

From: cmaries70@yahoo.com,

To: bog@blackpointbeachclub.com, Murray.com@sbcglobal.net,

Subject: 2 Sea Breeze Ave and BPBC PROPERTY in Roadway

Date: Sat, Oct 24, 2020 11:43 am

Attachments: image4.jpeg (7136K), image2.jpeg (6255K), image0.jpeg (6085K), image3.png (2136K)

On this map, 2 Sea Breeze Ave is number 23 and half of #24 shared with #25.

This part of the map shows the width to be 40' ROW carried down to BPBCA parking lot on Sea Breeze

The stone flower stand is taken/stolen from BPBCA PROPERTY.

Unless the BOG of BPBCA Municipality gave permission for them to remove it and where is it now? I measured with owner of 2 Sea Breeze Ave, Mario Costa, and 40' of the parking lot measured in front of his house on the left side of the Stone flower stand. The owner at 2 Sea Breeze is putting up a fence within BPBCA 40' ROW. How is it being stopped by the BOG's since theft by others of BPBCA property is an important role by the board? Stop work order for unlawful continuance by 2 Sea Breeze

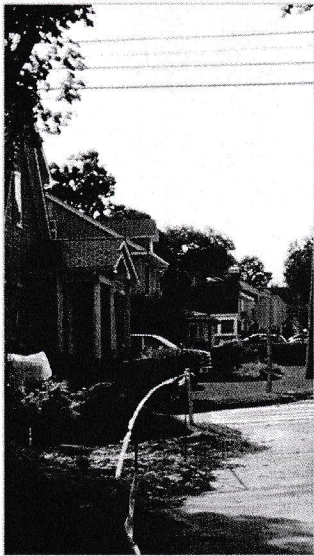
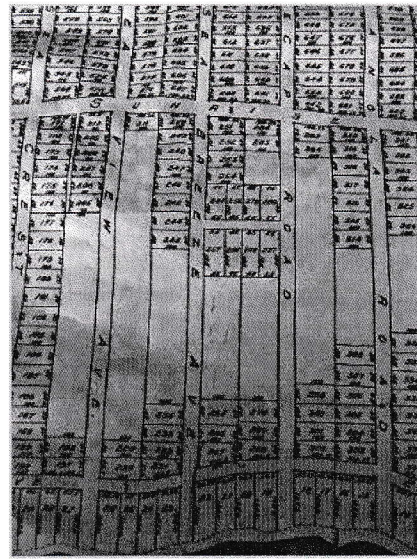
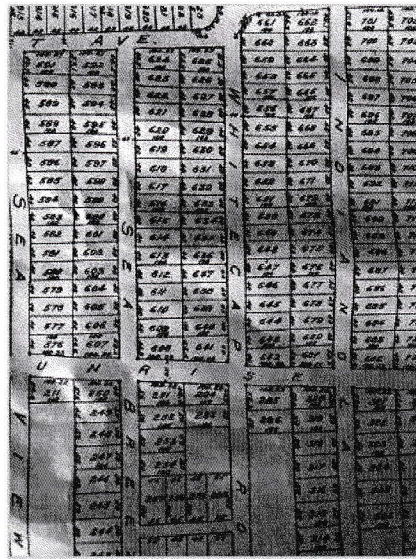
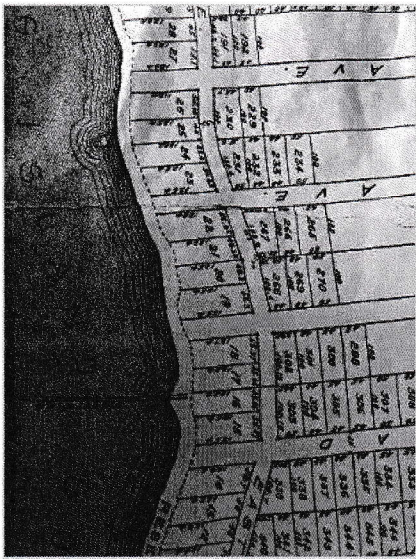
Cheryl has this map, and Brooke Steven's, BPBCA secretary's other place of work has it on file. Please follow through. It needs to be understood, the board is to stop such encroachment.

Sincerely,

Cindy Trocki

Sent from my iPhone

4 Attached Images



From: egzito@aol.com,
To: cherycolangelo@gmail.com,
Cc: bog@blackpointbeachclub.com,
Subject: Re: Message to Cheryl Coangelo
Date: Wed, Oct 28, 2020 6:22 pm

Cell phone = 602/625.2403

Arizona residence = 480/998.0771

Connecticut residence = 860/739.9418

I am a registered Democrat in Arizona.

Thank you—stay well! Ez

Sent from AOL Mobile Mail

On Wednesday, October 28, 2020, Cheryl Colangelo <cherycolangelo@gmail.com> wrote:

Thanks, Ed, I'll add you to the list of potential volunteers.

Would you send me your phone # and political affiliation please (the law requires that parties be equally represented).

We'll get back to you once we get the request for volunteers posted and determine the optimal size of the committee.

Cheryl

On Wed, Oct 28, 2020, 10:01 AM Edmund Zito <egzito@aol.com> wrote:

If the charter review initiative has room for Ed Zito, 57 Nehantic Dr, I will be pleased to serve, albeit remotely until spring 2021 arrival. Thank you for your consideration and for ALL that you do.

Sent from my iPhone

From: cherylcolangelo@gmail.com,
To: bog@blackpointbeachclub.com,
Subject: Fwd: Survey to be completed in the near future ?
Date: Sat, Oct 24, 2020 9:22 pm

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

From: babara johnston <lyme1234@yahoo.com>
Date: Sat, Oct 24, 2020 at 8:04 PM
Subject: Re: Survey to be completed in the near future ?
To: Cheryl Colangelo <cherylcolangelo@gmail.com>

Thank you Cheryl very much. I

t's not the town as much as our BP records saved ? You could save probably a cost or a lot of time if you could ask Waller, Smith & Palmer for the records in the past many years. Atty. O'Connell did much research on our right-of-way before a house was built (1999 approx.) since they wanted to purchase their part. The law firm (Waller, Smith & Palmer) did research for another reason too. We both had surveys done. I believe law firm should have retained all past records better than the town of East Lyme in the past ?

Yes, it probably does have a history being over 200+ years old also do to the fact our current ZEO claims not to know it was one until I informed him. Sorry Jim.

It's the encroachments that have happened presently & yes, years ago. Example, as the garage(next door) that is in the right-of-way.

It's south beach, especially recent building construction that I'm trying to address & now as 2 Sea Breeze too !!! Lots had been set as I stated were set in 1931 & so much has been changed. It's been out of control by all the different BP ZEO's with different finding of facts & regs. !

Even the piers need the records saved for the future residents but saved in BP & EL.

Barbara

On Saturday, October 24, 2020, 06:38:25 PM EDT, Cheryl Colangelo <cherylcolangelo@gmail.com> wrote:

Thank you, Barbara, for reminding me of the ROW(?) running east of Sunrise between Sea view and Sea Crest. I had contacted the town last year regarding this land and, while it has a checkered history, has no owner identified in town records at this time. I will ask the board to include this in our research into BPBCA property.

Cheryl

On Fri, Oct 23, 2020 at 3:38 PM babara johnston <lyme1234@yahoo.com> wrote:

To the BP BOG - My property is attached to a right-of-way. I have long been interested for all the other BPBCA rights-of-way owned properties also for any encroachments.

This is a matter that needs to be addressed before too many years pass as I understand & learned in this area of real estate many years ago.

'Parcels appeared to be possessed for more than fifteen years and such use of possession were open, visible, notorious, adverse, exclusive, continuous & uninterrupted such that the plaintiff's predecessors in title thereby are acquired & the plaintiff now has sole & exclusive title to the Parcel'.

Yes, yet it is 'a can of worms' that needs to be opened ASAP, I sincerely believe .

Please use a surveyor/firm from a different area but through a bid process. Since it could be a serious conflict of interest for whom-ever has done work in NEW Black Point.

If BPBCA Zoning is planning to project a 'plan of development' this would & could be a necessary part too.

Barbara Johnston
35 Sea Crest Ave.

From: davidbogle@aol.com,

To: bog@blackpointbeachclub.com,

Subject: Charter Rwcision

Date: Fri, Nov 6, 2020 11:38 am

I am interested in participating:

David Ogle

19 Park Court

davidbogle@aol.com

860-451-2070

Registered voter - Independent

Sent from my iPad

From: jenniferbogue@gmail.com,
To: bog@blackpointbeachclub.com,
Subject: charter commission
Date: Mon, Nov 9, 2020 11:47 am

Hi -
I'm interested in volunteering for the commission re trusts and voting rights.
Here is my info:

Jennifer Bogue
jenniferbogue@gmail.com
53 Sea Breeze Ave
Democrat
917-696-8486

Please let me know if there is anything else you need from me.

Thank you,
Jennifer Bogue

From: amandafdoyle@gmail.com,
To: bog@blackpointbeachclub.com,
Subject: Charter Commission
Date: Mon, Nov 9, 2020 2:17 pm

Dear Ms. Colangelo, and Members of the Board,

My name is Amanda Doyle. My children, through my husband's family, are now third-generation lovers of Black Point, and we are honored to have been entrusted with a home in this incredible community.

I would love to have the opportunity to serve on the Charter commission regarding trusts and voting rights.

The information requested is as follows:

Amanda Doyle

amandafdoyle@gmail.com

14 Sea Crest, Niantic, CT (summer) 410 Great Falls St, Falls Church, VA 22046 (remainder of the year)

571-228-5949

Democrat

Thank you very much for your hard work that results in such a welcoming, thriving Black Point community, and thank you for your consideration of me to serve on this Charter commission.

Yours truly,

Amanda Doyle

From: cherylcolangelo@gmail.com,

To: steve.whitman@hotmail.com, bog@blackpointbeachclub.com,

Subject: Re: Charter Commission

Date: Mon, Nov 9, 2020 2:27 pm

Attachments: Charters, Ordinances, and Bylaws.pdf (335K)

Hi Steve,

I thought you might like to take a look at this document. It lays out the procedure. As you can see, there are many checks and balances with the community, and you can be assured we will abide by them.

Please stay vocal regarding this issue, and thank you for your involvement.

Cheryl

On Mon, Nov 9, 2020 at 2:10 PM Steve Whitman <steve.whitman@hotmail.com> wrote:

Thank you for the prompt response. I understand why the charter was set-up as it is, but the fact that you're considering a modification is evidence that the BOG and residents recognize that there needs to be a change as our community migrates more away from a vacation setting to a residential environment. I am assuming that Charter Commission meetings will be open to the public and allow for public input. Further, I assume notice of the meetings will be posted in advance of each meeting, and minutes posted in a timely manner on the Black Point website..

I applaud your efforts in addressing this issue, as I feel that more and more individuals are taking advantage of the opportunities putting assets into trust funds offers. Excluding this portion of the population from participating in the governing process, is not necessarily a reflection of the majority's views or desires.

As a thought, you may want to consider establishing a non-voting advisory group to represent trustees and provide input to the Commission. Although I'm not familiar with the charter, I'm relatively sure it would not restrict non-voting advisory groups.

Again, just my thoughts and something the Charter Commission may wish to consider once they are formed. Thank you for listening.

Steve Whitman

"We do not inherit the earth from our ancestors, we borrow it from our children" Chief Si'alil of the Duwamish tribe

Sent from Mail for Windows 10

From: Cheryl Colangelo

Sent: Monday, November 9, 2020 12:31 PM

To: Steve Whitman

Subject: Re: Charter Commission

Hello, Steve,

I certainly understand your perspective. This is not the decision of the BOG, but the law related to our charter.

For what it's worth, there seems to be a good deal of support for this change.

Thanks for your input.

Cheryl

On Mon, Nov 9, 2020 at 10:21 AM Steve Whitman <steve.whitman@hotmail.com> wrote:

I understand your reluctance to include individuals associated with a trust or LLC; however, I feel that by excluding this group, you are skewing the input. I'm sure they're restrictions governing appointing members to the commission and extending voting privileges to them, but I think that exclusion of this group will exclude valuable input.

Just my thoughts. My wife and I have a summer residence at 4 Uncas Rd. that is titled in the name of a family trust of which my wife and I are co-trustees. Should you decide to relax your restrictions, please consider me as a possible resource to serve on the commission.

Steve Whitman

"We do not inherit the earth from our ancestors, we borrow it from our children" Chief Si'alil of the Duwamish tribe

Sent from Mail for Windows 10

From: josephmonroe91@yahoo.com,

To: bog@blackpointbeachclub.com,

Subject: Charter revision

Date: Tue, Nov 10, 2020 7:26 am

I am interested in volunteering for
charter revision

Joe Monroe
30 Bellaire Rd

Josephmonroe91@yahoo.com
203-910-3258

Democrat

Have been living here 2 years
retired educator
31 years

1/26/2021

Re: May I have a copy of classified legal notice (classified advertising proof for BPBCA regulation changes ?

From: lyme1234@yahoo.com,

To: brookers2@aol.com,

Subject: Re: May I have a copy of classified legal notice (classified advertising proof for BPBCA regulation changes ?

Date: Tue, Nov 10, 2020 2:09 pm

Brooke - Who places public/ legal notices by/for East Lyme town commissions etc ? I believe BPBCA should do the same as town of EL. Note legal notice dated 10/29/2020 for town of East Lyme (order #: d00877008) public hearing !

We spent thousands to build in BP. Due for the lapse of placing of this type notice. Now I see the same thing happening in BP so understand regulations changes need, I believe, the same attention probably even more so due to the COVID 19. Can you please explain it to the BP Zoning Comm & the BPBCA ? I wonder now if it's the attorney for BP ? Total difference of Rules of Law for each ?

Is it they don't want to spend the dollars ? I sure don't understand whose making up their own terms ? Don't blame just on COVID 19 or the governor executive orders. I think I see what's happening here ?

Barbara

On Tuesday, November 10, 2020, 01:45:57 PM EST, Brooke Stevens <brookers2@aol.com> wrote:

Hi Barbara,

See page 3 of the attachment which I highlighted.

Thanks, Brooke

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

From: babara johnston <lyme1234@yahoo.com>

To: BOG Black Point Beach Club Association <bog@blackpointbeachclub.com>

Sent: Tue, Nov 10, 2020 1:07 pm

Subject: Fw: May I have a copy of classified legal notice proof for BPBCA regulation changes ?

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

From: babara johnston <lyme1234@yahoo.com>

To: "bpzoning@gmail.com" <bpzoning@gmail.com>

Sent: Tuesday, November 10, 2020, 01:07:01 PM EST

Subject: May I have a copy of classified legal notice proof for BPBCA regulation changes ?

Attention BPBCA Zoning Chairman & Commission - I do not agree with answers I have received for the notice of proposed BPBCA regulation changes for holding a public hearing.

We are a legal quasi-municipality being approved by the Connecticut Legislature in 1931. I believe a proper notice for regulation changes

needs to advertised in much better fashion than just town hall & website as I have been given. Your proof advertised s/b in larger publication than what has been told to me.

These new proposed regulations should not be levied per illegal advertising proof of regulation changes not being notified in a proper way to property owners.

I have done a search for advertised proof through our local newspaper-

The Day. If I'm in error please send/email me your legal proof of The Day classified along with it's dates advertised.

Thank you very much,

Barbara Johnston

35 Sea Crest Ave.

Niantic, CT 06357

e-mail lyme1234@yahoo.com

From: smidgie69@icloud.com,
To: cmaries70@icloud.com,
Cc: example@example.com, bog@blackpointbeachclub.com, bpzoning@gmail.com,
Subject: Re: fence erection at 21 Bond Street by MacPhil
Date: Mon, Nov 23, 2020 4:22 pm

Dear Cindy,

Your letter to Alasdair came to my email so I am responding to let you know there is no worry about our replacement fence being on your property.

Even though our fence of 39 years did not have to be replaced, we are having a new fence installed in response to your complaint that a portion of the old fence was infringing on your side of the property line.

As you know, we had both the surveyor and our Black Point Zoning Officer walk with us and you to review and confirm the boundary line. We hired a fencing firm who has done many installations in Black Point and was highly recommended.

I am confident that they will do an excellent installation in keeping with all Black Point zoning requirements.

Best regards,
Smidgie

Sent from my iPhone

On Nov 22, 2020, at 4:06 PM, Cindy Trocki <cmaries70@icloud.com> wrote:

November 22, 2020

Dear Mr. MacPhail and Whomever It Concerns,

After meeting again yesterday to discuss your plans to erect a fence where there was a complete removal of the old fence located behind what is a garage to where the hedges now stand. I am putting my intention in writing before the work is being started to erect and completed your fence erection.

Let us start by stating the location for your newly erected fence along, not on the boundary line, behind properties at 22 Blue Heron Road and 21 Bond Street of Town of East Lyme in the County of New London and State of Connecticut.

In regards of your fence erected on the property line of our shared boundary line, the fence will become both of our property. Any fence over on my property will belong to my residence. My mission here is for you to have complete control of your fence and not make it belong to both of us. It is common knowledge also the finished good/nice side faces out to the side of your neighbors, to be neighborly. This is a very good example, of who is not intruding on their neighbors and being a nice neighbor.

Since we had our land surveyed with the markers/stakes, the stakes are the perfect guide for the erection of your new fence location. I am expecting these stakes will be used by you and your fence company.

Prior to this situation, a terrible storm took down a one section of a large double tree, this past summer. My husband was in the middle of cleaning up the tree with a chain saw, and you, Mr. MacPhail, dashed over and interrupted us. You took this time to share with us, how respective neighbors need to be respectful each other. You told us then to

have consideration about how we are to not impose on one other; especially on Saturday nights of no work behavior after 5 p.m. but only use it as a social time. In fact, you used an example when our middle child having had a party and that you could hear the laughter and it's a time of enjoyment, so let's have that and not hearing work to being done at such a time.

Since you have informed us, how to be neighborly, you have completely remove all of the old fence with hopes of disregarding the stakes of the property line, and fudging it to be a little on others property, and saying to us "don't begrudging of a few inches". You have also claimed; you will have the nice complete finish side face your property.

This is where you, as a neighbor, do show you are to be a good neighbor by facing the fence's finish, good, and nice side outwards to your neighbor's property.

It is unfortunate for you, to see our requests for your fence to be **only on your property** with the **finished side out**, as being bad neighbors. The real truth is, you have struggled with being a nice neighbor, with your way of erecting of your new fence. Maybe, if you see the nice side on your property, you will feel you are the nice neighbor. Your belief of having more use of my property than me, when there is nothing in place right now as of today, but the survey, will make you a thief. You have the correct knowledge to do the right thing and do what you have preached to us and be a nice neighbor.

Cynthia M. Trocki

22 Blue Heron Road

BPBCA Municipality

Niantic, Ct. 06357

508-561-8761

From: cherylcangelo@gmail.com,

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

Subject: ROWs

Date: Thu, Dec 3, 2020 12:22 pm

Hi Jim,

I spoke with our attorney about maintaining ROWs to avoid potential issues of adverse possession. The association must mow **all** ROWs.

If an owner of adjacent property wants the grass of the ROW to be of consistent height as that of his/her property, it is his/her responsibility, nor the association's, to coordinate their mowing with the **association** mowing schedule. Please follow up on this in the spring, and assure that our mowing bills identify that all ROWs are being mowed.

Thank you again for all your efforts.

Cheryl

From: lyme1234@yahoo.com,
To: brookers2@aol.com,
Subject: Re: Attached Image
Date: Sun, Dec 6, 2020 2:30 pm

Sorry Brooke this is not the form I am looking for. I'm looking for a legal notice published in The Day or other high volume newspaper.

Barbara

On Saturday, December 5, 2020, 12:00:13 AM EST, brookers2 <brookers2@aol.com> wrote:

Sent from my Samsung Galaxy smartphone.

----- Original message -----

From: Brooke Stevens <bstevens@eltownhall.com>
Date: 12/4/20 3:44 PM (GMT-05:00)
To: Brooke Stevens <brookers2@aol.com>
Subject: FW: Attached

From: lyme1234@yahoo.com,
To: brookers2@aol.com,
Subject: Re: Attached Image
Date: Sun, Dec 6, 2020 5:19 pm

Brooke - I find that very interesting when a property owner @ 92 Old Black Point Rd. during this COVID had to publish legal notice but we don't ? I know about the executive orders so now it's even more interesting since she paid over \$600+ for notice ! Do you have the exec. order # ?

Ours (BP) are regulation changes too, hers is just a property subdivision request ?

Thanks for the response as always,

Barbara

On Sunday, December 6, 2020, 05:12:58 PM EST, brookers2 <brookers2@aol.com> wrote:

Hi Barbara,

I forwarded you a copy of the Governor's executive order a few weeks ago and can do so again if you like. Anyway, publications in the newspapers aren't required because of covid, only online.

Thanks, Brooke

Sent from my Samsung Galaxy smartphone.

----- Original message -----

From: babara johnston <lyme1234@yahoo.com>
Date: 12/6/20 2:40 PM (GMT-05:00)
To: brookers2 <brookers2@aol.com>
Subject: Re: Attached Image

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On Saturday, December 5, 2020, 12:00:13 AM EST, brookers2 <brookers2@aol.com> wrote:

Sent from my Samsung Galaxy smartphone.

----- Original message -----

From: Brooke Stevens <bstevens@eltownhall.com>
Date: 12/4/20 3:44 PM (GMT-05:00)
To: Brooke Stevens <brookers2@aol.com>
Subject: FW: Attached

From: lyme1234@yahoo.com,
To: brookers2@aol.com,
Subject: Re: Attached Image
Date: Tue, Dec 8, 2020 8:00 pm

Brooke - Sorry it's not the one Executive Order I think can be used for the Black Point purpose of changing regulations, since it's sExe 71 speaking about - land use procedures.

I don't believe the order was given to allow regulations for zoning. If that were the purpose than way aren't all towns changing their zoning regs ?

I believe the POCD can be pasted but if I were on the commission, especially planning, I would not go forward with 80 units ie: Bride Brook Rd.

I guess I will let FOI decide. Will be interesting. If any other exec. order comes to mind please forward to me.

Barbara

On Tuesday, December 8, 2020, 01:24:23 PM EST, Brooke Stevens <brookers2@aol.com> wrote:

Here you go Barbara :)

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

From: babara johnston <lyme1234@yahoo.com>
To: brookers2 <brookers2@aol.com>
Sent: Sun, Dec 6, 2020 5:19 pm
Subject: Re: Attached Image

Brooke - I find that very interesting when a property owner @ 92 Old Black Point Rd. during this COVID had to publish legal notice but we don't ? I know about the executive orders so now it's even more interesting since she paid over \$600+ for notice ! Do you have the exec. order # ?

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Barbara

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Hi Barbara,

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Thanks, Brooke

Sent from my Samsung Galaxy smartphone.

----- Original message -----

From: babara johnston <lyme1234@yahoo.com>
Date: 12/6/20 2:40 PM (GMT-05:00)
To: brookers2 <brookers2@aol.com>
Subject: Re: Attached Image

Sorry Brooke this is not the form I am looking for. I'm looking for a legal notice published in The Day or other high volume newspaper.

Barbara

On Saturday, December 5, 2020, 12:00:13 AM EST, brookers2 <brookers2@aol.com> wrote:

From: tradewinds3@sbcglobal.net,
To: bpzoning@gmail.com, jimfox4@gmail.com,
Cc: bog@blackpointbeachclub.com,
Subject: Fw: Master Plan
Date: Wed, Dec 9, 2020 8:41 am

Jim

As you may know, the BP Board created a subcommittee to: document the Associations capital assets, estimate the costs and timing of maintaining and replacing these assets, and to determine the funding necessary to accomplish this mission. Sounds somewhat similar to the master plan you refer to in your email.

The committee has almost completed its task and is preparing a report to be presented to the Board in January. However, some of our projections on the shoreline costs (which are the largest and most complex) are not final and I would like to get that done and have Board approval before we share the data with an outside agent.

I assume the master plan is part of the Plan of Development discussed at the last Board meeting. It would be helpful to see a sample plan.

Phil

To all - I think it would help if the physical structures owned by the association was listed so we had a baseline. The club house is easy since it is listed on the assessor's card and the size and value is listed but the other features are vague. For example the piers. If we could identify the location, the approximate width and length, and last rehabilitation date (and cost if available). The same with other features such as the bocci court, tennis court, the beach parking area and etc.

The master plan could be used just as we do with our house - painting the exterior - due by 2025, new roof - replace in 2032, etc,

Jim V

On Tue, Dec 8, 2020 at 5:45 AM Philip Lombardo <tradewinds3@sbcglobal.net> wrote:

Jim

We have been working on developing an asset list.

Give me an idea me of what they want the information for and the definition of assets.

Phil

Sent from AT&T Yahoo Mail on Android

On Mon, Dec 7, 2020 at 7:10 PM, Steven Beauchene
<slbvmd@sbcglobal.net> wrote:

Hi Phil,

Could you give Jim Ventres the info he wants to forward for the company that may be assisting us with the Master Plan? Thank you.

Steve

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

From: Jim Fox <jimfox4@gmail.com>

To: Steve <slbvmd@sbcglobal.net>

Cc: James Fox <bpzoning@gmail.com>

Sent: Monday, December 7, 2020, 5:23:57 PM EST

Subject: Fwd: Master Plan

Steve,

Jim V and I had a virtual meeting with the company he and I have lengthy experience with who can assist us with the Master Plan concept.

Please see the question below and advise.

Thanks

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

From: **Jim Ventres** <bpzoning@gmail.com>

From: cherylcangelo@gmail.com,
To: villagewoodworker@yahoo.com, bog@blackpointbeachclub.com, aschepker@sbcglobal.net,
Subject: Re: Charter Commision
Date: Sun, Dec 13, 2020 7:42 pm

Thank you, Larry. I will let you know when members for the commission are being considered. I should add that it not the decision of the board to exclude persons whose property is held in a trust; that is a state mandate.

We have posted the document which outlines the procedures for this commission on the association website if you would like more clarification.

Thank you for the offer of your service.
Cheryl

On Sun, Dec 13, 2020, 9:33 AM Larry Connors <villagewoodworker@yahoo.com> wrote:

My name is Larry Connors, formally Lawrence M. Connors, legal address 36 Village Lane, Harwinton, CT 06791, and a seasonal resident at 50 Indianola Road, Black Point, Niantic. My wife, Mary Ellen, and I have been proud owners at Black Point since 2014. Neither we nor the property are associated with a trust. My email address is villagewoodworker@yahoo.com. My cellphone number is 860-485-3257. I am registered in Harwinton as a Democrat.

I am interested in serving on the charter commission concerning the representation of trusts. I have served on various town government capacities in the past, such as Harwinton's Planning Commission, which I chaired for several years, its Historic District Study Committee, which I chaired successfully, and a charter proposal committee in Goshen that I chaired unsuccessfully. In my Planning Commission role I oversaw the writing of Harwinton's Plan of Conservation and Development.

Our home at Black Point is shut down each winter so I would have to travel 140 miles round trip for local meetings, but if meetings were to take place remotely that wouldn't be an issue. I was educated as a high school teacher but spent most of my career as credit manager and other financial management positions in a manufacturing company. I would be pleased to be involved in considering revision of Black Point's charter.

I am bound to explain that I do not agree with the Board's decision to exclude from this committee any person "associated with a trust or LLC." Such a person might bring a unique viewpoint and valuable information to the table. Have we disenfranchised one of our populations?

Thank you for considering me.

From: cherylcangelo@gmail.com,
To: cmaries70@icloud.com,
Cc: bog@blackpointbeachclub.com,
Subject: Re: Charter Section 1 "Person"
Date: Fri, Dec 18, 2020 11:04 pm

The meetings this refers to are association meetings, e.g. the annual meeting, not meetings of the board of governors.

On Fri, Dec 18, 2020, 7:43 PM Cindy Trocki <cmaries70@icloud.com> wrote:

Dear BOG of BPBCA,

I hope all is well with you. I found this information under the Connecticut General Statutes and wanted to share this. I hope you find it helpful, otherwise, please let me know why it not applicable.

"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"

CHAPTER 828*

COMMON INTEREST OWNERSHIP ACT

Sec. 47-202. Definitions. In the declaration and bylaws, unless specifically provided otherwise or the context otherwise requires, and in this chapter:

(24) "Person" means an individual, corporation, limited liability company, business trust, estate, trust, partnership, association, joint venture, public corporation, government, governmental subdivision or agency, instrumentality or any other legal or commercial entity.

Enjoy the Holiday Season,
Cindy Trocki

From: michaelcoff@gmail.com,
To: bog@blackpointbeachclub.com,
Subject: Charter Commission Volunteer
Date: Tue, Jan 12, 2021 8:24 pm

Dear Black Point BOD,

Happy new year. I was made aware of the request for volunteers to participate in the Charter Commission to review the motion passed on October 22, 2020. I do not get the email updates so was a bit tardy in my reply. I would be happy to volunteer to participate. Below is the requested information. Please let me know if you have any questions. Thank you and I look forward to participating.

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