

BLACK POINT BEACH CLUB ASSOCIATION
TAX COLLECTOR REPORT
8/24/2020

	OPENING BALANCE TO BE COLLECTED	COLLECTED TO DATE	OUTSTANDING BALANCE DUE	NUMBER OF OUTSTANDING ACCOUNTS
REAL ESTATE TAXES	GL 2019 (DUE 7/1/2020) \$201,472.21	\$195,505.78	\$5,966.43	Represents 26 outstanding accounts of which 5 are partially paid of the total 581 properties
REAL ESTATE TAXES	GL 2018 (DUE 7/1/19) \$208,877.51	\$208,163.29	\$714.22	Represents 2 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	\$196,798.03	(\$0.07)	Paid in Full

Black Point Beach Club Association
Financial Report 2020-21-REVISED
Actual to 8/27/20

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

	July 1 2020- June 20 2021 BUDGET	Actual to 8/27/2020	Variance from budget	Estimated Year End 6/30	Act % @8/27/20	Budget Y/E Est from budget
INCOME						
Fees and Donations						
Zoning Applications	\$10,000	\$2,175	-\$7,825	\$10,000	22%	0
Rec Program	\$27,000	\$0	-\$27,000	\$0	0%	-27000
Total Fees and Donations	\$37,000	\$2,175	-\$34,825	\$10,000	6%	-\$27,000
Grand List Taxes						
Current Year Taxes	\$201,601	\$195,506	-\$6,095	\$201,601	97%	0
Liens & Interest	\$1,000	\$361	-\$639	\$1,000	36%	0
Prior Year Taxes	\$1,200	\$400	-\$800	\$1,200	33%	0
Total Grand List Taxes	\$203,801	\$196,267	-\$7,534	\$203,801	96%	\$0
Other Income						
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	\$74	-\$1,326	\$1,400	5%	0
Miscellaneous	\$100	\$1	-\$99	\$100	1%	0
ZBA Permits	\$1,600	\$0	-\$1,600	\$1,600	0%	0
Total Other Income	\$29,300	\$75	-\$29,225	\$28,100	0%	-\$1,200
TOTAL INCOME	\$270,101	\$198,517	-\$71,584	\$241,901	73%	-\$28,200
EXPENSES						
Contractual Services						
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	\$729	-\$1,021	\$1,750	42%	0
Security Patrol	\$5,000	\$0	-\$5,000	\$5,000	0%	0
Recreation Program	\$7,000	\$0	-\$7,000	\$0	0%	-7000
Total Contractual Services	\$48,995	\$2,458	-\$46,537	\$41,995	5%	-\$7,000
Operations						
Clubhouse	\$3,500	\$220	-\$3,280	\$3,500	6%	0
Grounds Maintenance	\$4,000	\$1,791	-\$2,209	\$4,000	45%	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	\$416	-\$5,084	\$5,500	8%	0
Utilities	\$6,600	\$546	-\$6,054	\$6,600	8%	0
Waterfront Maintenance	\$36,000	\$384	-\$35,616	\$36,000	1%	0
Total Operations	\$61,700	\$3,357	-\$58,343	\$61,700	5%	\$0
Other Expenses						
Black Pointer	\$3,706	\$1,960	-\$1,746	\$3,706	53%	0
Capital Expenditures - Current	\$15,000	\$627	-\$14,373	\$15,000	Note 1 4%	0
Contingency Fund	\$25,000		-\$25,000	\$25,000	0%	0
Reserve Fund- LT Capital Imp.	\$8,500	\$0	-\$8,500	\$8,500	0%	0
Donations	\$150	\$150	\$0	\$150	100%	0
East Lyme Taxes	\$5,500	\$5,350	-\$150	\$5,350	97%	-150

aac

8/29/2020

C:\Users\Cordy\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.IE5\I7G1F7OH\Financial Report_Budget VS Actual as of 8-27-20 REVISED

Social Events	\$3,000	\$0		-\$3,000	\$3,000	0%	0	
Miscellaneous	\$4,500	\$22		-\$4,478	\$4,500	0%	0	
Website	\$800	\$0		-\$800	\$800	0%	0	
ZB/ZBA	\$3,300	\$77		-\$3,223	\$3,300	2%	0	
Total Other Expenses	\$69,456	\$8,186	\$0	-\$61,270	\$0	\$69,306	\$3	-\$150
Personnel Services								-
Beach Patrol	\$8,500	\$8,662		\$162	\$8,662	102%	162	
Medicare	\$950	\$268		-\$682	\$950	28%	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	\$3,667		-\$18,333	\$22,000	17%	0	
Secretary	\$7,500	\$1,250		-\$6,250	\$7,500	17%	0	
Treasurer	\$7,500	\$1,250		-\$6,250	\$7,500	17%	0	
Tax Collector	\$8,500	\$0		-\$8,500	\$8,500	0%	0	
Zoning Officer	\$14,000	\$2,333		-\$11,667	\$14,000	17%	0	
Total Personnel Services	\$89,950	\$17,430		-\$72,520	\$70,112	19%	-\$19,838	
TOTAL EXPENSES	\$270,101	\$31,431		-\$238,670	\$243,113	12%	-\$26,988	
NET INCOME	\$0	\$167,086		\$167,086	-\$1,212		-\$1,212	

Bank Balances- as of statements dated : 7/31/2020

Checking and	
Sweep:	219,853
Long Term Savings:	104,095
Total	<u>323,948</u>

Note 1

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

August 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- Participated with the BOG Long-Term Capital Funding Committee.
- Participated with Parking Task Force Committee.
- Participated with Donations Task Force.
- I had been on the beach monitoring at least five hours every day this month except one day because of rain.

II. Non routine issues: (bulleted)

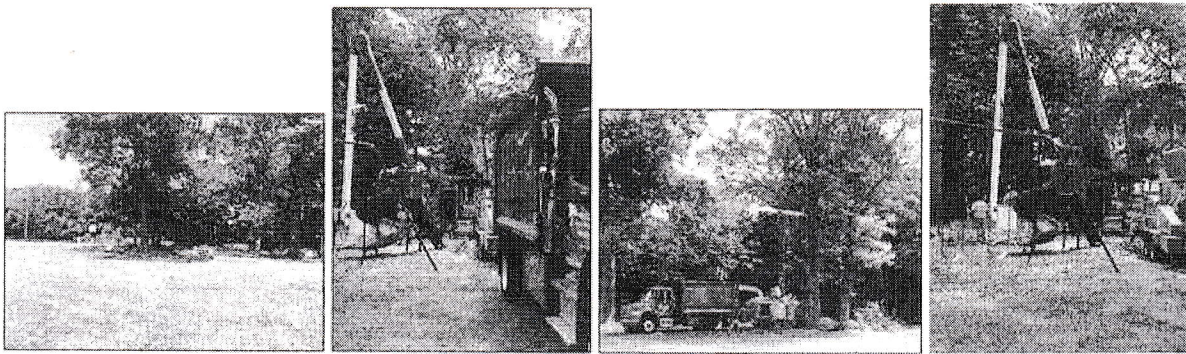
- Our ELPD Summer Patrol Program began this past month. I work closely with Sgt. Mike Macek and Chief Finklestein with strategies and course of action.
- Summary of Summer Patrol Program during the month.

HIGHLIGHTS

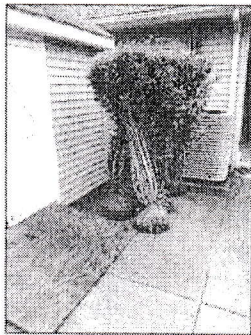
- Patrol ran on 7/31, 8/1, 8/7, 8/8, 8/14, 8/15, 8/21, 8/22
- Checks Clubhouse, Osprey ROW, motor vehicle laws, scooter, golf cart interactions every shift.

III. Resolution of non routine issues

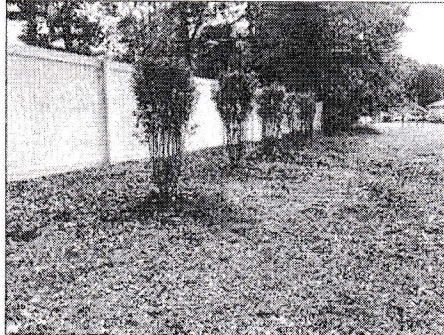
- Ordered bench for playground. Belsen Outdoors.



- Wilcox Tree did service for us thinning out the trees at Playground.
- Met with Cliff's Carpets, Bill, and they came and repaired the Clubhouse floor.
- Two Osprey (Bayne's) gave these 5 "extra" shrubs to Association.



Before



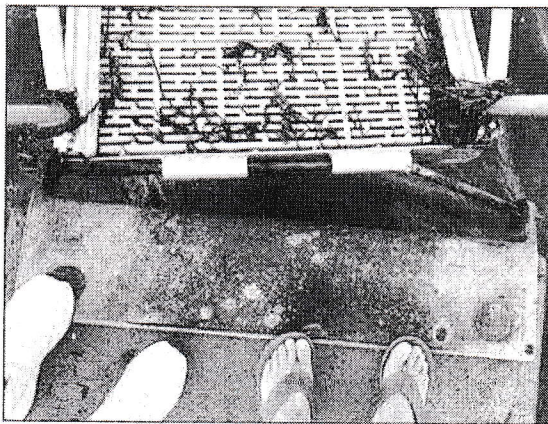
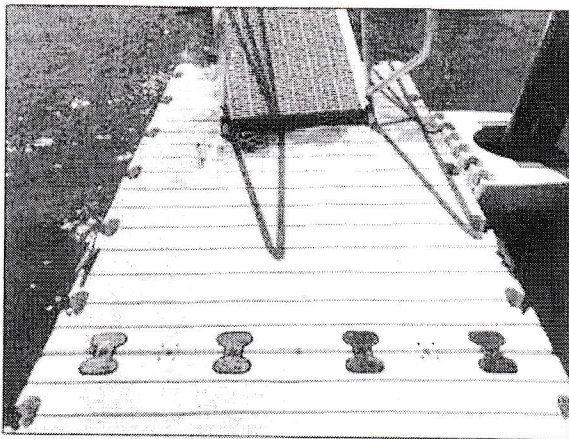
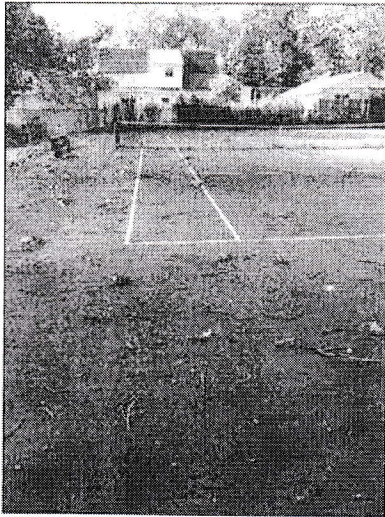
After

- Chuck Casey installed bushes at Playground.
- Adjusted the toddler swing at Clubhouse playground as it was too low.
- Replaced sign at Osprey that was damaged by contractor to house being built at 2 Osprey. Sign and installation was paid for by homeowner.

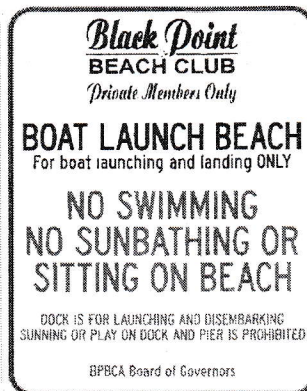
-Assisted boaters preparing for Storm Isaias and removed dinghies from Sea View boat beach.



-Storm Isaias came through and damaged boat dock. Also picked up tons of leaves, sticks off the Clubhouse playground and tennis courts.



-Ordered new sign for replacement at Sea View Boat Beach.



Action Items:

-Members have asked to continue to raking the beach. They usually have stopped on Labor Day and then one or two weekends after. What is our date this year?

-During the Storm Isiasis, significant damage was done to Sea View Boat Dock and it's gangway. I made the repairs to the gangway - had to order the parts - but the damage to the 80"W X 10'L section of the dock must be replaced over the winter. Estimate is \$2,500.

-I have received an estimate by our electrician (JamCo) to convert basketball courts to LED lights to save money, it is estimated at \$1,200.

-I would like to cut brush at top of Billow to have an area brush cut/cleared for a clean area for maintenance repair of Geese lines, boat dock, etc. for the fall. Estimated at \$300.

Jim Moffett, Association Manager

August 23, 2020

Cheryl asked for "...Information related to numbers and responses to requests to leave the Sea View Boat Beach in the past few weeks?"

-Twice daily either myself or a Beach Patrol Staff is present at Sea View. We approach any and all groups or individuals on the Sea View boat beach and in the water and inform them that the beach/water is for the exclusive use of boat launchers, and ask them to leave.

- I kept a daily log of how many people are in the water and on the beach. Also recorded the number of people who left and the number of people who refused to leave.

July 25 - 31 People were asked to please not swim in the Sea View Beach area. Kids were told to stay away from the boat launch. Noone left.

July 26 - 28 People were asked to please not swim in the Sea View Beach area. Kids were told to stay away from the boat launch. Noone left.

July 27 - 20 People were asked to please not swim in the Sea View Beach area. Kids were told to stay away from the boat launch. Noone left.

July 28 Cloudy - 3 People were asked to please not swim in the Sea View Beach area. Noone left.

July 29 - 22 People were asked to please not swim in the Sea View Beach area. Three people left.

July 30 - 25 People were asked to please not swim in the Sea View Beach area. Kids were told to stay away from the boat launch. Noone left.

July 31 - 21 People were asked to please not swim in the Sea View Beach area. Kids were told to stay away from the boat launch. Noone left.

August 1 - 41 People were asked to please not swim in the Sea View Beach area. Kids were told to stay away from the boat launch. Noone left.

August 2 - Cloudy - 8 People were asked to please not swim in the Sea View Beach area. Kids were told to stay away from the boat launch. Noone left.

August 3 - 31 People were asked to please not swim in the Sea View Beach area. Kids were told to stay away from the boat launch. Noone left.

August 4 Cloudy, windy - 0 People were asked to please not swim in the Sea View Beach area.

August 5 - 2 People were asked to please not swim in the Sea View Beach area.

August 6 - 16 People were asked to please not swim in the Sea View Beach area. Kids were told to stay away from the boat launch. Noone left.

August 7 Cloudy - 9 People were asked to please not swim in the Sea View Beach area. Kids were told to stay away from the boat launch.

August 8 - 32 People were asked to please not swim in the Sea View Beach area. Kids were told to stay away from the boat launch. Noone left.

August 9 - 30 People were asked to please not swim in the Sea View Beach area. Kids were told to stay away from the boat launch. Noone left.

August 10 - 10 People were asked to please not swim in the Sea View Beach area. Kids were told to stay away from the boat launch. Noone left.

August 11 - 26 People were asked to please not swim in the Sea View Beach area. Kids were told to stay away from the boat launch. Noone left.

August 12 - 19 People were asked to please not swim in the Sea View Beach area. Kids were told to stay away from the boat launch. Noone left.

August 13 - Rain - 0 People were asked to please not swim in the Sea View Beach area. Noone left.

August 14 - 14 People were asked to please not swim in the Sea View Beach area. Kids were told to stay away from the boat launch. Noone left.

August 15 - Cloudy 0 People were asked to please not swim in the Sea View Beach area.

August 16 - Rain 0 People were asked to please not swim in the Sea View Beach area. Noone left.

Donations task force

Meeting was held on August 7th at 5:30PM via Zoom.

Attendees: Cheryl Colangelo, Jim Moffit, Janet Bonelli

The purpose of the meeting was to define Authorized Signature Levels (ASL's) for proposed donations offered to the Black Point Board of Governors(BOG).

After discussion, it was decided that the below thresholds would be used when accepting donations:

- >\$250 & perishable, Beach Manager & Chair Approval
- < or = \$250, Beach Manager Approval
- > \$250 & not perishable, BOG Vote

Parking task force

Members: Sharon Bruce, Rick Diachenko, Will Fountain, Jim Moffett

The Parking Taskforce members met on Monday, August 17th, 9:00 – 10:00 am. They discussed ways to address parking of cars and golf carts that would best serve our BPBC community. They recognize the increased use of golf carts and the need to accommodate them. The following are their recommendations:

Parking Identification:

Vehicles parked in BPBC parking areas and right of ways must have parking identification (hanging tag and stickers). Each household will continue to receive one hanging parking tag and two BP stickers. The hanging tag can be used for a car or a golf cart. A current BP sticker would also be sufficient for golf carts only, as they can't be driven on the roads outside of Black Point. The members discussed the potential concern that members may drive both a car and a golf cart to the beach; however, consensus was that this would not likely be the case.

A sign should be posted at the club house that parking identification is required, unless individuals are attending an event or meeting at the club house. Beach patrol would periodically check this lot for parking identification and ticket cars without hanging tags.

Parking Tickets:

In fairness to our community, we recommend that beach patrol provide one written warning for a car or golf cart parked without proper parking identification. Mr. Moffett indicated that he would keep a list of those who had received warnings and would be able to identify and ticket "repeat offenders".

Authorized Parking:

For the safety of members, no trailers should be allowed to be parked in BPBC parking lots. Golf carts may be parked in any of the marked parking spots in the parking lots. In addition, it is recommended that the following be allowed for right of way parking areas for golf carts and bikes:

|| Billow – allowed

☐ Bellaire – allowed

☐ Nehantic – return to 3 parallel parking spots on the grass, on the south side of the lot

☐ Cahill – no golf cart parking, loading and unloading only

☐ White Cap – add 5 pull/back-in spots to the south side of the right of way; add a bike rack

☐ Seabreeze – no change

☐ Sea View – golf cart parking prohibited; add a bike rack between the No Parking sign and the street

☐ Sea Crest – allowed

☐ Sea Spray – allowed

☐ Saltaire – allowed

☐ Brightwater – no parking due to catch basin hazard

☐ Osprey – add 5-6 pull/back-in spots between proposed pillars on south side of right of way

☐ Waterside – as newly incorporated, 3 parallel car or golf cart parking spots between signs

☐ Blue Heron – allowed

Additional recommendation

Taskforce members strongly recommends A-2 surveys be conducted on the right of ways, prioritizing Bellaire, Sea View and Osprey.

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