,882.

Mr. Diachenko asked about the variance from the budget for the pier project and said it doesn't seem accurate. Mr. Capozza said he will confirm the calculations and get back to him.

Mr. Capozza reviewed the highlights for the month of July detailed in his report.

**b. Tax Collector**

Ms. Colangelo noted the report supplied by Ms. Ames (attached), asked if she had anything she would like to add, and Ms. Ames stated that payments have been submitted in a timely manner.

**c. Zoning Liaison**

Dr. Beauchene said Zoning met last Friday night and discussed nonconforming lots, the property maintenance guide, and zoning issues regarding garages and sheds. He said the guidelines will be posted on the website and would like them mentioned in the next Black Pointer.

**d. Association Manager**

Ms. Colangelo noted the report supplied by Mr. Moffett (attached), asked if he had anything he would like to add, and Mr. Moffett said he doesn't think the Clubhouse floor is acceptable and is meeting with Cliff's Carpets tomorrow to determine the best course of action.

**MOTION (2)**

**Dr. Beauchene moved to accept all submitted reports.**

**Ms. Bruce seconded the motion.**

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

Ms. Bonelli asked Mr. Moffett about jellyfish and Dr. Beauchene asked if beach patrol staff could stop people from throwing them on the pier; if stepped upon the sting is much worse.

Mr. Moffett said 44 parking violations have been issued, 6 of which had a \$25 fine. Ms. Colangelo said she thinks they previously decided that no warnings would be issued this year due to Covid and asked that no further warnings be issued. Dr. Beauchene reminded the membership that violation fees collected will be allocated for the Cahill Scholarship Fund.

Ms. Colangelo asked about the kayak racks and Mr. Moffett said they've been taking the kayaks off if they don't have BP stickers.

## **VI. Old Business**

### **a. Long term fiscal planning committee**

The Board briefly discussed long term fiscal planning and Ms.Colangelo said this topic came to a halt because of Covid and the previous loss of a treasurer. She said that Mr. Lombardo and Mr. Diachenko will be reinstating an ad hoc committee to address this topic.

Mr. Lombardo asked about Board direction and discussed three potential action steps:

1. Identify long term projects
2. Estimate costs & timeframes
3. Develop funding strategies

Mr. Lombardo said originally he along with Mr. Capozza, Mr. Diachenko, Mr. Johnson and Mr. Lemieux expressed interest in being part of this committee but said they could use more.

Mr. Diachenko stressed the importance of participation from some of the younger members in the community, so that the membership as a whole is more adequately represented. Ms. Bonelli said she is willing to help, will try to find some volunteers, and thinks noticing this in the Black Pointer is a great idea.

Mr. Lombardo said they will need a list of all that Black Point owns and Ms.Ames said she can obtain information from the Assessor's office.

### **b. Sea wall update: Bellaire & Sea Spray ROWs**

#### **c. Osprey ROW parking barrier & Waterside parking area update**

Ms.Colangelo referenced the report Mr. Fountain made regarding the Sea Spray Right-of-way (attached) and Mr. Fountain clarified that it's the homeowner's property and not the Association's. Ms. Colangelo asked if any action needs to be taken and Mr. Fountain said it's the responsibility of the homeowner. Dr. Beauchene said he will speak with the homeowner and bring Mr. Ventres with him.

Ms. Colangelo noted that Mr. Moffett supplied photos of the Osprey right-of-way and that Waterside now is marked and has signage. Mr. Fountain said they're waiting for a quote for a barrier. Mr. Lombardo asked about how much land they're talking about and Ms. Colangelo said the length of 3 cars parked parallel on the grass is permitted.

Mr. Moffett detailed the posts that will be installed and the Board further discussed parking in right-of-ways.

#### **d. Parking tag replacement & BP sticker confusion**

Ms. Colangelo referenced the report Ms. Ames made in regards to parking tags (attached) and noted how they discussed at a previous meeting how the loss of tags this year is much worse this year and many of the ones missing were utilized for golf carts; in the other districts that employ Ms. Ames, each member must request a hanging tag and they're charged a fee.

Ms. Colangelo discussed the confusion regarding BP stickers and how many people think they're parking stickers which they're not.

Ms. Ames observed that the parking tags are made of rather flimsy material and the other associations opt to utilize materials that are more sturdy.

Ms. Bruce detailed how there is not a good way to secure it to a golf cart and how her husband attached a piece of plexi glass to the steering wheel to prevent the tag from being taken; she wonders if the tag theft is more prevalent this year since nearby beaches are so quickly at capacity and there's a larger influx of people.

Ms. Bruce asked if it might be better to use stickers for the golf carts instead and require them for scooters as well.

Mr. Diachenko said we've never addressed the parking of golf carts outside of the regular parking areas, and he thinks we ought to have a comprehensive look at parking to come up with some ideas.

Mr. Lombardo said he doesn't think there is an immediate need to act, we're half way through the summer; there've been 16 tags out of 500 homes. Ms. Colangelo said this resulted in 45 emails between 3 people.

Mr. Fountain said appropriate areas should be designated for golf carts.

**MOTION (3)**

**Dr. Beauchene suggested tabling this until the upcoming year.**

**No second.**

**Motion failed.**

**MOTION (4)**

**Ms. Bruce moved to establish an ad hoc task force to investigate the entire issue of parking and seek volunteers.**

**Mr. Lombardo seconded the motion.**

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

Mr. Diachenko, Mr. Fountain, Ms. Bruce and Mr. Moffett volunteered to be part of the parking task force.

Ms. Colangelo said she made an error and didn't add the Bellaire right-of-way to the agenda.

Dr. Beauchene detailed how Rich Pinder who did the pier work, came out and caulked all the caps again, tightened the bolts, installed the eyebolt, and will be returning to pressure wash the pier. He said they looked at the Bellaire right-of-way as well and looking at the A2 survey it doesn't look like the scour wall is on Black Point property; they believe any work to the seawall would fall under repair and a certificate of permission would not be needed.

The Board further discussed the seawall.

Mr. Fountain asked if there is an A2 survey for Bellaire and Dr. Beauchene said not for the right-of-way. Ms. Colangelo asked if a survey is needed to determine the ownership of the wall and Dr. Beauchene said yes and a survey would cost around \$1,200.

Dr. Beauchene said he will obtain more information.

## **VII. New Business**

### **a. Procedure for accepting donations**

Ms. Colangelo discussed having a process for donations.

Mr. Diachenko said if the donation is for the buildings or grounds the Association Manager should handle it.

Ms. Bonelli said if it's a community donation she doesn't see how it could be misconstrued.

Ms. Colangelo said the purpose is to keep the Board informed and in certain cases should it be accepted.

Mr. Diachenko suggested a Black Point Beautification task force.

Mr. Fountain said it might be time sensitive.

### **MOTION (5)**

**Dr. Beauchene moved to establish a task force for making recommendations to the Board regarding accepting donations; if it's an emergency situation they will have the authority to accept the donation.**

**Ms. Bonelli seconded the motion.**

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

Mr. Moffett, Ms. Colangelo and Ms. Bonelli discussed being members of this task force.

**b. FOIA information update/in-service**

Ms. Colangelo detailed how it's been some time since a FOIA seminar was held and observed how helpful they've been in the past to reinforce proper procedures or introduce them to new members and especially given that we're a new Board.

**MOTION (6)**

**Dr. Beauchene moved to have Tom Hennick from the Freedom of Information Commission speak to the Board as a group and open to the Public in September.**

**Ms. Bruce seconded the motion.**

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

**c. Website modification**

Ms. Colangelo shared how Ms. Chapin and Mr. Moffett volunteered to look at our website and work with our webmaster, to make the site more user friendly; the Board had no objections to this and thanked them for their assistance.

**d. Labor Day informational meeting**

Ms. Colangelo said our bylaws call for one annual meeting for election and the budget but that historically an informational meeting has been held as well. She asked the Board for their thoughts about proceeding given Covid and Mr. Diachenko said he thinks it's important to keep the lines of communication open and share information.

Mr. Diachenko discussed how he's not in favor of zoom.

Ms. Bruce said people can call in and not use their cameras.

Ms. Colangelo canvassed the Board and the majority opted for utilizing zoom.

Ms. Colangelo said tutorials will be needed.

The Board agreed to proceed with the annual informational meeting held in September and if need be, to be a hybrid of in person (first come first serve), teleconference from the Clubhouse via zoom.

**e. Small craft issues: accommodating increasing # of boats on beaches & ROWs, enforcement of kayak rack rules, swimming in boat launch areas & from boat rafts, and OBP kayak racks**

The Board had an in depth discussion regarding small craft issues.

Ms. Colangelo said a task force for these issues might be helpful and shared some of the following:

- There are many more people using small water crafts.
- Paddle boards weren't used much when the kayak racks were built and now we have a large paddle board community.
- Our racks can't accommodate them because of their width.
- She received several emails about swimmers in the boat launch area.
- Swimming isn't not permitted here and we need to determine if we're going to keep this rule and if so, how we're going to enforce it.
- Is there a local or State Agency that can advise us regarding enforcement.

Ms. Bruce said she thinks better signage for the boat launch area would be helpful as would advising people to back the engines up to the wall.

Mr. Moffett said we need to determine what the enforcement will look like.

Mr. Diachenko discussed how we're squeezing boaters out and that we have rules which say swimming and sunbathing is not permitted, and don't need a task force to figure things out; either we enforce the rules or we don't. He noted that the beach is called dingy beach and not paddleboard or kayak beach.

Ms. Colangelo said enforcement is not easy.

Ms. Bonelli thinks the swimming there is dangerous and agrees more signage is needed.

Mr. Lombardo said we need to have our beach patrol speak to people.

Mr. Moffett discussed how it's difficult to manage the boat launch area given the larger number of people swimming or on the beach.

Mr. Diachenko said this is a safety issue and we have to enforce it.

Ms. Colangelo asked if Mr. Moffett can keep a record of how many times a day people are spoken to and if positive results are achieved; if not we can consider the next step.

Mr. Moffett said he spoke to the HarborMaster who suggested asking marine patrol to frequent the area.

Ms. Colangelo said enforcement will serve the community better.

Mr. Fountain said the sign there says no boat access, it doesn't say no swimming. Ms. Colangelo said our rules say no swimming and DEEP says no swimming.

Ms. Colangelo said this is the fifth year this has been discussed at a meeting and nothing has changed so clearly it needs further investigation.

The Board discussed the difference between dollies and trailers, and how trailers are not permitted. The Board decided carts and dollies are permitted as long as they're not bigger than their boat.

Mr. Fountain discussed determining when boats need to be taken off the ramp.

The Board discussed how there is no parking handicapped or otherwise at the boat launch.

**MOTION (7)**

**Ms. Bruce moved to establish a task force for addressing small craft management issues.**

**Mr. Diachenko seconded the motion.**

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

Mr. Fountain, Ms. Colangelo and Mr. Diachenko volunteered to participate.

**f. Procedure for recording & collecting parking fines**

Ms. Colangelo asked Mr. Moffett if he has a procedure for issuing fines and he said he does but is unsure of how to collect a fine. Ms. Colangelo said she will look into collection means. She asked Mr. Moffett to keep them informed if he knows their name and said they'll revisit this next month.

**g. Bocce court use- Ed Zito**

Ms. Colangelo detailed Mr. Zito's request to utilize the bocce court (attached.) She said we're still operating under the same guidelines and asked if we want assurances- to be provided a plan or just open.

Mr. Moffett asked about Clubhouse use and Ms. Colangelo discussed the 25 person limit and social distancing.

Mr. Fountain asked who will sanitize the Clubhouse and who will pay for it.

Mr. Diachenko said he likes the idea of a submitted plan.

The Board discussed safety guidelines.

Ms. Bruce said she agrees with opening the grounds and added that the Clubhouse is a bit different given sanitization requirements.

The Board discussed whether the Women's Club and Men's Club fall under the jurisdiction of the Board of Governors. Ms. Colangelo said she will seek clarification on this.

## **MOTION (8)**

**Mr. Diachenko moved to open the outside facilities according to the standing Connecticut Executive Orders at that time.**

**Dr. Beauchene seconded the motion.**

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

**Nay: Ms. Colangelo**

### **h. Requests to re-explore trusts and voting rights law**

Ms. Colangelo discussed the requests they've received to alter voting rights.

Ms. Bruce explained how Anita Schepker was involved with the Charter revision and will be helping to look into this. She said no vote is needed, that she and Ms. Colangelo just wanted to make the Board aware that they're looking into this. She said they will probably have more to report at the next BOG meeting.

Mr. Lombardo noted the Charter would need to be changed and Ms. Bruce said we'd also need to go to the Legislator.

### **i. Standing ad hoc committees**

Ms. Colangelo noted the task forces formed this evening.

## **VII. Further Public Comments & Board responses**

Ms. Colangelo said in regards to members speaking at Board meetings and added to the agenda, these meetings are business meetings for the Board and public comments are optional.

1. Ed Zito of 57 Nehantic thanked the Board for their diligent service, he agrees with Mr. Diachenko's comments regarding adequate representation on the long term fiscal review committee, and tomorrow some volunteers will be meeting to finalize plans and procedures for bocce play.
2. Wendy Bourget of 1 Osprey said there was some great conversation about safety on dingy beach and noted it's also important for our sea walls; tying up boats on the South Beach is done with the express permission of the homeowners who own the sea wall. She said she would not permit the motor first at her sea wall because of the potential for damage. She hopes they will speak to the sea wall owners to ensure they're not making rules which could damage their sea walls.
3. Cindy Trocki of 22 Blue Heron said she needs some guidance which is why she would like to see Robert's Rules on the website and wants to know how to be added to the agenda. She said she doesn't believe that the Association members are supposed to be separate from the Board

members in regards to speaking and voting. She said our municipal attorney needs to be looked at for a conflict of interest- she's not sure our rights are being fully protected because the Town of East Lyme employs the same attorney.

4. Julia Magnuson of 7 Park Court said she has seen people park at the Clubhouse several times and then head to the beach. She said in regards to sitting on Sea View beach she would like more clarification; she has been frequenting that beach her whole life and has never had an issue. The one problem she's seen is a Board member videoing people on the beach which is unfriendly and voyeuristic. She said she thinks people not belonging to the Association utilizing the beach is more of a problem which she has also witnessed herself over the last few weeks.

Mr. Diachenko reminded people to walk facing traffic as a safety measure.

#### **IX. Adjournment**

##### **MOTION (9)**

**Dr. Beauchene moved to adjourn the BPBCA BOG July 23rd, 2020 Regular Meeting at 8:54 p.m.**

**Mr. Diachenko seconded the motion.**

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

Respectfully Submitted,

Brooke Stevens, Recording Secretary

# Emails

**From:** jkcarlson19@gmail.com,  
**To:** bog@blackpointbeachclub.com,  
**Subject:** Overnight parking in Whitecap Lot  
**Date:** Fri, Jul 3, 2020 2:18 pm

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Dear Board,

I am Janet Carlson at 7 Whitecap Rd. Since my driveway has room for only 2 cars, I have been parking in the lot whenever guests come. Tonight is one such instance. My son is coming this afternoon and will be leaving Sunday morning. I just found out that I need your permission to do this, Will you give me permission to park my car that has a current tag and BP sticker in the lot until Sunday morning?

Thank you, Janet

**From:** jallen31@atlanticbb.net,  
**To:** bog@blackpointbeachclub.com,  
**Subject:** Message to Cheryl Coangelo  
**Date:** Mon, Jul 6, 2020 2:55 pm

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Cheryl

The purpose of this correspondence is to bring to the attention of the Black Point Beach Club Association Board of Governors an ongoing dangerous situation occurring at the Associations Boat Launch at the bottom of Sea View Avenue.

In accordance with the instructions of the Connecticut Department of Environment Protection (CDOEP) swimming markers designate the approved swimming areas at our beaches. The Boat Launch area is not a designated swimming area and accordingly is not marked as such.

Large numbers of people are utilizing the Boat Launch area , which is designated as a boating area, as a swimming sunbathing beach with the boat docks also being utilized as swimming floats. As this area is marked as a boating area it is dangerous to have swimmers in the water in this unprotected area with boat traffic and is a violation of the CDOEP regulations.

Additionally, the use of this area as a swimming- sunbathing beach is interfering with the launching and storage of dinghies and kayaks. People are setting up beach umbrellas and blankets on the sand which blocks those launching and retrieving dinghies and kayaks from access to the water.

Thank you

Jim Allen

31 Sea Spray Avenue

Black Point

**From:** mckaug@comcast.net,  
**To:** bog@blackpointbeachclub.com,  
**Subject:** Basketball hoops removed?  
**Date:** Tue, Jul 7, 2020 7:11 am

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Hello,

My name is a Brian McLaughlin. My wife and I own 23 Sea Crest Avenue.

I was surprised to see that the basketball hoops were removed within the past week.

Given the current phase II guidelines for the state which allow for 100 people to gather outside, I'm not sure why the decision was made now to remove them.

How was this decision made? Is this a board vote? (we are new to Black Point). Many sports have restarted, including both soccer and baseball under the current state guidelines.

I absolutely support being safe as a community during this pandemic, but I think allowing Individuals and families use of the basketball courts is not out of line with other activities that are open. Perhaps instituting a sign up sheet similar to what is done with the tennis courts?

All 3 of my kids enjoy playing the game and 2 play competitively in middle and high school respectively. They have been using the courts to do individual workouts, and without hoops this will no longer be possible.

Thank you for your time.

Best regards,

Brian & Kristin McLaughlin  
23 Sea Crest Avenue  
860-541-0171

**From:** mckaug@comcast.net,  
**To:** cherylcolangelo@gmail.com,  
**Cc:** bog@blackpointbeachclub.com,  
**Subject:** Re: Basketball hoops removed?  
**Date:** Tue, Jul 7, 2020 8:17 am

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Hi Cheryl,

Thank you for the reply and for what you and the board do to support our community.

To clarify, I was hoping that individuals / families to use the courts. I'm in 100% agreement that no 5 on 5 basketball games should be played. The two are different.

This would provide another activity for individuals / families and reduce the number of folks on our beaches.

I understand these are not easy decisions and would ask that the above be considered as the pandemic evolves in the coming weeks / months.

Thank you again,

- Brian McLaughlin

On Jul 7, 2020, at 7:40 AM, Cheryl Colangelo <cherylcolangelo@gmail.com> wrote:

Hello Brian,

The clubhouse and grounds have been closed by the board of Governors since early summer, and recently the tennis courts and bocce courts have been open for small group play because of the opportunities for social distancing inherent in those sports..

The board is attempting to strike a balance between healthy activity and safety, I spoke with LedgeLight Health District yesterday, and they are discouraging basketball, identifying it as a "higher risk" activity. The board will be constantly reassessing the rules on use of clubhouse amenities.

Please keep in mind coronavirus restrictions are for the good of the entire community as well as the individual, and that Governor Lamont has just delayed the Phase 3 reopen in Connecticut due to the national resurgence of the virus. Everyone's sacrifices have contributed to the success of keeping numbers down in our state.

I hope this explains what seemed to be inconsistencies in policy.  
Cheryl

On Tue, Jul 7, 2020, 7:12 AM Mckaug <mckaug@comcast.net> wrote:

Hello,

My name is a Brian McLaughlin. My wife and I own 23 Sea Crest Avenue.

I was surprised to see that the basketball hoops were removed within the past week.

Given the current phase II guidelines for the state which allow for 100 people to gather outside, I'm not sure why the decision was made now to remove them.

How was this decision made? Is this a board vote? (we are new to Black Point). Many sports have restarted, including both soccer and baseball under the current state guidelines.

I absolutely support being safe as a community during this pandemic, but I think allowing individuals and families use of the basketball courts is not out of line with other activities that are open. Perhaps instituting a sign up sheet similar to what is done with the tennis courts?

All 3 of my kids enjoy playing the game and 2 play competitively in middle and high school respectively. They have been using the courts to do individual workouts, and without hoops this will no longer be possible.

Thank you for your time.

Best regards,

Brian & Kristin McLaughlin  
23 Sea Crest Avenue  
860-541-0171

**From:** cherylcolangelo@gmail.com,

**To:** brookers2@aol.com,

**Subject:** Fwd: FW: Playgrounds

**Date:** Wed, Jul 8, 2020 9:31 pm

**Attachments:** Sports\_FitnessCenters-\_C4\_V1.pdf (3040K), image001.jpg (4K), image002.png (27K), image002.png (27K)

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Brooke, would you please post this with communications for the next meeting? Thanks.

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

**From:** Chris Seery <cseery@llhd.org>

**Date:** Mon, Jul 6, 2020, 3:31 PM

**Subject:** FW: Playgrounds

**To:** [cherylcolangelo@gmail.com](mailto:cherylcolangelo@gmail.com) <[cherylcolangelo@gmail.com](mailto:cherylcolangelo@gmail.com)>

Good afternoon Cheryl,

Below is the email our Director Health sent out regarding playgrounds. I've also attached the State's guidelines on sports and other recreation. If you need anything else, please feel free to reach out.

Best,

**Christopher Seery, MPH, REHS, RS**

Sanitarian II

Main Phone: 860.448.4882 ext. 1351

Direct Dial: 860.448.4049

Fax: 860.448.4885

Email: [cseery@llhd.org](mailto:cseery@llhd.org)

[www.llhd.org](http://www.llhd.org)

Promoting healthy communities

untitled

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**From:** Stephen Mansfield <[smansfield@llhd.org](mailto:smansfield@llhd.org)>

**Sent:** Thursday, June 11, 2020 7:07 AM

**Subject: Playgrounds**

Good morning,

Community transmission of COVID-19 is currently minimal across Ledge Light Health District. Our current understanding of transmission of COVID-19 is that outdoor activities are safer than indoor activities, and children are generally at lower risk for severe COVID-19 disease.

**As of June 17<sup>th</sup>, Ledge Light Health District is no longer recommending that playgrounds be closed to the public.** Though the risk of transmission of the virus is not zero in any setting where people may come into close contact with one another, the relatively low risk right now must be balanced against the need for youth in our communities to engage in both physical and social activities for their health and wellbeing. Parents and caregivers must continue to use good judgement in determining whether to allow their children to engage in activities where there is potential for close contact to occur.

This notice does not supersede any of the Governor's executive orders or DECD Sector Rules, including but not limited to the rule requiring businesses to remove or close all amenities not essential to the main function of the business.

Municipalities and school districts that open playgrounds to the public should follow the recommendations below:

- Capacity limit should be posted, and should be based on square footage of the play area so that children can safely maintain a 6-foot distance between other children.
- Maintain a 6-foot distance from others as much as possible.
- Wear masks when 6-foot distance cannot be maintained, unless wearing the mask would create a health hazard to the wearer.
- Do not use the equipment if you are sick, or in the past 10 days have tested positive for COVID-19 or were told by a health care provider that you have COVID-19, or have been living with someone who has been sick with COVID-19 in the past 2 weeks.
- Wash your hands with soap and water for at least 20 seconds before and after using the equipment, or use hand sanitizer that contains at least 60% alcohol.

Though transmission of COVID-19 from contaminated surfaces is less likely than from close contact with an infected person, frequently touched objects like playground equipment can result in transmission of COVID-19. **Users of the equipment should be made aware if the equipment is not cleaned or disinfected regularly, and that use of the equipment is at their own risk.**

Best,

Steve

Stephen Mansfield REHS, MPH

Director of Health

Main phone: 860-448-4882 ext. 1307

**From:** jmccoy@ctlawyer.biz,  
**To:** bog@blackpointbeachclub.com,  
**Subject:** Message to Cheryl Coangelo  
**Date:** Sat, Jul 11, 2020 9:57 am

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There are no phone numbers of contact information for anyone on the web site . Only the board emails.

I live on Brightwater Road. At the end of the street in the association right away someone is piling a bunch of wood and stuck a flag in it. Also there cement being poured and one one is placing rocks around it.

I'd like it removed to because it's ugly and avoid any claim of right.

Jason L. McCoy, Esq.,  
Law Offices of Jason L. McCoy, LLC  
280 Talcottville Road  
Vernon, Connecticut 06066  
Phone:(860) 872-7741  
Fax: (860) 979-0064  
[www.TheMcCoyLawFirm.com](http://www.TheMcCoyLawFirm.com)

**From:** kellykrok31@yahoo.com,  
**To:** bog@blackpointbeachclub.com,  
**Subject:** Parking  
**Date:** Sat, Jul 11, 2020 1:20 pm

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Hello

I just spoke with Jim Moffett about parking my son's pickup in Whitecap for a few hours today. He directed me to contact you. I let him know we did put a note on the dash  
4 Palette Ave.

Please contact me if this is an issue.

Thanks so much  
Kelly Krok  
(Daughter of Bill & Alicia Smith)  
860-944-0179

Sent from my iPhone

**From:** kvannini@yahoo.com,  
**To:** bog@blackpointbeachclub.com,  
**Subject:** Dinghy storage  
**Date:** Sun, Jul 12, 2020 11:03 am

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Cheryl,

Jim asked me to send an email so that the board can discuss this issue. I previously sent an email to him regarding this issue and we talked this morning.

Dinghies are now appearing in the right of way next to the kayak racks.

I haven't said anything to the owner of 1 (that I see regularly) as I'm not sure if he had permission from the board to keep his dinghy at this site. The other dinghy has been here for awhile without any use.

Please let me know what the board decision is about keeping the dinghys in right of way.

Thanking you in advance.

Kathie Vannini

**From:** mrwill34@gmail.com,  
**To:** kvannini@yahoo.com, bog@blackpointbeachclub.com,  
**Subject:** Re: Dinghy storage  
**Date:** Mon, Jul 13, 2020 6:38 am

---

On 7/12/2020 11:03 AM, Kathleen Vannini wrote:

Will replied; I see no problem with storing dinghy's at this site. There is plenty of space and there is a direct access ramp to the water. In the future boards should be looking at paddle board storage and golf cart parking on right of ways to alleviate the added need for both. Paddle boards and golf cart use have both had a great increases in popularity recent years.

> Cheryl,  
> Jim asked me to send an email so that the board can discuss this issue. I previously sent an email to him regarding this issue and we talked this morning.  
>  
> Dinghies are now appearing in the right of way next to the kayak racks.  
> I haven't said anything to to owner of 1 ( that I see regularly) as I'm not sure if he had permission from the board to keep his dinghy at this site. The other dinghy has been here for awhile without any use.  
>  
> Please let me know what the board decision is about keeping the dinghys in right of way.  
>  
> Thanking you in advance.  
>  
> Kathie Vannini

**From:** marybobk@aol.com,  
**To:** bog@blackpointbeachclub.com,  
**Subject:** Clubhouse  
**Date:** Mon, Jul 13, 2020 9:38 am

---

I saw in the black pointer that the clubhouse can now hold 25 people. Would that mean that our mah jongg group of about 8 could possibly start using it again on Thursdays? With masks of course.

Mary Ann Kenney  
880- 739-9549

Sent from my iPhone

**From:** jaylaur11@yahoo.com,  
**To:** bog@blackpointbeachclub.com,  
**Subject:** Basketball hoops  
**Date:** Mon, Jul 13, 2020 3:22 pm

---

Hi there,  
Just wondering when the basketball hoops are going back up? Thank you!

Laurie Dinunzio  
7 Bellaire

**From:** kbernier74@hotmail.com,  
**To:** bog@blackpointbeachclub.com,  
**Subject:** Items for the agenda  
**Date:** Mon, Jul 13, 2020 6:00 pm

---

Dear Board of Governors,

I had a few questions about some activities this summer and I want to know if they can be discussed at the meeting tomorrow. I had sent an email regarding having a band play on the beach Aug. 14 and I did not know if I could get some feedback from the board members about if this would be a possibility. I was also thinking if the concert at the beach is too much, could we have another parade at the end of the summer? Let me know if these are topics that would need to be discussed as a whole board at a meeting. I appreciate all that the board does for our neighborhood and I'm sure it is not an easy job. Thank you for taking the time to consider these ideas.

Sincerely,  
Kay Parulis

7/22/2020

Re: Sea View boat beach kayak racks

**From:** slbvmd@sbcglobal.net,

**To:** cherycolangelo@gmail.com, bog@blackpointbeachclub.com, rldfam1@aol.com, mrwill34@gmail.com, brookers2@aol.com, janet.bonelli@gmail.com, sharonbruce926@gmail.com, bpbcmanger@gmail.com,

**Subject:** Re: Sea View boat beach kayak racks

**Date:** Tue, Jul 14, 2020 8:07 pm

---

I agree with Jim's definition of a "dinghy". We do not approve of "utility dinghies". Nowhere is there approval for trailers of any size being stored on the beach..

On Tuesday, July 14, 2020, 5:50:20 PM EDT, Jim Moffett <bpbcmanger@gmail.com> wrote:

Hi,

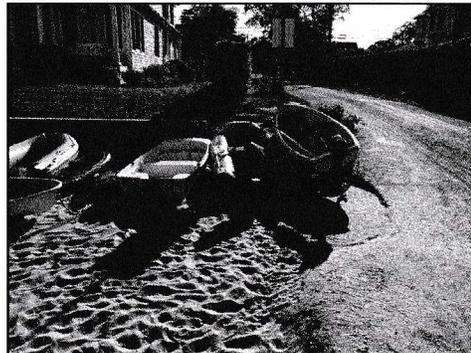
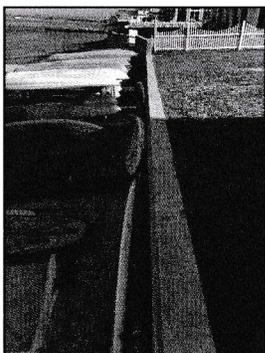
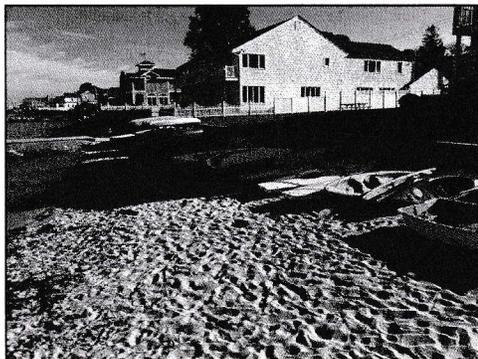
Cheryl asked me to forward some photos of the area down at Sea View Boat launch/beach so you have a an idea about the dinghies and kayak issues down there. See attached

Regards,

Jim Moffett  
Association Manager, BPBC  
[bpbcmanger@gmail.com](mailto:bpbcmanger@gmail.com)  
c (860) 460-7641

To: BOG Members  
From: Jim Moffett, Association Manager

Cheryl asked if I could gather photos of kayak racks on Sea View, along with how many are not registered, how many are stacked on racks and between racks, how many paddleboards on racks.



- 66 vessels located at the Sea View Beach.
- 22 kayaks on rack and all are registered.
- No paddleboards on kayak rack.

Photo of Sea Spray ROW so BOG can see what complaint re: dinghies refers to.



#### Definition of Dinghy

Section III. #2. "Dinghies may be stored against the sea walls not located in designated approved swimming areas upon the express written consent of such owner of the sea wall."

A dinghy is a type of small open boat. Utility dinghies are usually rowboats or have an outboard motor.



*The above picture is of Sea View Avenue on July 14, 2020. I spoke to the contractor, Jeff Gannoe of Gannoe Pools. He said he will have it finished by end of day today or tomorrow at latest. (because of rain)*

**From:** kbernier74@hotmail.com,  
**To:** bog@blackpointbeachclub.com,  
**Subject:** Questions regarding the concert  
**Date:** Thu, Jul 16, 2020 11:37 am

---

Hello,

There were a few questions that came up about having a band play music down at the beach. I spoke with Sue Vignati, she lives in Josie Cianci's old house (22 East Shore Drive) and she has agreed to provide electricity for the band on the beach or pier for Friday, August 14. The Katie Perkin's band is a local group that play a variety of music ( Genres: Southern Rock, Rock, Pop Rock, New Country, Pop, Country). I have included her website for you to listen to some of her songs: <https://katieperkinsmusic.com/>

Sherri Weiss has a friend in the band and recommended them to me. Please let me know if you have any other questions.

We are looking for guidance and approval from the board to schedule this event.

Sincerely,  
Kay Parulis

**From:** kbernier74@hotmail.com,  
**To:** bog@blackpointbeachclub.com,  
**Subject:** Neighborhood events  
**Date:** Fri, Jul 17, 2020 6:46 pm

---

Dear Board of Governors,

I wanted to apologize to the Board of Governors, did not mean to offend the board by planning neighborhood events, my intentions were purely innocent and good. I received a phone call from a board member who said I needed board approval for any events at the clubhouse. When we had the neighborhood voting I asked a board member if Women's Club could plan some events outside of the clubhouse and I was told that would be ok as long as we complied with the state guidelines. I understand these are difficult times to plan events and I had been communicating with my Women's Club board members and volunteers about how we could plan a safe event for the people in our neighborhood. We discussed having people sign up for events, posting signs, marking areas for people to sit for Bingo on the lawn to be safely distanced from each other, or mark spaces for people to wait if they wanted to get ice cream from the back patio and then take a stroll in the neighborhood. I all I was hoping to do was plan a few fun activities for our neighborhood. I hope the board members will accept my apology and I have been very upset thinking that I did anything to offend anyone, that was not my intention. I will be canceling all the events because I do not want to cause any problems in the neighborhood. I spoke with my husband and he feels that it would be easier to cancel the events and that I enjoy the summer. He reminded me that no one asked me to do this, and no one is knocking on our door asking why Women's Club isn't planning anything. I will take responsibility for publishing a cancellation notice in the Black Pointer. I can send you a copy of my article for approval before I send it to Suzanne.

Sincerely,  
Kay Parulis

**From:** cherycolangelo@gmail.com,  
**To:** bog@blackpointbeachclub.com, amesy.1938@gmail.com, acapozzajr@aol.com, bpbcmanger@gmail.com, cboyle@baybreezecottage.net,  
**Subject:** Fwd: Title Insurance for BPBCA  
**Date:** Fri, Jul 17, 2020 8:23 pm

---

Does anyone know the answer to this?

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

**From:** Cindy Trocki <[cmaries70@yahoo.com](mailto:cmaries70@yahoo.com)>  
**Date:** Fri, Jul 17, 2020, 8:17 PM  
**Subject:** Re: Title Insurance for BPBCA  
**To:** Cheryl Colangelo <[cherycolangelo@gmail.com](mailto:cherycolangelo@gmail.com)>

I really appreciate you following through with answers and I don't mean to question them. I just want to be clear of interest payments by the Association has never paid for interest in a loan? I have been told there was a loan for the tennis courts?

Cindy

Sent from my iPhone

On Jul 17, 2020, at 4:27 PM, Cheryl Colangelo <[cherycolangelo@gmail.com](mailto:cherycolangelo@gmail.com)> wrote:

The association does not take out loans.

On Fri, Jul 17, 2020, 3:08 PM Cindy Trocki <[cmaries70@yahoo.com](mailto:cmaries70@yahoo.com)> wrote:  
Yes, if at anytime a loan, like tennis courts, or other loans require such cover.

Sent from my iPhone

On Jul 17, 2020, at 1:14 PM, Cheryl Colangelo <[cherycolangelo@gmail.com](mailto:cherycolangelo@gmail.com)> wrote:

Are you looking to know if we have title insurance?

On Fri, Jul 17, 2020, 11:12 AM Cindy Trocki <[cmaries70@yahoo.com](mailto:cmaries70@yahoo.com)> wrote:  
Hi Cheryl, Good morning. Thanks for the info about our coverages but I am looking for the insurance policy as to when a mortgage or loans are taken out, **title insurance** is purchased. That is the insurance policy I am seeking.  
Cindy

Sent from my iPhone

On Jul 17, 2020, at 9:38 AM, Cheryl Colangelo  
<[cherylcolangelo@gmail.com](mailto:cherylcolangelo@gmail.com)> wrote:

Hi Cindy,  
I am sending what I have in my computer files, which is a summary. I have the whole document in hard copy, it's quite a tome, which you may borrow.  
Cheryl

On Thu, Jul 16, 2020 at 9:34 PM Cindy Trocki  
<[cmaries70@yahoo.com](mailto:cmaries70@yahoo.com)> wrote:

Thanks for the quick response. I am so sorry to have to ask again, but I am not able to find it, could you please forward it again. I really appreciate your help in getting this info.  
Cindy

Sent from my iPhone

On Jul 16, 2020, at 5:54 PM, Cheryl Colangelo  
<[cherylcolangelo@gmail.com](mailto:cherylcolangelo@gmail.com)> wrote:

Cindy, I have already sent you a copy of our entire insurance policy via email earlier this year. If you let me know what kind of files you are looking for, someone can meet with you to help you find it.

On Thu, Jul 16, 2020, 1:39 PM Brooke Stevens  
<[brookers2@aol.com](mailto:brookers2@aol.com)> wrote:

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

From: Cindy Trocki <[cmaries70@yahoo.com](mailto:cmaries70@yahoo.com)>  
To: [bogs@blackpointbeachclub.com](mailto:bogs@blackpointbeachclub.com)  
Sent: Thu, Jul 16, 2020 12:10 pm  
Subject: Title Insurance for BPBCA

Dear BPBCA BOG,  
I am still inquiring of BPBCA Title insurance to property. Please forward me any or all information about BPBCA title insurance. I still wondering where BPBCA records are keep and available, to be reviewed by its members.  
Thanks  
Cindy Trocki

<insurance policy summary.pdf>

**From:** royste1@msn.com,  
**To:** bog@blackpointbeachclub.com,  
**Subject:** Dinghy beach  
**Date:** Sun, Jul 19, 2020 8:54 pm

---

I have a boat Legally moored off of the Black point dinghy beach. I use a dinghy on a sand cart on our dinghy beach to launch and retrieve the dinghy on the sand to get to my boat... It is not a trailer , its use is specific for sand / dinghy use as it has balloon tires for sand use and makes launching and retrieving very easy. I have had 2 surgery's in the past 2 years which has made it difficult to drag a dinghy up and down on the beach so the sand cart has been a god send. I invite you to drive down and assess for yourself.

Note: it is not a trailer and cannot be towed by a vehicle and it is always under my dinghy until I use my dinghy to get out to my boat.

I have had two warning signs placed on my dinghy/ trailer In the last 2 days put there by Jim moffet. I spoke to jim yesterday and it seemed as though he understood but proceeded to put another sign on today..

I am cordial with jim and believe he is doing a good job but I am asking once again to stop placing warning signs on my dinghy / beach cart. It is not a trailer!! The warning signs were seen by many others and are making me look bad as it suggests that I am breaking the rules. I am a productive member to of of BP association and do not need or want this negative exposure!!!

Please ask the board to focus on the larger issues at the dinghy beach..

Ie: sun bathing , swimming and jumping off the boat launch dock, sail boats and other stored on the designated dinghy beach , drinking on that beach , parking golf carts cars bikes kayaks etc on the green that the adjacent homeowners are responsible for maintaining etc... All very dangerous and I am certain an insurance liability..in an area designated by BP as a boat launch and retrieve area.

Please respond to this email with reassurance that I will not see another warning sign on my dinghy / beach cart.

I do not wish to take this issue further so it is important that the warning signs taped to my property cease and you respond accordingly...

Best regards  
Roy Stevens  
29 sunset avenue...  
8605143418

Roy

On Jul 19, 2020, at 10:23 PM, Cheryl Colangelo <[cherylcolangelo@gmail.com](mailto:cherylcolangelo@gmail.com)> wrote:

We will discuss this at the BOG meeting on Thursday, Roy.  
Cheryl

On Sun, Jul 19, 2020, 8:55 PM royste1 stevens <[royste1@msn.com](mailto:royste1@msn.com)> wrote:

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29 sunset avenue...

8605143418

From: royste1@msn.com,  
To: cherycolangelo@gmail.com,  
Cc: bog@blackpointbeachclub.com,  
Subject: Re: Dinghy beach  
Date: Mon, Jul 20, 2020 10:38 am

---



Pic of beach dolly and my dinghy...

Constructed of abs plastic and weighs 90lbs..

Please have Jim remove the warning sign /s he has placed on my property ASAP ..It is embarrassing and could be perceived as defamation of character.

In addition, the information on the warning sign may be inaccurate.

He is stating that the beach is for dinghies or open row boats.

If this is the case , every kayak , sail boat and paddle board should have a warning on it as well...??

Please review the written dinghy rules for that beach and make sure Jim is correctly transposing the information onto the warnings that he giving.

Pic of sale boat and beach dolly not ticketed ( double violation)?



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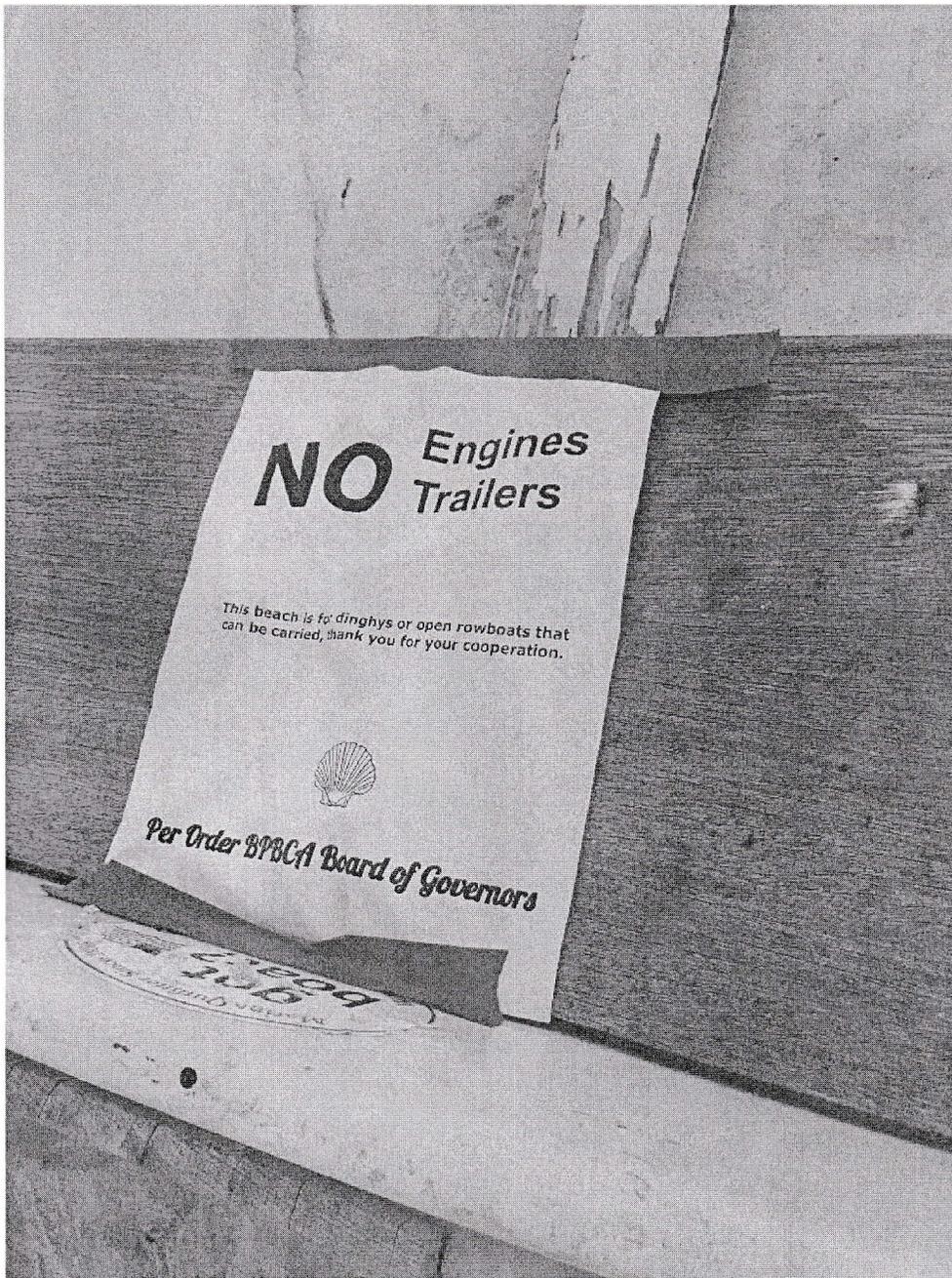
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From: royste1@msn.com,  
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Cc: bog@blackpointbeachclub.com,  
Subject: Re: Dinghy beach  
Date: Mon, Jul 20, 2020 10:38 am

Attachments:





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**From:** cherylcangelo@gmail.com,  
**To:** egzito@aol.com, bog@blackpointbeachclub.com,  
**Subject:** Re: Bocce Anyone?  
**Date:** Mon, Jul 20, 2020 6:02 pm

---

Hi Ed,

This looks like a thoughtful approach to bocce. Would you please give specifics to the board before the ball gets rolling (no pun intended) since the original opening plan did not take into consideration large groups (and the bocce league was cancelled). How can we insure social distancing?

Thanks- we can discuss your ideas at the Thursday BOG meeting..  
Cheryl

Cheryl

On Mon, Jul 20, 2020 at 11:23 AM <[egzito@aol.com](mailto:egzito@aol.com)> wrote:  
Is this ok for next Black Pointer?

Informal only...not sponsored by Men's club.

Thanks

Sent from AOL Mobile Mail

On Monday, July 20, 2020, [egzito@aol.com](mailto:egzito@aol.com) <[egzito@aol.com](mailto:egzito@aol.com)> wrote:

Several Black Pointers have indicated an interest in playing informal bocce on Friday mornings with appropriate health focused protocols e.g. social distancing, hand sanitizer & wipes etc.etc.

Playing options could include:

- 1) sign up to play a specific team at a specific time;
- 2) bocce challenge ladder where one team could challenge another team
- 3) other suggestions?

A group of interested players would meet to decide the format & protocols.

Please send your interest to Ed Zito at:  
[Egzito@aol.com](mailto:Egzito@aol.com) by 7:00 pm MONDAY July 27th.

Projected start of play would be Friday July 31st.

Sent from AOL Mobile Mail

**From:** cherycolangelo@gmail.com,  
**To:** rmegggers@113law.com, bog@blackpointbeachclub.com,  
**Subject:** Re: Photographs  
**Date:** Mon, Jul 20, 2020 5:55 pm

---

Thanks, Robin. I will look into the rights to privacy of groups of people in public places.

On Mon, Jul 20, 2020 at 11:34 AM Robin Murdock-Megggers <[rmegggers@113law.com](mailto:rmegggers@113law.com)> wrote:

Dear Cheryl , I was contacted by several people today advising me that Will fountain was taking photographs of beachgoers without their permission Yesterday .The individuals that contacted me have asked that all photos be destroyed and not circulated to anyone . They found this to be an invasion of their privacy . As you know , folks should be allowed to beach privately without someone photgraphing them.

This is disturbing that a board members would do this without their permission .

Needless to say , the right to privacy is paramount to these individuals

Thank you  
Robin Meggers

Sent from my iPhone

**From:** egzito@aol.com,  
**To:** cherycolangelo@gmail.com,  
**Cc:** bog@blackpointbeachclub.com,  
**Subject:** Re: Bocce Anyone?  
**Date:** Mon, Jul 20, 2020 6:23 pm

---

Yes I'm glad to discuss, but "we" are in the formative stage. There is no definitive plan to discuss. It is just exploratory & seeking input at this stage.

You & Ray, Phil, Rick are all welcome to provide input!

My understanding is that the bocce court is open and that players are permitted to access BPBA Bocce equipment? Please confirm.

It seems that "EVERYBODY" wants to do this correctly IF WE DO IT AT ALL?

Inclusive & input welcome! Thanks-ez

Sent from my iPhone

On Jul 20, 2020, at 6:02 PM, Cheryl Colangelo <cherycolangelo@gmail.com> wrote:

Hi Ed,

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**From:** cherycolangelo@gmail.com,  
**To:** bpbcmanger@gmail.com, bog@blackpointbeachclub.com,  
**Subject:** Fwd: Dinghy beach  
**Date:** Mon, Jul 20, 2020 7:39 pm

---

Jim, you are right, there are no trailers to be on the beach. You do not need to remove the sign until we discuss it at the BOG meeting. Thank you for doing your job.

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

**From:** **roystel stevens** <roystel@msn.com>  
**Date:** Mon, Jul 20, 2020 at 10:38 AM  
**Subject:** Re: Dinghy beach  
**To:** Cheryl Colangelo <cherycolangelo@gmail.com>  
**Cc:** Board Of Guvs <bog@blackpointbeachclub.com>

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Best regards

Roy

On Jul 19, 2020, at 10:23 PM, Cheryl Colangelo <cherycolangelo@gmail.com> wrote:

We will discuss this at the BOG meeting on Thursday, Roy.

Cheryl

On Sun, Jul 19, 2020, 8:55 PM roystel stevens <roystel@msn.com> wrote:

**From:** rldfam1@aol.com,  
**To:** cherycolangelo@gmail.com, bpbcmanger@gmail.com, bog@blackpointbeachclub.com,  
**Subject:** Re: Dinghy beach  
**Date:** Tue, Jul 21, 2020 7:59 am

---

I disagree.

By definition:

A dinghy is a type of small boat often used to get between a bigger boat and shore or rescue or recreation. Utility dinghies are usually row boats or have an outboard motor. Some are rigged for sailing. There are also classes of sailing dinghies.

Dinghy beach was reserved many years ago, well before the popularity of kayaks and paddleboards. Small rowboats, canoes, sail boats were probably more common then. People used hand carts or dollies to move their crafts between land and sea. There rules and regulations as posted on the website do not prohibit hand carts or dollies.

Many dighies are single handed crafts. To get them into the water using a dolly or cart. But if a person cannot leave the boat tied off on the boat dock and wave action can damage small boats, especially sailboats, what happens to the transportation device. There are no storage areas in the right of ways and no BP provided storage racks (kayak racks) on the sand. Leaving a transport device on the beach is an acceptable option and is not ruled out in our regs If we are to be inclusive to all members, dinghy beach should be open to new and older styles of dinghies.

The below is cut and pasted from our website:

### SECTION III. Boating Areas

1. The following areas have been designated as approved boat drop-off or pick-up launch and/or storage areas:

- (a) the north side of the south pier at the South Beach; ~~SEP~~ (b) the north side at the end of Nehantic Drive;
- (c) the boat launch and southerly beach adjacent at Sea View Avenue.

2. Dinghies may be stored against the sea walls not located in designated approved swimming areas upon

the express written consent of such owner of the sea wall.

3. The offshore mooring of boats is permitted outside of approved swimming areas, and more than 25 feet away from all piers. Mooring permits must be obtained from the East Lyme Harbor Master.

4. The boat docks are to be used only for the loading and unloading of boats.

5. No swimming or sunbathing is permitted in areas designated as boating areas..

**From:** mrwill34@gmail.com,  
**To:** bog@blackpointbeachclub.com,  
**Subject:** Fwd: Dingy in question  
**Date:** Mon, Jul 20, 2020 4:57 am

**Attachments:**

Roy Steven's dinghy and trailer (beach cart)

Sent from my iPad

Begin forwarded message:

**From:** Will Fountain <mrwill34@gmail.com>  
**Date:** July 19, 2020 at 10:27:32 PM EDT  
**To:** Will Fountain <mrwill34@gmail.com>  
**Subject:** Dingy in question



Sent from my iPhone

**From:** mrwill34@gmail.com,  
**To:** bog@blackpointbeachclub.com,  
**Subject:** Fwd: Sea View ROW  
**Date:** Mon, Jul 20, 2020 5:00 am

**Attachments:**

---

Late day pictures at the right of way and surrounding area Pictures taken late in the day when most people have left. 4:20 PM

Sent from my iPad

Begin forwarded message:

**From:** Will Fountain <mrwill34@gmail.com>  
**Date:** July 19, 2020 at 10:24:42 PM EDT  
**To:** Will Fountain <mrwill34@gmail.com>  
**Subject:** Sea View ROW



Sent from my iPhone

**From:** cherylcolangelo@gmail.com,

**To:** rldfam1@aol.com, bog@blackpointbeachclub.com, bpbcmanger@gmail.com,

**Subject:** Re: Dinghy beach

**Date:** Tue, Jul 21, 2020 8:13 am

---

I think the problem is that we cannot possibly predict all the possibilities of behaviors, so our rules address what can be permitted, not what isn't permitted. To do the former would entail a very long and incomplete list. We had a recent complaint that it nowhere states that BP stickers can't be used for parking, so they should be able to use it. This is faulty reasoning.. It is impossible to write in all the things that are not allowed into a rule; we can only identify what is permitted. There is no mention of trailers in the rule as it stands.

Of course, the board can discuss specific issues and modify rules if it feels that it is appropriate. This issue was added to the agenda which was sent to all board members yesterday.

On Tue, Jul 21, 2020 at 7:59 AM <rldfam1@aol.com> wrote:

I disagree.

By definition:

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(c) the boat launch and southerly beach adjacent at Sea View Avenue.

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the express written consent of such owner of the sea wall.

3. The offshore mooring of boats is permitted outside of approved swimming areas, and more than 25 feet away from all piers. Mooring permits must be obtained from the East Lyme Harbor Master.

4. The boat docks are to be used only for the loading and unloading of boats.

5. No swimming or sunbathing is permitted in areas designated as boating areas..

Please note trailers and small motors are not metioned.

Thank you,  
Rick

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

From: Cheryl Colangelo <[cherylcologelo@gmail.com](mailto:cherylcologelo@gmail.com)>

To: Jim Moffett <[bpbcmanager@gmail.com](mailto:bpbcmanager@gmail.com)>; Board Of Guvs <[bog@blackpointbeachclub.com](mailto:bog@blackpointbeachclub.com)>

Sent: Mon, Jul 20, 2020 7:39 pm

Subject: Fwd: Dinghy beach

Jim, you are right, there are no trailers to be on the beach. You do not need to remove the sign until we discuss it at the BOG meeting. Thank you for doing your job.

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

From: **royste1 stevens** <[royste1@msn.com](mailto:royste1@msn.com)>

Date: Mon, Jul 20, 2020 at 10:38 AM

Subject: Re: Dinghy beach

To: Cheryl Colangelo <[cherylcologelo@gmail.com](mailto:cherylcologelo@gmail.com)>

Cc: Board Of Guvs <[bog@blackpointbeachclub.com](mailto:bog@blackpointbeachclub.com)>

Pic of beach dolly and my dinghy...

Constructed of abs plastic and weighs 90lbs..

Please have Jim remove the warning sign /s he has placed on my property ASAP ..It is embarrassing and could be perceived as defamation of character.

In addition, the information on the warning sign may be inaccurate.

He is stating that the beach is for dinghies or open row boats.

If this is the case , every kayak , sail boat and paddle board should have a warning on it as well...??

Please review the written dinghy rules for that beach and make sure Jim is correctly transposing the information onto the warnings that he giving.

Pic of sale boat and beach dolly not ticketed ( double violation)?

Best regards

**From:** rmeggers@113law.com,  
**To:** cherycolangelo@gmail.com, bog@blackpointbeachclub.com,  
**Subject:** RE: Photographs  
**Date:** Tue, Jul 21, 2020 8:57 am

---

Cheryl,

These were photographs of individuals ( not scenery etc.). Enough photos were taken to make many people feel very uncomfortable. After I sent this I realized that this may have nothing to do with the Board whatsoever. My apologies for reaching out to you. I will have my partner contact him directly. Thank you for responding so quickly.

Robin Murdock-Meggery

Attorney at Law

Falkenstein, Meggers, Paul & Robinson P.C.

113 East Center Street

Manchester, CT 06040

tel. (860) 649-5278

fax (860)-645-8207

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---

**From:** Cheryl Colangelo <cherycolangelo@gmail.com>  
**Sent:** Monday, July 20, 2020 5:55 PM  
**To:** Robin Murdock-Meggery <rmeggers@113law.com>; Board Of Guvs <bog@blackpointbeachclub.com>  
**Subject:** Re: Photographs

Thanks, Robin. I will look into the rights to privacy of groups of people in public places.

On Mon, Jul 20, 2020 at 11:34 AM Robin Murdock-Meggery <[rmeggers@113law.com](mailto:rmeggers@113law.com)> wrote:

Dear Cheryl , I was contacted by several people today advising me that Will fountain was taking photographs of beachgoers without their permission Yesterday .The individuals that contacted me have asked that all

photos be destroyed and not circulated to anyone . They found this to be an invasion of their privacy . As you know , folks should be allowed to beach privately without someone photgraphing them. This is disturbing that a board members would do this without their permission . Needless to say , the right to privacy is paramount to these individuals

Thank you  
Robin Meggers

Sent from my iPhone

**From:** cherycolangelo@gmail.com,  
**To:** rmegggers@113law.com, bog@blackpointbeachclub.com,  
**Subject:** Re: Photographs  
**Date:** Tue, Jul 21, 2020 9:42 am

---

Hi Robin,

Thanks for keeping in touch with the board. Since Will was taking photos all over the beaches and association property to inform the board, I would imagine the board would be involved. As soon as I hear back from our legal counsel I will have more information for you.

Cheryl

On Tue, Jul 21, 2020 at 8:57 AM Robin Murdock-Megggers <[rmegggers@113law.com](mailto:rmegggers@113law.com)> wrote:

Cheryl,

These were photographs of individuals ( not scenery etc.). Enough photos were taken to make many people feel very uncomfortable. After I sent this I realized that this may have nothing to do with the Board whatsoever. My apologies for reaching out to you. I will have my partner contact him directly. Thank you for responding so quickly.

Robin Murdock-Megggers

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**From:** cherylcolangelo@gmail.com,  
**To:** bog@blackpointbeachclub.com, egzito@aol.com,  
**Subject:** Ed's proposal for safe community bocce  
**Date:** Tue, Jul 21, 2020 10:35 am

---

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

**From:** **Edmund Zito** <egzito@aol.com>  
**Date:** Tue, Jul 21, 2020, 10:12 AM  
**Subject:** Re: Bocce Anyone?  
**To:** Cheryl Colangelo <cherylcolangelo@gmail.com>

Thank you.

Some thoughts to consider:

- 1) while outside, masks could be required by participants?
- 2) signups could be staggered so a maximum of 8 players (4 at each end of the court) are attending.
- 3) another option would be to limit the number of players to 4 (2 at each end)?
- 4) if the players for the next match arrive early, they can wait in their cars OR distant from the court.
- 5) other than supplying the bocce equipment no other items will be needed. Players should bring their own water, wipes, sanitizer etc.
- 6) sign-up sheet for time slots could be utilized. 15 to 30 minutes in between matches is an option.

If the BOG, would prefer to ask a group of interested bocce players to meet via phone to discuss & formulate guidelines for BOG consideration/vote, that could work.

Your thoughts are appreciated.

**From:** mrwill34@gmail.com,  
**To:** suzsmith35@gmail.com,  
**Cc:** bog@blackpointbeachclub.com,  
**Subject:** Re: Message to Cheryl Coangelo  
**Date:** Tue, Jul 21, 2020 8:31 pm

---

I went down and met with Susanne, helped her move two paddle boards in the way and then she put her boats with kayak stickers back in the rack. Agree the yaks are not the usual but a modified sit on top version. Bottom line another owners concern was addressed and she is happy

Sent from my iPad

> On Jul 21, 2020, at 7:36 PM, Suzanne Smith <[suzsmith35@gmail.com](mailto:suzsmith35@gmail.com)> wrote:

>

> Dear Board of Governors,

> I did see listed on the agenda was the issue of enforcement of kayaks and too many boats on boat launch beach.

> I am discouraged to come down to the beach tonight on Tuesday and find my kayaks off the rack and placed on the beach. I am upset that we have tags on for a reason and if it was a problem then I should have received a call to be aware of my kayaks being moved. Mine might be flat and look like paddle boards but they are in fact kayaks and I should be able to keep them on there like everyone else. I do use my kayaks and I just didn't get back to untie them from when the storm was here. I do not think you should be telling people who should and who shouldn't be on the racks depending on their use time. It's always been a first come first serve and I am here full time and deserve a little piece of space to enjoy a summer activity too.

>

> I am happy the boat beach has been cleaned up a little at the entrance as it was getting too full. I am happy I can feel better about bringing my sailboat down to launch from the sand. The worry now is just telling a big group of people being on the beach to move out of the way. I can imagine it's a hard one to address with many people just wanting space right now but I hope some do listen to your staff or understand when a sailboat/ kayak needs to be launched there needs to be room.

> Thank you for taking the time to read my email and taking time to think about situations before a quick decision as a blanket rule.

> Sincerely,

> Suzanne Smith

> 35 Sea Crest Ave

>

> Sent from my iPhone

**From:** cherylcolangelo@gmail.com,  
**To:** janet.bonelli@gmail.com, bog@blackpointbeachclub.com,  
**Subject:** Re: Dinghy beach  
**Date:** Tue, Jul 21, 2020 9:11 pm

---

I agree, Janet, we need to decide at a board meeting. It is the Chair's (uncomfortable) role to address non emergency issues until the board gets together, as we cannot make decisions as a board unless we are in a public meeting, according to Freedom of Information Act. Since we already asked at least one other individual to remove a trailer from the beach, it made sense to be consistent until the Board can discuss possible exceptions.

Thanks for your input.  
Cheryl

On Tue, Jul 21, 2020, 6:03 PM Janet Bonelli <[janet.bonelli@gmail.com](mailto:janet.bonelli@gmail.com)> wrote:

Hi all,

I hope everyone is well. What are you thoughts on not warning Roy Stevens again until we have had a chance to discuss on Thursday? As it is on the agenda, I would like to discuss and then proceed.

Thanks,  
Janet

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

**From:** roystel stevens <[roystel@msn.com](mailto:roystel@msn.com)>  
**Date:** Tue, Jul 21, 2020 at 3:36 PM  
**Subject:** Re: Dinghy beach  
**To:** Cheryl Colangelo <[cherylcolangelo@gmail.com](mailto:cherylcolangelo@gmail.com)>  
**CC:** Board Of Guvs <[bog@blackpointbeachclub.com](mailto:bog@blackpointbeachclub.com)>

A third warning was placed on my dinghy / sand cart. I have had several comments by my fellow black point friends regarding the warning signs.

I need the warning signs to stop immediately as it is embarrassing and I am not in violation of any of the written rules and regulations..

If I continue to receive such signs , I will consider it harassment and take the necessary actions. There are other ( non dinghy ) boats there with similar carts that have not had a sign placed on them... some of which are sailboats!!!!

I trust you will communicate to jim that only boats there in violation should be receiving warning signs..

Best regards  
Roy

On Jul 19, 2020, at 10:23 PM, Cheryl Colangelo <[cherylcolangelo@gmail.com](mailto:cherylcolangelo@gmail.com)> wrote:

We will discuss this at the BOG meeting on Thursday, Roy.  
Cheryl

On Sun, Jul 19, 2020, 8:55 PM roystel stevens <[roystel@msn.com](mailto:roystel@msn.com)> wrote:

**From:** cherycolangelo@gmail.com,  
**To:** suzsmith35@gmail.com, bog@blackpointbeachclub.com, bpbcmanger@gmail.com,  
**Subject:** Re: Message to Cheryl Coangelo  
**Date:** Tue, Jul 21, 2020 9:04 pm

---

I am sorry about that, Suzanne. Our procedure has been to put a notice on unidentified boats on the rack with a request to get a sticker, and a week to do so before staff moves it off the rack. I wonder if this was done by a member rather than beach staff. I know that my kayak was taken off the rack as well, not by beach staff.

I am hoping the board will engage in some long term planning regarding the many unresolved issues we have regarding beaches, boats, and launches as our population (both boats and people) increases. We will revisit this issue on Thursday.

Thank you for your feedback.

Cheryl

On Tue, Jul 21, 2020, 7:37 PM Suzanne Smith <[suzsmith35@gmail.com](mailto:suzsmith35@gmail.com)> wrote:

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I did see listed on the agenda was the issue of enforcement of kayaks and too many boats on boat launch beach.

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I am happy the boat beach has been cleaned up a little at the entrance as it was getting too full. I am happy I can feel better about bringing my sailboat down to launch from the sand. The worry now is just telling a big group of people being on the beach to move out of the way. I can imagine it's a hard one to address with many people just wanting space right now but I hope some do listen to your staff or understand when a sailboat/kayak needs to be launched there needs to be room.

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Sincerely,

Suzanne Smith  
35 Sea Crest Ave

Sent from my iPhone

**From:** rldfam1@aol.com,

**To:** cherycolangelo@gmail.com, bog@blackpointbeachclub.com, bpbcmanger@gmail.com,

**Subject:** Re: Dinghy beach

**Date:** Tue, Jul 21, 2020 8:42 pm

---

I am very concerned over the precedent that might be set if the logic is:

If it is not stated, it is not allowed.

Is it only the BOG can approve what is permitted!?

We work for the community and not the other way around.

A sample argument may be: If we wish to pursue the definition of kayaks, and paddleboards, they may fall into a different definition of dinghies. Since they probably did not exist when dinghy beach was established and the board did not address this. Are they legal? Quoting the response received below: "*This is faulty reasoning.. It is impossible to write in all the things that are not allowed into a rule; we can only identify what is permitted. There is no mention of trailers in the rule as it stands.*" Also there is no mention of kayaks and paddleboards.

These types of arguments are not of value. Let's use common sense. These are small crafts. Carts and dollies are not technically trailers. Both should be allowed for the benefit of the community.

Years ago Black Point Beach was quite the boat community with:

- Dinghies on the beach south of Nehantic pier and a pathway for dinghies in the water on the south side of Nehantic pier to crafts on boat moorings
- Boats parked at the north side of Main Pier
- Multiple ladders on the south side of Main Pier
- Ski raft at the end of Nehantic pier
- Raft at the end of main pier

It is our history to support boaters! Let's continue to do so!

Rick

Also, the example that was used about the parking was confusing. Please see our regs concerning tags below.

## SECTION I. Parking and Traffic

2. No person shall park a motor vehicle in any approved Club Property parking area without a visible, current Black Point Beach Club **Parking Permit** obtainable from the Tax Collector and the Approval of the Association Manager.

3. For the convenience of the Members of the Black Point Beach Club Association, parking is permitted with a parking permit in the following named approved Club Property parking areas:

(a) on the north side of Sea Breeze Avenue and Nehantic Drive and located east of East Shore Drive; (b) on the north side of Nehantic Drive and the west side of Sunrise Avenue for a distance of 100 feet north from the corner of Nehantic Drive (adjacent to the Black Point Market);

(c) on the west side of Waterside Lane; (d) within the White Cap parking lot area.

Parking is permitted in these areas during the hours of 7:00a.m. to 9:00p.m. with a current Black Point **parking tag**.

4. Parking violations are subject to a \$25 Association fine and shall be caused to be strictly enforced.

Rick

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

From: Cheryl Colangelo <cherylcolangelo@gmail.com>

To: Rick Diachenko <rldfam1@aol.com>; Board Of Guvs <bog@blackpointbeachclub.com>; Jim Moffett <bpbcmanger@gmail.com>

Sent: Tue, Jul 21, 2020 8:13 am

Subject: Re: Dinghy beach

I think the problem is that we cannot possibly predict all the possibilities of behaviors, so our rules address what can be permitted, not what isn't permitted. To do the former would entail a very long and incomplete list. We had a recent complaint that it nowhere states that BP stickers can't be used for parking, so they should be able to use it. This is faulty reasoning.. It is impossible to write in all the things that are not allowed into a rule; we can only identify what is permitted. There is no mention of trailers in the rule as it stands.

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Many dighies are single handed crafts. To get them into the water using a dolly or cart. But if a person cannot leave the boat tied off on the boat dock amd wave action can damage small boats, especially sailboats, what happens to the transportation device. There are no storage areas in the right of ways and no BP provided storage racks (kayak racks) on the sand. Leaving a transport device on the beach is an acceptable option and is not ruled out in our regs If we are to be inclusive to all members, dinghy beach should be open to new and older styles of dinghies.

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- (c) the boat launch and southerly beach adjacent at Sea View Avenue.

2. Dinghies may be stored against the sea walls not located in designated approved swimming areas upon

the express written consent of such owner of the sea wall.

**From:** bpbcmanger@gmail.com,  
**To:** cherylcolangelo@gmail.com,  
**Cc:** bog@blackpointbeachclub.com, egzito@aol.com,  
**Subject:** Re: Bocce and reopen  
**Date:** Wed, Jul 22, 2020 12:02 pm

---

Should the Clubhouse be open for use of restrooms?

On Wed, Jul 22, 2020 at 11:44 AM Cheryl Colangelo <[cherylcolangelo@gmail.com](mailto:cherylcolangelo@gmail.com)> wrote:

This is the thoughtful and comprehensive plan that Ed Zito proposed for bocce groups.

In addition, if we want to discontinue board oversight related to COVID guidelines on group activities at the clubhouse and grounds, we need to vote to rescind the early vote to close the area.

"Some thoughts to consider:

- 1) while outside, masks could be required by participants?
- 2) signups could be staggered so a maximum of 8 players (4 at each end of the court) are attending.
- 3) another option would be to limit the number of players to 4 (2 at each end)?
- 4) if the players for the next match arrive early, they can wait in their cars OR distant from the court.
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- 6) sign-up sheet for time slots could be utilized. 15 to 30 minutes in between matches is an option.

If the BOG, would prefer to ask a group of interested bocce players to meet via phone to discuss & formulate guidelines for BOG consideration/vote, that could work.

Your thoughts are appreciated. Ez"

--

Jim Moffett  
Association Manager, BPBC  
[bpbcmanger@gmail.com](mailto:bpbcmanger@gmail.com)  
c (860) 460-7641

**From:** cherycolangelo@gmail.com,

**To:** suzsmith35@gmail.com, bog@blackpointbeachclub.com,

**Subject:** Re: Message to Cheryl Coangelo

**Date:** Wed, Jul 22, 2020 11:29 am

**Attachments:**

---

Thanks for your ideas, Suzanne. If we do not have time to discuss tomorrow night, I will put this on the agenda for August so we can give thoughtful attention to both issues.

Cheryl

On Wed, Jul 22, 2020, 9:54 AM Suzanne Smith <[suzsmith35@gmail.com](mailto:suzsmith35@gmail.com)> wrote:

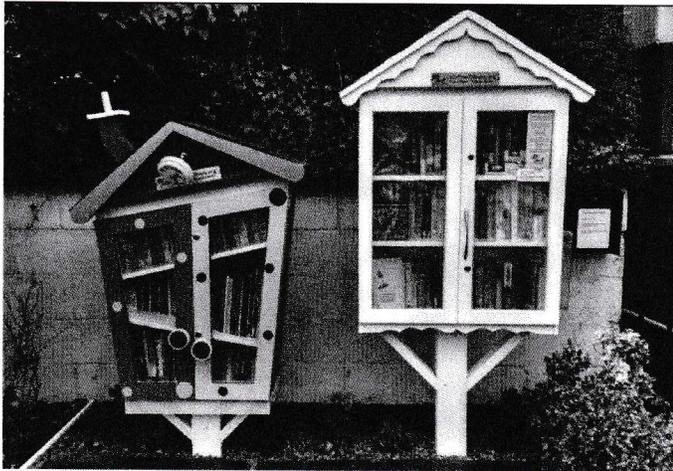
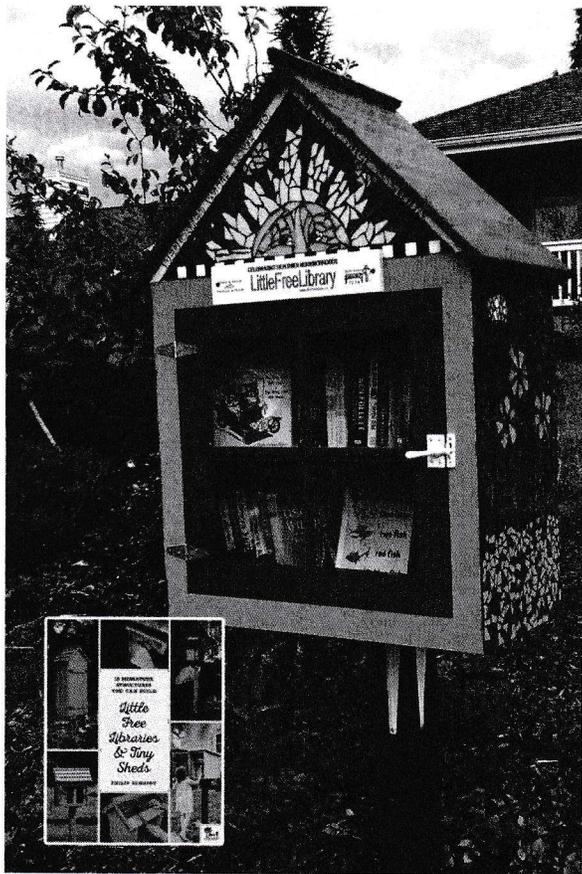
Dear Board of Governors,

I wanted to take a minute to bring up two things I would be interested in having at Black Point. I am not able to be at this meeting but would like to start the conversation about having a neighborhood book box exchange at the clubhouse and in the future maybe at the beach and also having a volleyball net at main beach by whitecap entrance.

The neighborhood book box would be a great addition to the clubhouse for many people to use all year round. There is one down town on the green and is used all the time and was really grateful to have during spring when libraries were closed. My thought is to come up with a good location at the clubhouse to put the box that is out of the way when we have bigger events possibly by the rock near the shuffle board, near the flagpole or even in the middle median if it looks good. I have not come up with a plan for building the book box but could look for donations from the mens club and womens club and see if the board would help with the cost. I have seem some made for about \$350 due to the structure and the wood needed to be weatherproof. I can come up with more of a designs and thoughts if there is interest at this meeting. I have also thought about having a member or members have a way to paint a really great picture or design to represent our community. Below are a couple of pictures of a few designs I have looked at and would like to encourage the board to help me pursue this project.

Second I would like to ask for myself and for many others that have asked about having a volleyball net at the end of main beach by the whitecap right of way as it is a small beach and less out of the way. I know there are so many that might not want this but it is a good exercise and gives something for others to do at the beach. Beach volleyball is a great way to build a community of all ages younger and older. I know this might not be great timing with the concern about group gatherings but for the future as it takes a bit to come up with a plan. I know people might not want it on busy times at the beach and I think it can even be something we can have when the beach is less busy like keeping the net up at the end of the day and possibly take down in the morning. I even think of the times when there not so many people when it gets cooler say sept and oct but it is perfect beach volleyball weather. I am hoping the board can at least consider thinking about this and know it would be a great addition to the the beach to help build new relationships and add new fun to the beach all times of the year not just our peak times.

I appreciate your time to hear my suggestions. I am sorry I will not be able to make more comments at the meeting to help support my suggestions, as I have to work, but know that this board will engage in a great conversation for the public to consider. Thank you, Sincerely,  
Suzanne Smith, 35 Sea Crest Ave.



On Wed, Jul 22, 2020 at 9:23 AM Suzanne Smith <[suzsmith35@gmail.com](mailto:suzsmith35@gmail.com)> wrote:

Thank you for your speedy response to my email. Thank you Will for coming down and helping me put them back on the rack. I do think your right as I think there are just so many people here it could have been anyone. I do appreciate the effort to monitor and to find a good solution to the many boats in a small space. I will say your staff did a great job temporarily fixing the problem and maybe it is a new routine to see how they are looking after the weekend. Thank you for taking the time to engage in a conversation on Thursday as open communication sometimes can help resolve issues.

On Tue, Jul 21, 2020 at 9:05 PM Cheryl Colangelo <[cherylcolangelo@gmail.com](mailto:cherylcolangelo@gmail.com)> wrote:

I am sorry about that, Suzanne. Our procedure has been to put a notice on unidentified boats on the rack with a request to get a sticker, and a week to do so before staff moves it off the rack. I wonder if this was

done by a member rather than beach staff. I know that my kayak was taken off the rack as well, not by beach staff.

I am hoping the board will engage in some long term planning regarding the many unresolved issues we have regarding beaches, boats, and launches as our population (both boats and people) increases. We will revisit this issue on Thursday.

Thank you for your feedback.

Cheryl

On Tue, Jul 21, 2020, 7:37 PM Suzanne Smith <[suzsmith35@gmail.com](mailto:suzsmith35@gmail.com)> wrote:

Dear Board of Governors,

I did see listed on the agenda was the issue of enforcement of kayaks and too many boats on boat launch beach.

I am discouraged to come down to the beach tonight on Tuesday and find my kayaks off the rack and placed on the beach. I am upset that we have tags on for a reason and if it was a problem then I should have received a call to be aware of my kayaks being moved. Mine might be flat and look like paddle boards but they are in fact kayaks and I should be able to keep them on there like everyone else. I do use my kayaks and I just didn't get back to untie them from when the storm was here. I do not think you should be telling people who should and who shouldn't be on the racks depending on their use time. It's always been a first come first serve and I am here full time and deserve a little piece of space to enjoy a summer activity too.

I am happy the boat beach has been cleaned up a little at the entrance as it was getting too full. I am happy I can feel better about bringing my sailboat down to launch from the sand. The worry now is just telling a big group of people being on the beach to move out of the way. I can imagine it's a hard one to address with many people just wanting space right now but I hope some do listen to your staff or understand when a sailboat/ kayak needs to be launched there needs to be room.

Thank you for taking the time to read my email and taking time to think about situations before a quick decision as a blanket rule.

Sincerely,

Suzanne Smith

35 Sea Crest Ave

Sent from my iPhone

**From:** suzsmith35@gmail.com,  
**To:** cherycolangelo@gmail.com,  
**Cc:** bog@blackpointbeachclub.com, bpbcmanger@gmail.com,  
**Subject:** Re: Message to Cheryl Coangelo  
**Date:** Wed, Jul 22, 2020 9:23 am

---

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Thank you for taking the time to read my email and taking time to think about situations before a quick decision as a blanket rule.

Sincerely,  
Suzanne Smith  
35 Sea Crest Ave

Sent from my iPhone

**From:** cmaries70@yahoo.com,

**To:** BOG@blackpointbeachclub.com,

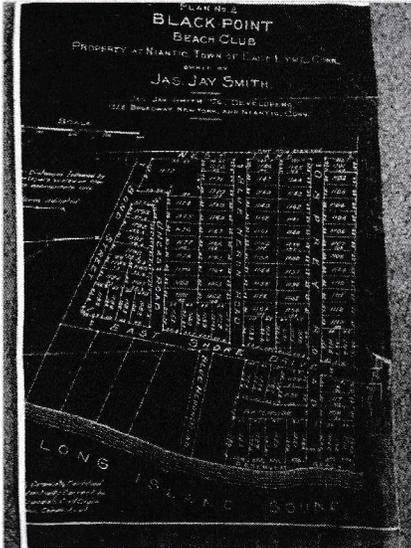
**Subject:** ORIGINAL MAP 2 WITH ROW'S

**Date:** Wed, Jul 22, 2020 4:13 pm

**Attachments:** UNADJUSTEDNONRAW\_thumb\_e1a.jpeg (140K)

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1 Attached Images



# BEACH POINT BEACH CLUB

PROPERTY AT NIANTIC, TOWN OF EAST LYME, CONN.  
OWNED BY  
**JAS. JAY SMITH.**

JAS. JAY SMITH CO., DEVELOPERS,  
1320 BROADWAY, NEW YORK, AND NIANTIC, CONN.

SCALE:



*Distances featured by  
(2) are scaled on plan  
or approximate only.*

*Areas indicated*



*Drawn & Certified  
Partially Correct by  
Crandall, Civil Engineer  
New, Connecticut.*

**From:** cmaries70@yahoo.com,  
**To:** BOG@blackpointbeachclub.com,  
**Subject:** CHARTER SEC 1 VOTING RIGHST  
**Date:** Wed, Jul 22, 2020 4:15 pm

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## Charter

### Restated Charter of The Black Point Beach Club Association

Conn. Special Act No. 462, 1931 Session of the General Assembly, as amended through May 23, 2009.

#### Section 1.

**THE OWNERS** of a freehold interest in any land within the limits specified in section two of this act, in the locality known as Black Point in the town of East Lyme, shall be, while they continue to be owners of such land, a body politic and corporate by the name of **The Black Point Beach Club Association**, and by that name they and their successors shall be a corporation in law capable of suing and being sued and pleading and being impleaded in all courts, and shall be vested with and possess the powers hereinafter specified. **ALL PERSONS** who are over eighteen years of age **who own or who may own any land within said limits** shall, while they continue to be owners of such land, be members of The Black Point Beach Club Association and entitled to vote **AT ANY MEETING** of said association and shall be eligible to any office in said association. **Electors** of the Town of East Lyme **residing within the boundaries** of the association shall **ALSO be entitled to vote** at any meeting of said association, and shall **also be eligible to hold office in said association**. The section shall become **operative on its approval by a majority vote** of the qualified members of the association **present at a meeting thereof for and held for that purpose**. (Amended, Special Act 499, 1933 Session of General Assembly; amended, Annual Meeting, May 23, 2009)

**From:** egzito@aol.com,  
**To:** bpbcmanger@gmail.com,  
**Cc:** bog@blackpointbeachclub.com, cherycolangelo@gmail.com,  
**Subject:** Re: Bocce and reopen  
**Date:** Wed, Jul 22, 2020 4:17 pm

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We are not requesting that the clubhouse be opened to use restrooms etc.

Bocce matches last about 30 minutes. We may even include a score 9 or 11 OR 30 minutes WHICHEVER comes first.

From a time slot perspective, Matches will be arranged to avoid congregating near the court.

A small group of interested players will meet this Friday 7/24 at 9:00am to finalize health & safety protocols, and the format to be used.

Thanks to all involved! Ez

Sent from AOL Mobile Mail

On Wednesday, July 22, 2020, Jim Moffett <bpbcmanger@gmail.com> wrote:

Should the Clubhouse be open for use of restrooms?

On Wed, Jul 22, 2020 at 11:44 AM Cheryl Colangelo <cherycolangelo@gmail.com> wrote:

This is the thoughtful and comprehensive plan that Ed Zito proposed for bocce groups.

In addition, if we want to discontinue board oversight related to COVID guidelines on group activities at the clubhouse and grounds, we need to vote to rescind the early vote to close the area.

"Some thoughts to consider:

- 1) while outside, masks could be required by participants?
- 2) signups could be staggered so a maximum of 8 players (4 at each end of the court) are attending.
- 3) another option would be to limit the number of players to 4 (2 at each end)?
- 4) if the players for the next match arrive early, they can wait in their cars OR distant from the court.
- 5) other than supplying the bocce equipment no other items will be needed. Players should bring their own water, wipes, sanitizer etc.
- 6) sign-up sheet for time slots could be utilized. 15 to 30 minutes in between matches is an option.

If the BOG, would prefer to ask a group of interested bocce players to meet via phone to discuss & formulate guidelines for BOG consideration/vote, that could work.

Your thoughts are appreciated. Ez"

--

Jim Moffett

**From:** jacieO@comcast.net,  
**To:** bog@blackpointbeachclub.com,  
**Subject:** Today's meeting  
**Date:** Thu, Jul 23, 2020 4:24 pm

---

Hi:

I am trying to make arrangements to try and get on the phone meeting today but am not sure I can. As a representative of my mother and family, I wanted to voice our strong interest in revisiting the trust property voting rights of this beach. As long standing Black Pointers, it feels quite odd to have our voting privileges taken away due to our thoughtful decision to move our property into a trust. We care about this beach intensely and always have. The way the Charter is now, we not only can't vote on things but we also can't participate on any committee. There are many other families on this beach in our position. Good people who would be willing to volunteer time for the good of Black Point. I urge you to please reconsider revisiting this issue.

Please feel free to contact me if you need anything further or could discuss this in more detail.

Best,  
Patty Foley DeAngelis  
56 Sea Spray Ave.

Sent from my iPhone

**From:** literep@gmail.com,  
**To:** bog@blackpointbeachclub.com,  
**Subject:** Fwd: Voting  
**Date:** Thu, Jul 23, 2020 8:02 am

---

## **Black Point Association Trust Voting Rights**

**We have owned property at BP for 42 years and paid association taxes throughout that period. I even served on the board of directors. We became full time residents for part of the 20 years. As a family we have made financial decisions regarding deeds and trusts. After retirement, we took permanent residence outside the state. We still own our BP property and love it here.**

**You've eliminated my voting rights.**

**If every property pays BP tax, then each property should get one vote.**

**Full participation.**

Anonymous

**From:** murray.sue@sbcglobal.net,

**To:** bogs@blackpointbeachclub.com,

**Subject:** Trusts

**Date:** Thu, Jul 23, 2020 8:31 am

---

Dear Members of the Board of Governors,

Trust Voting Rights

We have been members of BPBCA for over 40 years. We have paid taxes to the Association for over 40 years and have spent our entire summers here for over 40 years. Several years ago, we put our cottage in trust for estate planning purposes, naming our daughters, as Trustees, with the intention that the house stay in the family for the next 40 years or more.

It appears the Board relied upon Connecticut General Statutes Section 7-6 in amending the Charter to provide that "all persons who are over eighteen years of age who own or may own any land within said limits shall, while they continue to be owners of such land, be members of The Black Point Beach Club Association and entitled to vote at any meeting of said association and shall be eligible to any office in said association." It is unclear why the Board elected in a Special Meeting in 2009 to make this amendment.

The law (CGS § 7-6) does not specifically address whether the owner of property held in trust can vote on a local question and there is no case law directly on point in the State of Connecticut to address this issue. Legislation in the State of Connecticut proposed in 1996 would have allowed a person who is trustee of real property to vote at municipal referendums as long as he or she meets the other age and tax liability requirements.

I ask the Board to consider and to explain why the voting rights of property owners of property held in trust for estate planning purposes should be treated any differently than the voting rights of property held outright, and respectfully submit that there should be no differentiation.

Thank you,

Sue and Dave Murray 49 Sea Breeze Ave.

Sent from my iPhone

**From:** whbourget@aol.com,  
**To:** bog@blackpointbeachclub.com,  
**Subject:** Fwd: Osprey Rd. / Waterside Lane  
**Date:** Thu, Jul 23, 2020 9:39 am

---

Sent from my iPhone

**Subject: Osprey Rd. / Waterside Lane**

Dear Board of Governors:

I want to thank the Board and Jim for addressing the parking concerns on Osprey Road and Waterside Lane. I particularly want to thank those Board members who came down to meet with residents to look at and discuss the issues in person.

I am happy to report that the small temporary “no parking” signs on the Osprey ROW/Edge or Road have been very effective. In particular they seem to be a good height to get drivers’ attention and are not crowded among other signs. Since the signs, I have not seen one person park there other than to unload and load as permitted. I have had nonmembers see the signs and ask me where they can park to fish. I direct them to the town fishing area.

I think one big advantage of addressing the parking has been the increase of children and families who have been fishing of the South Beach pier this summer.

Many thanks.  
Best,  
Wendy Bourget  
1 Osprey Road

Sent from my iPad

# Reports

Black Point Beach Club Association  
 Financial Report 2019-2020  
 Actual to 6/30/2020

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 6/30/2020	Variance from budget	Act % Budget @6/30/20
<b>INCOME</b>				
<b>Fees and Donations</b>				
Zoning Applications	\$10,000	\$11,565	\$1,565	116%
Rec Program	\$25,650	\$26,178	\$528	102%
<b>Total Fees and Donations</b>	<b>\$35,650</b>	<b>\$37,743</b>	<b>\$2,093</b>	<b>106%</b>
<b>Grand List Taxes</b>				
Current Year Taxes	\$208,400	\$207,769	-\$631	100%
Liens & Interest	\$850	\$3,626	\$2,776	427%
Prior Year Taxes	\$1,550	\$1,174	-\$376	76%
<b>Total Grand List Taxes</b>	<b>\$210,800</b>	<b>\$212,569</b>	<b>\$1,769</b>	<b>101%</b>
<b>Other Income</b>				
Club Use Fee	\$1,200	\$200	-\$1,000	17%
Fund Surplus	\$25,000	\$0	-\$25,000	0%
Investment	\$400	\$1,473	\$1,073	368%
Miscellaneous	\$100	\$27	-\$73	27%
ZBA Permits	\$450	\$1,350	\$900	300%
<b>Total Other Income</b>	<b>\$27,150</b>	<b>\$3,050</b>	<b>-\$24,100</b>	<b>11%</b>
<b>TOTAL INCOME-w/o pier</b>	<b>\$273,600</b>	<b>\$253,362</b>	<b>-\$20,238</b>	<b>93%</b>
<b>EXPENSES</b>				
<b>Contractual Services</b>				
Audit Fee	\$3,500	\$3,500	\$0	100%
Grass Cutting	\$3,100	\$3,400	\$300	110%
Computer Services		\$345	\$345	
Insurance	\$20,000	\$18,130	-\$1,870	91%
Legal Fees	\$8,000	\$4,215	-\$3,785	53%
Payroll Services	\$1,750	\$1,979	\$229	113%
Security Patrol	\$5,000	\$3,809	-\$1,191	76%
Recreation Program	\$6,300	\$5,976	-\$324	95%
<b>Total Contractual Services</b>	<b>\$47,650</b>	<b>\$41,355</b>	<b>-\$6,295</b>	<b>87%</b>
<b>Operations</b>				
Clubhouse	\$3,000	\$4,114	\$1,114	137%
Grounds Maintenance	\$4,000	\$4,534	\$534	113%
Liens	\$100	\$40	-\$60	40%
Playground	\$4,000	\$1,128	-\$2,872	28%
Supplies	\$2,000	\$2,836	\$836	142%
Tennis Courts	\$5,500	\$4,485	-\$1,015	82%
Utilities	\$6,600	\$6,123	-\$477	93%
Waterfront Maintenance	\$36,000	\$33,279	-\$2,721	92%
<b>Total Operations</b>	<b>\$61,200</b>	<b>\$56,539</b>	<b>-\$4,661</b>	<b>92%</b>
<b>Other Expenses</b>				
Black Pointer	\$3,500	\$3,706	\$206	106%
Capital Expenditures - Current	\$30,000	\$19,998	-\$10,002 Note 2	67%
Contingency Fund	\$25,000	\$0	-\$25,000	0%
Reserve Fund- LT Capital Imp.	\$8,500	\$0	-\$8,500 Note 1	0%

aac

7/21/2020

Donations	\$150	\$150	\$0	100%
East Lyme Taxes	\$6,000	\$5,318	-\$682	89%
Social Events	\$3,000	\$2,036	-\$964	68%
Miscellaneous	\$2,000	\$873	-\$1,127	44%
Website	\$800	\$655	-\$145	82%
ZB/ZBA	\$1,500	\$3,824	\$2,324	255%
<b>Total Other Expenses</b>	<b>\$80,450</b>	<b>\$36,561</b>	<b>-\$43,889</b>	<b>45%</b>

**Personnel Services**

Waterfront Supervisor	\$0	\$0	\$0	
Beach Patrol	\$6,000	\$8,551	\$2,551	143%
Medicare	\$950	\$1,120	\$170	118%
Recreation Personnel	\$19,350	\$14,941	-\$4,409	77%
Unemployment Comp.	\$1,000	\$397	-\$603	40%
Association Manager	\$22,000	\$22,000	\$0	100%
Secretary	\$7,000	\$7,554	\$554	108%
Treasurer	\$7,000	\$8,751	\$1,751	125%
Tax Collector	\$7,000	\$10,633	\$3,633	152%
Zoning Officer	\$14,000	\$14,000	\$0	100%
<b>Total Personnel Services</b>	<b>\$84,300</b>	<b>\$87,946</b>	<b>\$3,646</b>	<b>104%</b>

<b>TOTAL EXPENSES-w/o pier</b>	<b>\$273,600</b>	<b>\$222,401</b>	<b>-\$51,199</b>	<b>81%</b>
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<b>NET INCOME-w/o pier</b>	<b>\$0</b>	<b>\$30,961</b>	<b>\$30,961</b>
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**Pier Summary:**

Allocation from Fund Bal.				
for Pier Costs	\$90,000		-\$90,000	
Special Assessment	\$606,800	\$603,858	-\$2,942	99.5%
Pier costs-prelim	\$90,000		-\$90,000	
Pier Costs	\$606,800	\$672,701	\$65,901	110.9%
Net Cost	\$0	-\$68,843	-\$68,843	

<b>NET INCOME-with pier</b>	<b>\$0</b>	<b>-\$37,882</b>	<b>-\$37,882</b>
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**Long Term Capital Improvement Fund \$**

Balance-7/1/19	95,145
Current Year Transfer	8,500
Interest earned	419
Ending Balance-6/30/20	<u>104,064</u>

**Note 1**

Funds transferred to LT Capital Imprvmt acct in Feb 2020

Bank Balances as of statements dated :	<u>6/30/2020</u>
Checking and Sweep:	208,928
Long Term Savings	104,064
Total	<u>312,993</u>

**Note 2**

Capital Expenditures Del	\$
Bench	676
Bench installation	525
Docko (As built survey)	880
Future pier assessment	3800
Flooring	12132
Nehantic railing	1425
Buoy decals	560
	<u>19998</u>

Black Point Beach Club Association  
 Financial Report 2019-2020  
 Actual to 7/23/20

FY2020/21  
 mil rate 1.42  
 Grand List \$142,219,450

	July 1 2020- June 30 2021 BUDGET	Actual to 7/23/2020	Variance from budget	Estimated Year End 6/30	Act % @7/23/2020	Budge Y/E Est from budget	Variance
<b>INCOME</b>							
<b>Fees and Donations</b>							
Zoning Applications	\$10,000	\$1,050	-\$8,950	\$10,000	11%	0	
Rec Program	\$27,000	\$0	-\$27,000	\$2	0%	-26998	
<b>Total Fees and Donations</b>	<b>\$37,000</b>	<b>\$1,050</b>	<b>-\$35,950</b>	<b>\$10,002</b>	3%	<b>-\$26,998</b>	
<b>Grand List Taxes</b>							
Current Year Taxes	\$201,601	\$157,429	-\$44,172	\$201,601	78%	0	
Liens & Interest	\$1,000	\$0	-\$1,000	\$1,000	0%	0	
Prior Year Taxes	\$1,200	\$0	-\$1,200	\$1,200	0%	0	
<b>Total Grand List Taxes</b>	<b>\$203,801</b>	<b>\$157,429</b>	<b>-\$46,372</b>	<b>\$203,801</b>	77%	<b>\$0</b>	
<b>Other income</b>							
Club Use Fee	\$1,200	\$0	-\$1,200	\$0	0%	-1200	
Fund Surplus	\$25,000	\$0	-\$25,000	\$25,000	0%	0	
Investment	\$1,400	\$0	-\$1,400	\$1,400	0%	0	
Miscellaneous	\$100	\$1	-\$99	\$100	1%	0	
ZBA Permits	\$1,600	\$0	-\$1,600	\$1,600	0%	0	
<b>Total Other Income</b>	<b>\$29,300</b>	<b>\$1</b>	<b>-\$29,299</b>	<b>\$28,100</b>	0%	<b>-\$1,200</b>	
<b>TOTAL INCOME</b>	<b>\$270,101</b>	<b>\$158,480</b>	<b>-\$111,621</b>	<b>\$241,903</b>	59%	<b>-\$28,198</b>	
<b>EXPENSES</b>							
<b>Contractual Services</b>							
Audit Fee	\$3,500	\$0	-\$3,500	\$3,500	0%	0	
Grass Cutting	\$3,400	\$0	-\$3,400	\$3,400	0%	0	
Computer Services	345	\$0	-\$345	\$345		0	
Insurance	\$20,000	\$1,729	-\$18,271	\$20,000	9%	0	
Legal Fees	\$8,000	\$0	-\$8,000	\$8,000	0%	0	
Payroll Services	\$1,750	\$377	-\$1,373	\$1,750	22%	0	
Security Patrol	\$5,000	\$0	-\$5,000	\$5,000	0%	0	
Recreation Program	\$7,000	\$0	-\$7,000	\$0	0%	-7000	
<b>Total Contractual Services</b>	<b>\$48,995</b>	<b>\$2,106</b>	<b>-\$46,889</b>	<b>\$41,995</b>	4%	<b>-\$7,000</b>	
<b>Operations</b>							
Clubhouse	\$3,500	\$130	-\$3,370	\$3,500	4%	0	
Grounds Maintenance	\$4,000	\$0	-\$4,000	\$4,000	0%	0	
Liens	\$100	\$0	-\$100	\$100	0%	0	
Playground	\$4,000	\$0	-\$4,000	\$4,000	0%	0	
Supplies	\$2,000	\$0	-\$2,000	\$2,000	0%	0	
Tennis Courts	\$5,500	\$0	-\$5,500	\$5,500	0%	0	
Utilities	\$6,600	\$273	-\$6,327	\$6,600	4%	0	
Waterfront Maintenance	\$36,000	\$0	-\$36,000	\$36,000	0%	0	
<b>Total Operations</b>	<b>\$61,700</b>	<b>\$403</b>	<b>-\$61,297</b>	<b>\$61,700</b>	1%	<b>\$0</b>	
<b>Other Expenses</b>							
Black Pointer	\$3,706	\$1,260	-\$2,446	\$3,706	34%	0	
Capital Expenditures - Current	\$15,000	\$627	-\$14,373	\$15,000	4%	0	
Contingency Fund	\$25,000	\$0	-\$25,000	\$25,000	0%	0	
Reserve Fund- LT Capital Imp.	\$13,500	\$0	-\$13,500	\$13,500	0%	0	
Donations	\$150	\$150	\$0	\$150	100%	0	
East Lyme Taxes	\$5,500	\$5,350	-\$150	\$5,350	97%	-150	
Social Events	\$3,000	\$0	-\$3,000	\$3,000	0%	0	
Miscellaneous	\$2,000	\$0	-\$2,000	\$2,000	0%	0	
Website	\$800	\$0	-\$800	\$800	0%	0	

ZB/ZBA	\$3,300	\$0	-\$3,300	\$3,300	0%	0
<b>Total Other Expenses</b>	<b>\$71,956</b>	<b>\$7,387</b>	<b>\$0</b>	<b>-\$64,569</b>	<b>\$0</b>	<b>\$71,806</b>
					<b>\$2</b>	<b>-\$150</b>
<b>Personnel Services</b>						
Beach Patrol	\$6,000	\$4,117	-\$1,884	\$6,000	69%	0
Medicare	\$950	\$132	-\$818	\$950	14%	0
Recreation Personnel	\$20,000	\$0	-\$20,000	\$0	0%	-20000
Unemployment Comp.	\$1,000	\$0	-\$1,000	\$1,000	0%	0
Association Manager	\$22,000	\$1,833	-\$20,167	\$22,000	8%	0
Secretary	\$7,500	\$625	-\$6,875	\$7,500	8%	0
Treasurer	\$7,500	\$625	-\$6,875	\$7,500	8%	0
Tax Collector	\$8,500	\$0	-\$8,500	\$8,500	0%	0
Zoning Officer	\$14,000	\$1,167	-\$12,833	\$14,000	8%	0
<b>Total Personnel Services</b>	<b>\$87,450</b>	<b>\$8,499</b>	<b>-\$78,952</b>	<b>\$67,450</b>	<b>10%</b>	<b>-\$20,000</b>
<b>TOTAL EXPENSES</b>	<b>\$270,101</b>	<b>\$18,395</b>	<b>-\$251,706</b>	<b>\$242,951</b>	<b>7%</b>	<b>-\$27,150</b>
<b>NET INCOME</b>	<b>\$0</b>	<b>\$140,085</b>	<b>\$140,085</b>	<b>-\$1,048</b>		<b>-\$1,048</b>

Bank Balances- as of statements dated :	<u>6/30/2020</u>
Checking and Sweep:	208,928
Long Term Savings:	104,064
Total	<u>312,992</u>

**Note 1**

Capital Expenditures-FY20/21	\$
Resealing whitecap parking lot	7500
Replmt of swim raft	5000
Other items	2500
	<u>15000</u>

BLACK POINT BEACH CLUB ASSOCIATION  
TAX COLLECTOR REPORT  
7/17/2020

	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	\$150,862.13	\$50,610.08	Represents 142 outstanding accounts of which 4 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	\$603,857.83	\$3,016.01	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

**From:** cherycolangelo@gmail.com,  
**To:** bog@blackpointbeachclub.com,  
**Subject:** Fwd: Parking tags  
**Date:** Sun, Jul 19, 2020 10:29 am  
**Attachments:** Hanging Tags.docx (13K)

---

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

**From:** Ruth Ames <[amesy.1938@gmail.com](mailto:amesy.1938@gmail.com)>  
**Date:** Sun, Jul 19, 2020, 6:50 AM  
**Subject:** Re: Parking tags  
**To:** Cheryl Colangelo <[cherycolangelo@gmail.com](mailto:cherycolangelo@gmail.com)>

Report from Ruth re: parking tags

There seems to be a growing problem with the parking hanging tags being lost or stolen. Unlike other beach districts, the Black Point Beach Club Association provides, free to each property owner in the Association, one hanging tag to be used either in auto or golf cart. Currently the Association pays \$1300(?) for 600 hanging tags and 1400 bumper stickers. The bumper stickers are simply used as a friendly fellow-Association member reminder and do not reflect a large portion of that expense.

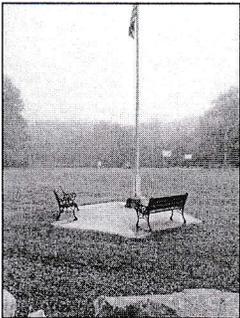
The hanging tags, however, are costly and I would guess not used by the majority of property owners. In this respect, my suggestion would be to do as the other beach districts do: namely, on the tax bill include a notation that if property owner wants an auto hanging tag, a self-addressed, stamped envelope be included with tax payment along with an additional \$25 for the hanging tag. Furthermore, rather than use the hanging tag for the golf cart, a numbered sticker be available to purchase for an additional \$25 either in addition to the auto hanging tag or instead of the hanging tag. Not only would this alleviate the problem of hanging tags on golf carts being stolen but it would provide an easily identifiable Black Point Beach Club Association member. Of course, the whole objective of hanging tag or sticker is to make sure the limited amount of parking for beach use is being used by property members of the Association.

The cost of printing up the tags and stickers is thereby borne by the members who use them rather than by the whole membership. I think for the first year of using this plan, the Association should purchase 450 hanging tags and 200 golf cart stickers plus the normal 1400 bumper stickers. The cost of printing is completely offset by the individual purchases and has been successfully used for many years by several other beach districts.

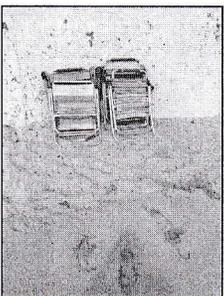
# July 2020 Association Manager's Report

## I. Routine tasks:

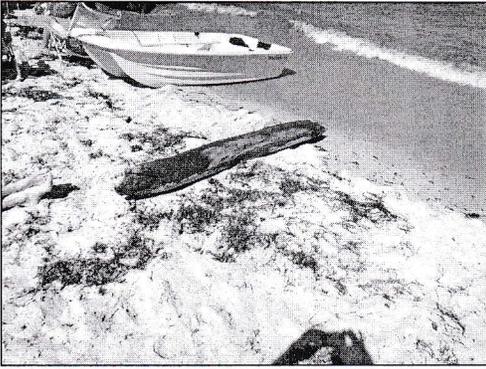
- Carefully review staff schedule every day while monitoring the weather closely. Beach Patrol staff is only working during sunny "beach" weather. Our Beach Patrol staff this summer is responsible, dedicated, and very flexible with their time. Please introduce yourself and say Hi sometime.
- I meet and speak regularly with Mike Nebelung regarding waterfront maintenance. Mike is very responsive to our needs and there are numerous examples of his assistance at no charge. (i.e., moving a rock that is a hazard with his equipment whenever I ask him)
- Use leaf blower to clear sand at lots/ramps at Nehantic, Cahill Way, Whitecap, Sea Breeze and South Beach ROW's EVERY DAY.
- Pick up plastics, empties, butts, discarded paper, ♻️, on a daily basis to keep our beaches clean EVERY DAY. This includes walking out on the piers because I have found left-behind fishing hooks, broken glass, and even razor blades.
- Drive to town to pickup mail for every other day.
- I meet periodically with Niantic Lawn & Caretaker, about weed whacking and Osprey ROW and any other concerns. They cut/weed wack our Clubhouse and ROW's every Tuesday.



- Put out garbage barrels on Sunday nights and return them on Monday mornings every week.
- Write up "Manager's Corner" for BPer every week. Write up monthly reports.
- Sweep, roll and groom clay courts, with assistance from staff EVERY DAY. I water the courts at noon. I open the courts at 8am and lock them at 7pm every day. I monitor and murder hornets at clay courts (22 confirmed kills in July)
- Organize and compose bid submittals, staffing schedules, expense sheets, tickets spreadsheet, and daily manager journal - I perform some aspect of these tasks on a daily basis.
- Distribute payroll to staff every Thursday.



- There are a few members who still try to reserve spaces and I have been folding/placing them against the wall.



*Picture above taken July 12th at Sea View boat beach*

*-Remove debris from beaches and piers on a daily basis. It requires walking the beaches and piers every morning.*

*-I meet with ELPD Summer Patrol officer on Friday/Saturday nights prior to their 4-hour shift starting and to give log book to Officer. I tell them areas of concentration (I always tell them to monitor Osprey for illegal parking, inappropriate use of golf carts, also discuss recent car break-ins). The ELPD officer returns the log at end of shift.*



*-Cleaned sand off the walkway at Cahill Way every day.*

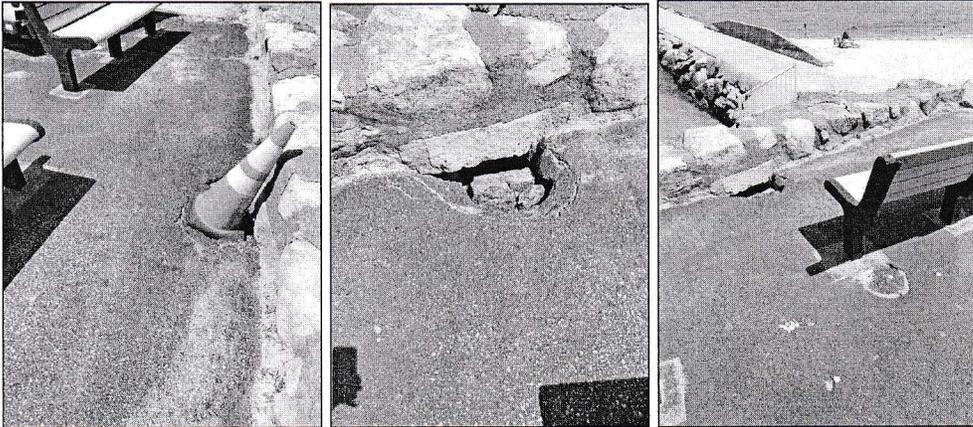
*-Consistently monitor the beach for illegal fisherman from piers, dogs on beach/piers, alcohol. I explain the rules and ask to comply and everyone does.*

*-Received weekly beach water sampling results from LedgeLight Health District - has been all clear this summer.*

**II. Non routine issues: (bulleted)**

*-Called Jordan for tick spray.*

*-Called SLS Sprinkler for fix to sprinkler heads at clay courts.*

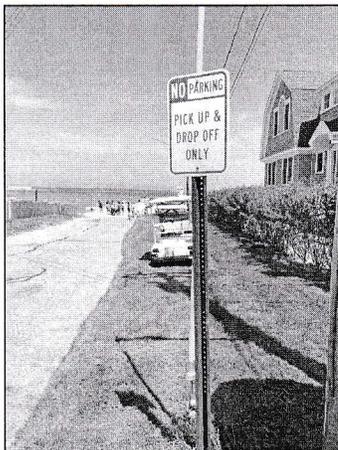


*before*

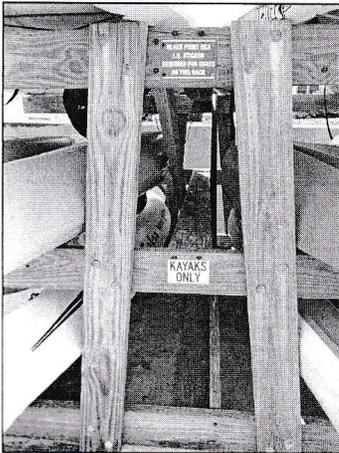


*after*

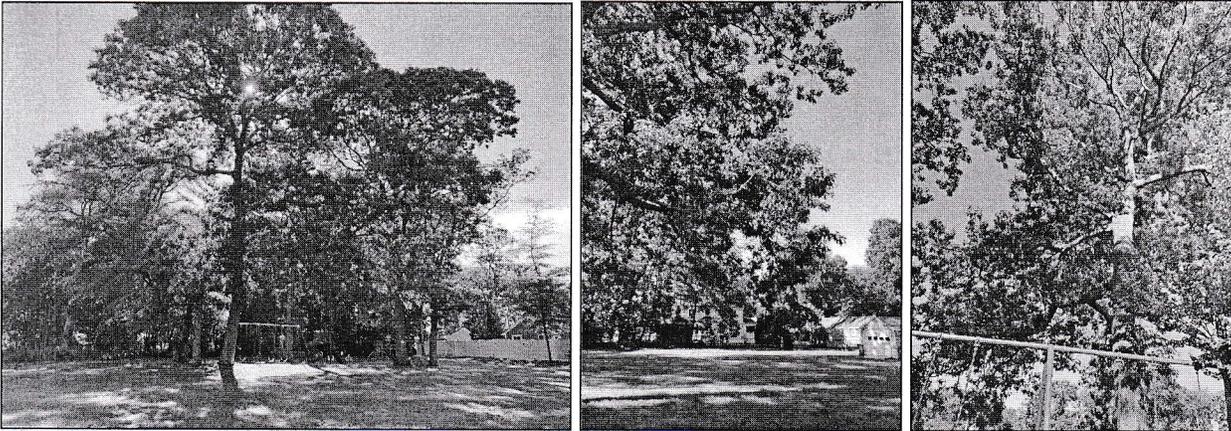
*-Worked with John Bonelli/Classic Concrete about manufacturing this drainage cover for this spot at Nehantic Lot. I saw a small child twist their ankle walking by there. Completed for \$250. Had spoken with Will about it and Classic Concrete was doing a job close by so we were able to secure a good price.*



*-Picked up and installed new sign at Osprey ROW.*



-Installed new 4"X6" KAYAK ONLY signs on each kayak rack, per BOG.



-Met w/Jason @ Wilcox Trees regarding fallen branches and the overhanging ones. Bid of \$1,700 below. Was able to negotiate a lower bid of \$1,500 - to be completed week of July 27.

**Wilcox Tree Experts LLC.**  
 470 Bux 440  
 Old Lyme, CT 06371-135  
 (860) 434-2103  
 jason@wilcoxtreeexperts.com

**Estimate**

**ADDRESS:**  
 Jim Mott  
 Black Point Beach Club  
 P.O. Box 717  
 Niantic, CT 06357  
 202 815-8757/Neil Fourdrast

**SHIP TO:**  
 Jim Mott  
 Black Point Beach Club  
 P.O. Box 717  
 Niantic, CT 06357  
 860-450-1941 Jim Mott

**ESTIMATE #** 4418      **DATE** 5/4/2020

DATE	DESCRIPTION	AMOUNT
	Club Member	
	Pruning work on all large trees in play ground area	1,600.00
	Major deadwood removed, selective pruning and reduction as needed	1,600.00
	SUBTOTAL	1,600.00
	TAX @ 25%	161.60
	<b>TOTAL</b>	<b>\$1,761.60</b>

Accepted By: \_\_\_\_\_ Accepted Date: \_\_\_\_\_

CT Licensed Arborist #S-4129  
 Fully Insured  
 Please list your E-Mail address above for future contact and information.  
 THANK YOU!!!

**Job Estimate**

**Lomas**  
 Tree Service  
 1000 Main Street  
 Danbury, CT 06810  
 Phone: 860-349-7444  
 Fax: 860-349-7444

**Job Information**  
 Job No: 860-450-7444-7-120  
 65 Sunset Ave  
 Niantic, CT

**Job Description:**  
 - Trim off dead limbs on 3 large red oaks  
 around swing set area.  
 - Cut power line wire on oak in back  
 - Thin out larger trees whenever possible  
 - All brush, wood and debris removed.

**Estimate Summary:**  
 ESTIMATED: \$1,500.00  
 ESTIMATED BY: [Signature]

THIS ESTIMATE IS FOR COMPLETION OF THE JOB AS DESCRIBED ABOVE. IT IS BASED ON OUR INSPECTION AND DOES NOT INCLUDE MATERIALS. PRICES INCLUDES THE ADDITIONAL LABOR AND MATERIALS WHICH MAY BE REQUIRED TO COMPLETE THE WORK. WE ADVISE YOU TO INSURE WEATHER CONDITIONS PRIOR TO THE WORK BEING STARTED.

-Gathered bids for tree service at Playground, some bids were verbal, and shared with Cheryl.

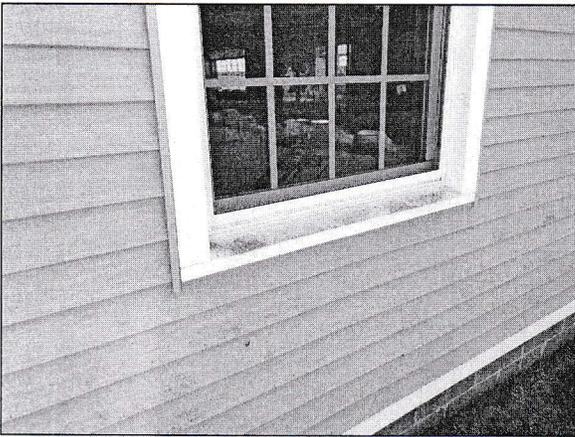


*Before*



*After*

*-Removed debris from our property on OBO Road.*



*-Powerwashed Clubhouse prior to voting so it would look its best.*



*-Set up for the voting from 7a to 1p.*

*-Made copies of tax addresses used for voting.*

*-Met multiple times with Cheryl to coordinate the procedure.*

-Our ELPD Summer Patrol Program began this past month. I work closely with Sgt. Mike Macek and Chief Finklestein with strategies and course of action.

-Summary of Summer Patrol Program during the month.

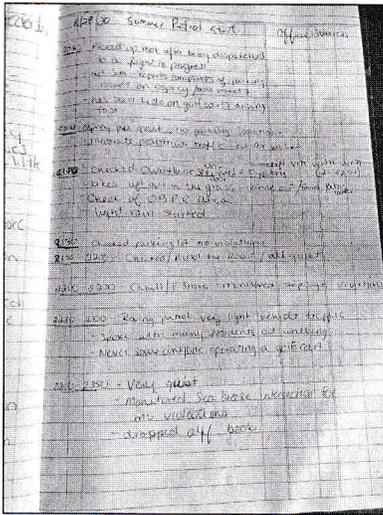
**HIGHLIGHTS**

-Patrol ran on 6/28, 7/3, 7/4, 7/10, 7/17, 7/18

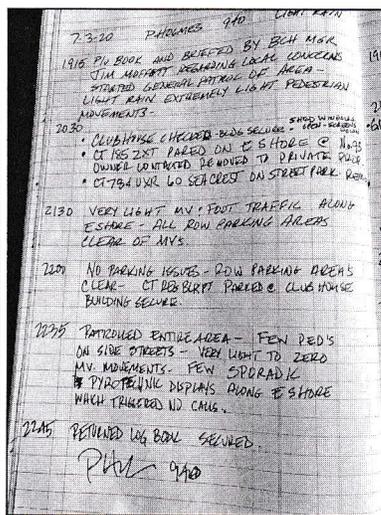
-Checked Clubhouse, Osprey ROW, motor vehicle laws, scooter, golf cart interactions every shift.

-On July 10th, Officer Cutillo was on the scene when a member's boat capsized. No injuries.

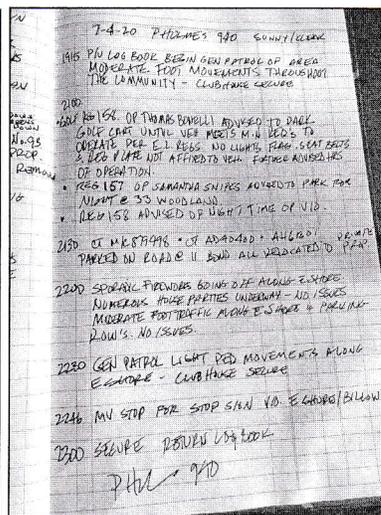
Glad ELPD was there. Below are photos of the ELPD logs.



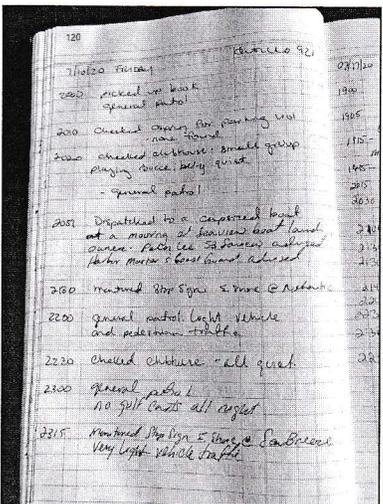
June 28th



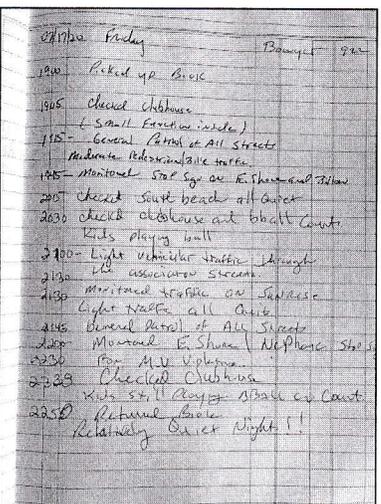
July 3rd



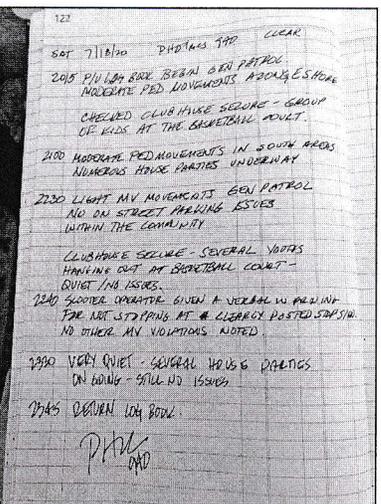
July 4th



July 10th



July 17th



July 18th

### III. Resolution of non routine issues

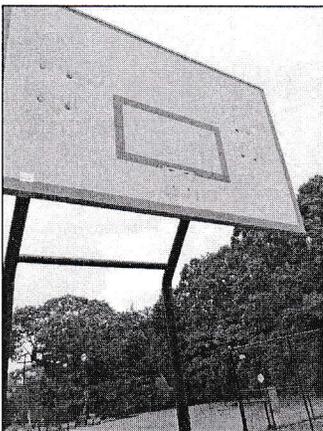
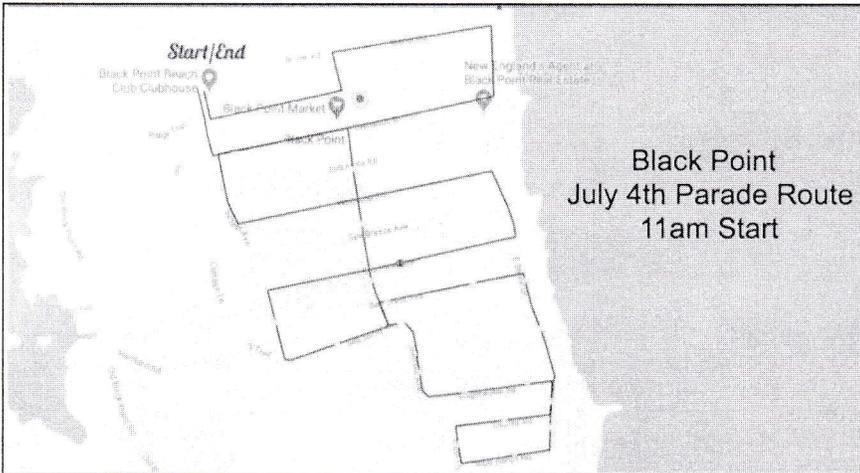
-Met with Members from Waterside Lane re a DEAD END sign.



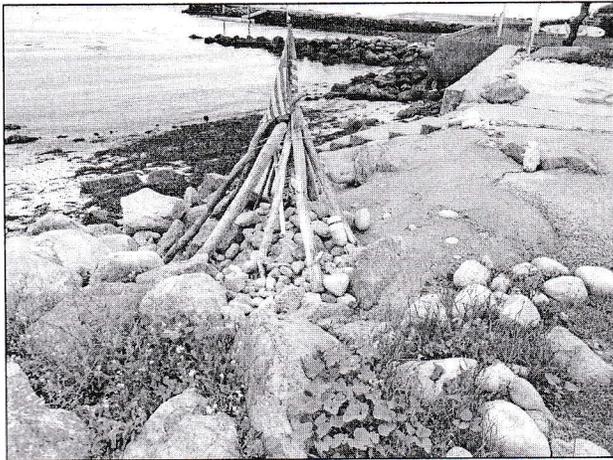
-Sent letter to Joe Bragaw, EL Public Works Director, re DEAD END sign at Waterside Lane. Town will investigate.

-Meeting with floor guy and Will - The bulge is usual in the first year. Should work itself out when people walk on it.

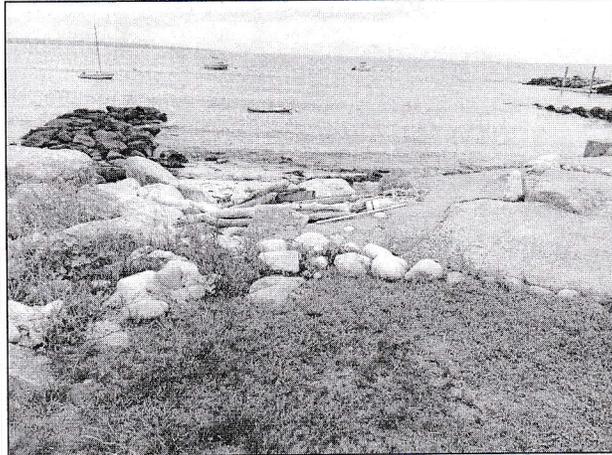
-Organized and developed a Map of July 4th parade route. Coordinated with fire and police to be represented. Organized and monitored parade.



-Removed rims because there were too many kids up there and the courts were designated closed.



Before



After

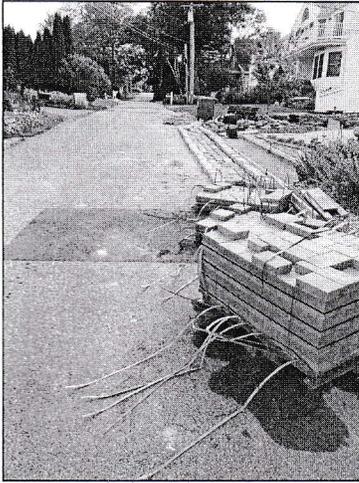
-Above flag display was on our property at Brightwater. Discussed with Board (Cheryl, Steve, Will) it is definitely on our property and not approved by BOG. Removed by me same day.



-Jamco installed motion sensors in Restrooms (\$130). Coordinated with Will. (Reason for upgrade: Lightswitches are hard to find behind the door in the dark.)



-Installed new signs at Waterside Lane.



*-The above picture is of Sea View Avenue on July 14, 2020. I spoke to the contractor, Jeff Gannoe of Gannoe Pools. He said he will have it finished by the end of day (rain).*

*-Prepared, attended, participated in Special Meeting and Regular Meeting.*

*-Put rims back on basketball courts and set timer on lights to go on at 8p and off at 10:30p as determined by BOG at a recent Special Meeting.*



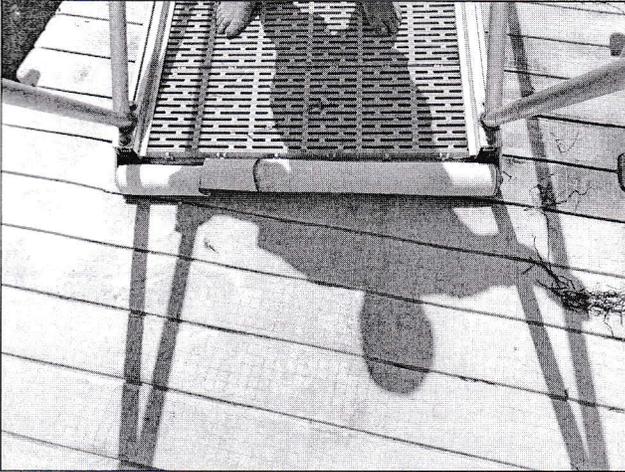
*-Painted above sign at Osprey/South Beach ROW*

*-Ordered bench for playground. Belsen Outdoors.*

*-Warnings taped to small craft regarding no engines or trailers. Members have cooperated and moved Engines and trailers out. One member is asking the BOG reconsider his request - they will contact BOG via email.*

#### **IV. Resolution pending, board discussion**

*-We have an issue with the roller bar on the end of the ramp at the Sea View boat launch. Tried to fix - no luck. I will order the new part immediately.*

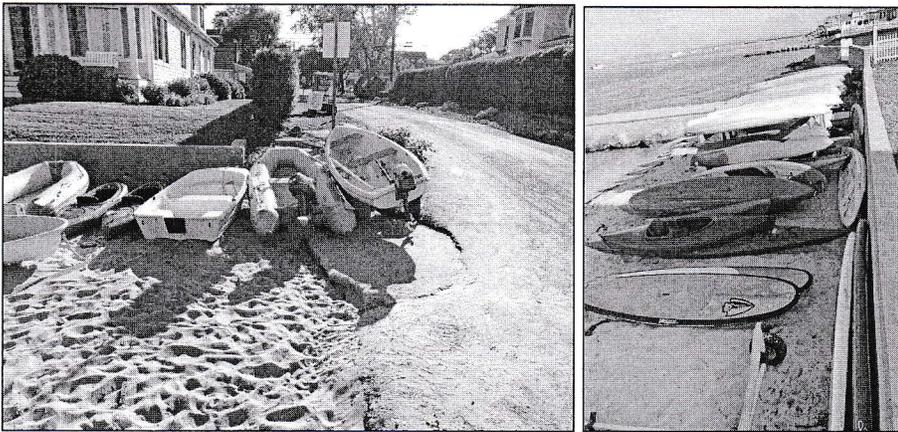


*-Cheryl asked if I could gather photos of kayak racks on Sea View, along with how many are not registered, how many are stacked on racks and between racks, how many paddleboards on racks.*

*-66 vessels located at the Sea View Beach.*

*-22 kayaks on rack and all are registered.*

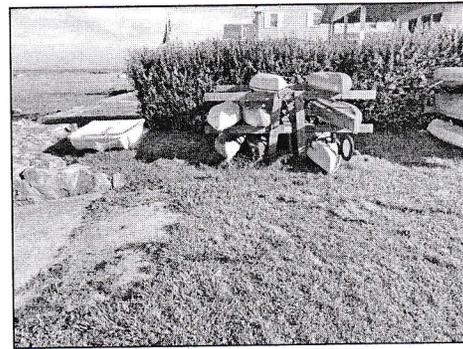
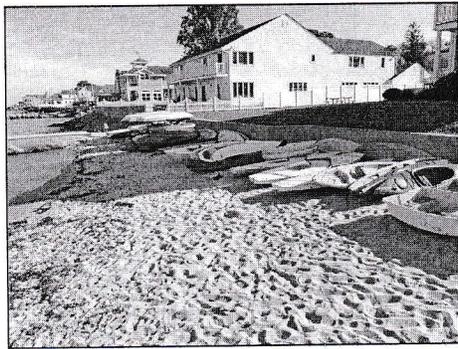
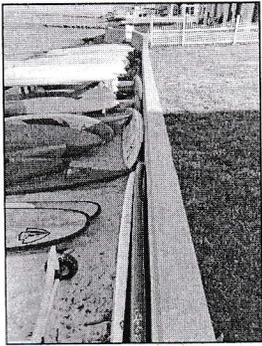
*-No paddleboards on kayak rack.*



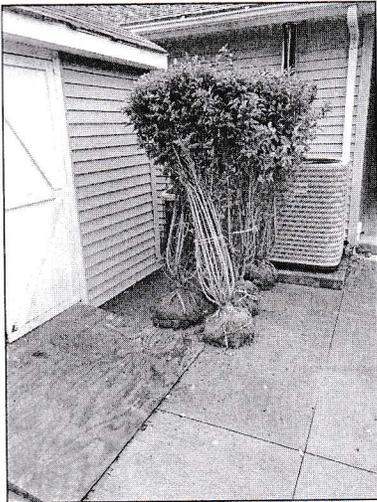
*-Spoke to member/dinghy owner with what he called a "sand buggy" - it's not defined as a trailer but assists in launching the dinghy. Believes that this should be exempt.*

*-I have taken requests to open the Clubhouse one afternoon per week for the Mahjong group. I told them that the Clubhouse is still closed and not available at this time for use. That is still valid?*

*-A member has requested that our Beach Patrol do more to remove jellyfish. Are there any liability issues for staff? If request is okayed, may I purchase a net or two?*



*-Photos of Sea View & Sea Spray ROW's to see what complaints re: dinghies refers to.*



*-Two Osprey (Bayne's) gave these 5 "extra" shrubs to Association. Looking for place to install. (I suggest the top of Billow to hide waterfront gear.)*

**Jim Moffett, Association Manager**

**July 19, 2020**

**From:** cherycolangelo@gmail.com,  
**To:** bog@blackpointbeachclub.com,  
**Subject:** Fwd: Ticketing for Beach Patrol Staff  
**Date:** Mon, Jul 6, 2020 8:41 am  
**Attachments:** ticketing program.pdf (269K)

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

From: **Jim Moffett** <[bpbcmanager@gmail.com](mailto:bpbcmanager@gmail.com)>  
Date: Wed, May 27, 2020 at 2:53 PM  
Subject: Ticketing for Beach Patrol Staff  
To: Cheryl Colangelo <[cherycolangelo@gmail.com](mailto:cherycolangelo@gmail.com)>

Attached is my plan for ticketing that you asked for.

Regards,

Jim Moffett  
Association Manager, BPBC  
[bpbcmanager@gmail.com](mailto:bpbcmanager@gmail.com)  
c (860) 460-7641

**“...Ms. Colangelo asked Mr. Moffett for his input regarding ticketing and asked if he could devise a communication system for tracking parking violations. Mr. Lombardo said it’s important to have a procedure in writing...”**

➔ Each *BP Beach Patrol* staff member will download the free Google spreadsheet app (Sheets) to their phones.

➔ If a staff member is unsure how to use the spreadsheet, I will provide a tutorial.



Google Sheets

➔ I will share the *"Parking Violations Summer"* Google spreadsheet (Sheets) below with all staff who will have access to real-time, current, ticket information including historical data where it can easily and quickly be determined if any tickets had been issued in the last two years for reference. Previous year tickets are listed in alphabetical order by Carmaker.

Each tab lists tickets by year and in alphabetical order by Carmaker.

Parking Violations Summer							
File Edit View Insert Format Data Tools Add-ons Help Last edit was 2 minutes ago							
100% - \$ % .0 .00 123 Default (Ca... 10 B I A							
	A	B	C	D	E	F	G
1	Summer of 2018						
2	Ticket No.	Vehicle	License Plate	Location	Date		
3	61	Acura	151 ZAF	Nehantic	7/12/18	hanging tag	
4	7	Audi	AK 03424	Nehantic	6/29/18		
5	85	Buick Regal	171 ZRB	White cap	7/18/18	No hanging tag	
6	4	Buick Regal	131 WMC	Nehantic	6/29/18		
7	11	Buick Regal	132 WMC	Nehantic	6/29/18		
8	77	Chevy	286 YYZ	Whitecap	7/13/18	No hanging tag	
9	62	Chevy impala	2784	Nehantic	7/14/18	hanging tag	
10	25	Chevy Silverado	SCM 451	White Cap	7/7/18		
11	87	Chevy Silverado	5CH 956	White cap	7/27/18	No hanging tag	
12	9	Chevy Suburban	6XDP10	White Cap	7/4/18	(BP 014)	
13	12	Chevy Tahoe	AC 86AO	Indianola			
14	105	Chevy Tahoe	AC 86AO	Indianola		No hanging tag	
15	39	Ford	Gou-UXY	Nehantic	7/4/18	Invalid	
16	75	Ford	AH 10447	Nehantic	7/13/18	parked on line	
17	35	Ford	PG7 67G	White Cap	7/7/18		
18	15	Ford Explorer	AB 92124	Sea Breeze	7/8/18		
19	86	Ford F150	49C 221	White cap	7/18/18	No hanging tag	
20	83	GMC Sierra	33N 833	Nehantic	7/15/18	No hanging tag	
21	10	Golf Cart	139	Sea view	7/4/18		
22	13	Golf Cart		White Cap	7/7/18		
23	16	Golf Cart	none	Sea View	7/8/18		

+ 2018 2019 2020

Hello Black Pointers!

Here we are in the dog days of Summer. It's Hot! There's no place I'd rather be. A special THANK YOU to everybody for following our parking and beach rules and speaking up as a gentle reminder for other members and guests. As Gramma used to say "...When we all work together, we can stay safe and healthy as we get through the tough times." - or something to that effect.

Hey! Meet new friends at our "Drop-In" PickleBall games on Mondays & Wednesdays at 10am at the Clubhouse hardcourts. Even if you've never played before, there are plenty of extra paddles & balls, just wear comfortable sneakers.

Did you know that jellyfish can be a delicacy - in some parts of the world, they're typically found in salads or pickled, and some people say they have a salty taste with similar consistency to noodles. The harvest is early this summer, please feel free to help yourself to the Niantic Bay daily harvest laid out along the top of our piers (tongue-in-cheek).

If you need to contact me, please call or text my cell phone at (860) 460-7641, between 8am and 6pm. Telephone at any time in the event of an emergency. You can also email me at: [BPBCManager@gmail.com](mailto:BPBCManager@gmail.com)

See you on the beach!

Jim  
Association Manager BPBC

**From:** cherycolangelo@gmail.com,

**To:** mrwill34@gmail.com, brookers2@aol.com, bog@blackpointbeachclub.com, bpbcmanger@gmail.com,

**Subject:** Fwd: July report from buildings and grounds

**Date:** Sat, Jul 18, 2020 7:29 am

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Amendment to this report so we do not need to take time with corrections at the meeting.

1. Re: Osprey ROW The chair thought highly of the posts selected to prevent parking on grass, asked that there not be a chain between posts so that pedestrians, bikers, and baby carriages could have free access between pavement and grass.
2. Re: donation of bushes The chair asked that donation to association be presented to board and explained that all gifts to the association should be approved by the governing body. The quote attributed to the chair is erroneous.

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

**From:** Will Fountain <mrwill34@gmail.com>

**Date:** Fri, Jul 17, 2020, 8:48 PM

**Subject:** July report from buildings and grounds

**To:** Cheryl Colangelo <cherycolangelo@gmail.com>, <Brookers2@aol.com>

Members of the board have been meeting with the adjacent homeowners at the Bellaire Rd. right of way. The owner at 10 E Shore Dr feels a section of the scrub wall at the row is causing issues with his sea wall. The last I heard we do not have any figures to repair the wall or who is responsible to repair it. In the past adjacent homeowners have repaired issues at the row if it affected their property.

We received a report that water was gushing out of the ramp at Sea Spray row. Upon researching the issue I feel it is being caused by a blocked rain water drain from the property at 64 E. Shore Dr. The line has been patched in the past (not by the beach club) and the patch had blown out caused by the water pressure during heavy rains. This could be a safety issue in the future to people walking down the ramp

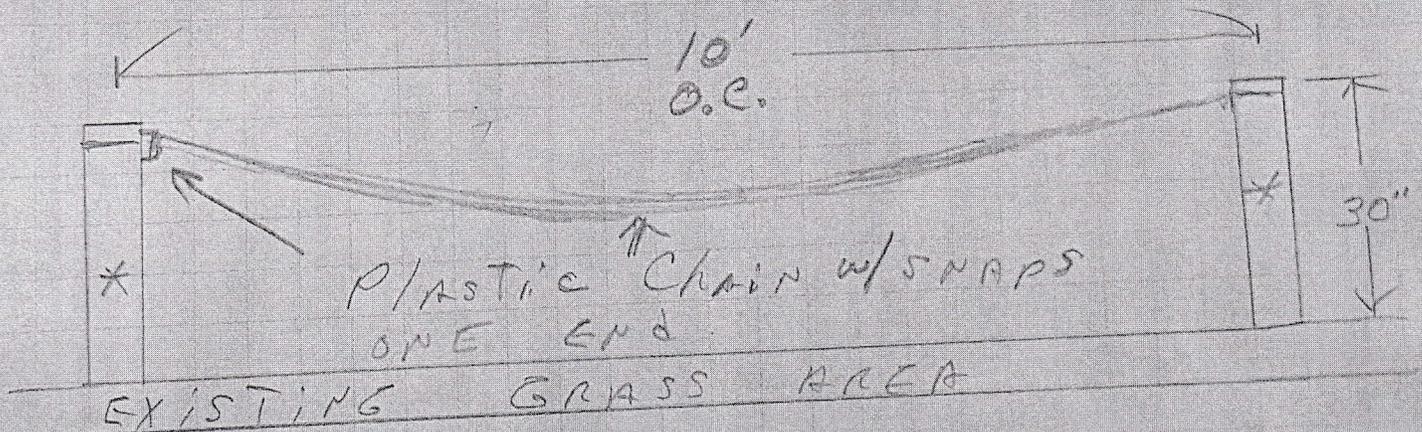
Boat beach at Sea View Ave is an ongoing issue with boaters and swimmers. Our permits states that it is a boating access area, swimmers claim they are below the high tide line and it doesn't apply to them. Rules of what is stored in this area should also be reviewed as to what is allowed to be stored there. The beach is roughly 100 feet wide and we as of July 16 had 76 pieces of water craft equipment on the beach. 44 kayaks, 18 paddle boards, 4 dinghy's, 2 inflatables, 4 sail boats and 2 trailers. You do the math. The first thing that comes to mind would be no trailers allowed.

I was asked to come up with some sort of structure (s) to keep cars off the row at Osprey Rd. I made up a sample from scrap materials and ran my idea of what would work by the chairwoman and she said no she did not like it. When I met later in the day a rep for the distributor he recommended exactly what I had proposed. I feel board members might have an opinion on this matter and should be heard.

While at Osprey Rd. I was approached by the new homeowner and asked if there was any place the association could use some shrubs (5 shrubs over 6 feet high) I told him I knew of at least two areas where they could be planted. He said he would be happy donate them and to have them planted at his expense as well, instead of throwing them away, he remarked "I bought to many" When I ran the donation and where I wanted to plant them by the chairwoman she said "no way can the board accept a donation" from a member. Again I feel this should have been a board decision not a chair decision. Note; I have been watering the shrubs daily and if the board wishes we can still plant them in a suitable location if not off to the dump.

Will

OSPREY Rd. R.O.W.  
Proposed to Keep CARS OFF



\* Post 5" Sq. Vinyl with Caps 30" high  
Typical 9 Places 80 LINEAR Feet

NOT TO SCALE