

Communications to Board

Communications to Board

From: lyme1234@yahoo.com,
To: bog@blackpointbeachclub.com,
Subject: Black Point Master Plan ?
Date: Sat, Jan 30, 2021 4:28 pm

BOG - Can the above proposal be better expressed for what is it's purpose ? I do believe the status of our municipality needs to be explained before any RFP'S are sent. Our community was established by the legislature in 1931 with a 'roadmap' already committed. We are of limited space without undeveloped land to plan. Is this to re-train the present residents ? Whose kind of 'therapy' ? We've had a long-term plan unless this is being figured to be 'a gated community' with gates like neighbor Old Black Point' ? I'd say it's a bit too late for planning such a venture like over 90 years too late ! Again 90 years & maybe even longer too late !

So silly & much necessary repairs required for other projects.
Barbara Johnston
35 Sea Crest Ave.
Niantic, CT

Treasurer Report

Black Point Beach Club Association
Financial Report-Budget Vs Actual-2020-21
Actual to 2/25/2021

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

	July 1 2020- June 20 2021 BUDGET	Actual to 2/25/2021	Variance from budget	Estimated Year End 6/30/21	Act % Budget @2/25/21	Y/E Est Variance from budget
INCOME						
Fees and Donations						
Zoning Applications	\$10,000	\$7,715	-\$2,285	\$10,000	77%	0
Rec Program	\$27,000	\$0	-\$27,000	\$0	0%	-27000
Total Fees and Donations	\$37,000	\$7,715	-\$29,285	\$10,000	21%	-\$27,000
Grand List Taxes						
Current Year Taxes	\$201,601	\$200,192	-\$1,409	\$201,601	99%	0
Liens & Interest	\$1,000	\$1,942	\$942	\$1,942	194%	942
Prior Year Taxes	\$1,200	\$3,706	\$2,506	\$3,706	309%	2506
Total Grand List Taxes	\$203,801	\$205,840	\$2,039	\$207,249	101%	\$3,448
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	\$424	-\$976	\$1,400	30%	0
Miscellaneous	\$100	\$1,032	\$932	\$1,032	1032%	932
ZBA Permits	\$1,600	\$0	-\$1,600	\$1,600	0%	0
Total Other Income	\$29,300	\$1,456	-\$27,844	\$29,032	5%	-\$268
TOTAL INCOME	\$270,101	\$215,011	-\$55,090	\$246,281	80%	-\$23,820
EXPENSES						
Contractual Services						
Audit Fee	\$3,500	\$3,500	\$0	\$3,500	100%	0
Grass Cutting	\$3,400	\$3,400	\$0	\$3,400	100%	0
Computer Services	345	\$583	\$238	\$583		238
Insurance	\$20,000	\$20,280	\$280	\$20,280	101%	280
Legal Fees	\$8,000	\$5,079	-\$2,921	\$8,000	63%	0
Payroll Services	\$1,750	\$1,567	-\$183	\$1,750	90%	0
Security Patrol	\$5,000	\$4,584	-\$416	\$5,000	92%	0
Recreation Program	\$7,000	\$0	-\$7,000	\$0	0%	-7000
Total Contractual Services	\$48,995	\$38,994	-\$10,001	\$42,513	80%	-\$6,482
Operations						
Clubhouse	\$3,500	\$841	-\$2,659	\$3,500	24%	0
Grounds Maintenance	\$4,000	\$2,041	-\$1,959	\$4,000	51%	0
Liens	\$100	\$70	-\$30	\$100	70%	0
Playground	\$4,000	\$624	-\$3,376	\$4,000	16%	0
Supplies	\$2,000	\$0	-\$2,000	\$2,000	0%	0
Tennis Courts	\$5,500	\$2,222	-\$3,278	\$5,500	40%	0
Utilities	\$6,600	\$3,213	-\$3,387	\$6,600	49%	0
Waterfront Maintenance	\$36,000	\$22,602	-\$13,398	\$36,000	63%	0
Total Operations	\$61,700	\$31,614	-\$30,086	\$61,700	51%	\$0
Other Expenses						
Black Pointer	\$3,706	\$3,454	-\$252	\$3,454	93%	-252
Capital Expenditures - Current	\$15,000	\$3,567 Note 1	-\$11,433	\$15,000	24%	0
Contingency Fund	\$25,000	\$0	-\$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
Social Events	\$3,000	\$0	-\$3,000	\$3,000	0%	0
Miscellaneous	\$4,500	\$54	-\$4,446	\$4,500	1%	0
Website	\$800	\$250	-\$550	\$800	31%	0

ZB/ZBA	\$3,300	\$266	-\$3,035	\$3,300	8%	0
Total Other Expenses	\$69,456	\$13,090	-\$56,366	\$69,054	19%	-\$402
Personnel Services						
Beach Patrol	\$8,500	\$9,284	\$784	\$9,284	109%	784
Medicare	\$950	\$648	-\$302	\$950	68%	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	\$14,667	-\$7,333	\$22,000	67%	0
Secretary	\$7,500	\$5,000	-\$2,500	\$7,500	67%	0
Treasurer	\$7,500	\$5,000	-\$2,500	\$7,500	67%	0
Tax Collector	\$8,500	\$0	-\$8,500	\$8,500	0%	0
Zoning Officer	\$14,000	\$9,333	-\$4,667	\$14,000	67%	0
Total Personnel Services	\$89,950	\$43,932	-\$46,018	\$70,734	49%	-\$19,216
TOTAL EXPENSES	\$270,101	\$127,629	-\$142,472	\$244,001	47%	-\$26,100
NET INCOME	\$0	\$87,382	\$87,382	\$2,280		\$2,280

Note 1

Bank Balances- as of statements dated :	1/29/2021
Checking and	
Sweep:	146,411
Long Term Savings	104,266
Total	250,677

Capital Expenditures-FY20/21	\$
80" x 10 FT-Seaview dock replmt	2490
Bench	1077
	3567

Tax Collector Report

BLACK POINT BEACH CLUB ASSOCIATION
TAX COLLECTOR REPORT
2/22/2021

	OPENING BALANCE TO BE COLLECTED	COLLECTED TO DATE	OUTSTANDING BALANCE DUE	NUMBER OF OUTSTANDING ACCOUNTS
REAL ESTATE TAXES	GL 2019 (DUE 7/1/2020) \$201,213.77	\$200,192.44	\$1,021.33	Represents 7 outstanding accounts of which 1 is partially paid of the total 581 properties
REAL ESTATE TAXES	GL 2018 (DUE 7/1/19) \$208,877.51	\$208,877.39	\$0.12	No Outstanding
SPECIAL ASSESSMENT	GL 2018 (DUE 7/1/19) \$606,873.84	\$606,449.84	\$424.00	Represents 2 outstanding accounts of which 1 is partially paid of the total 581 properties

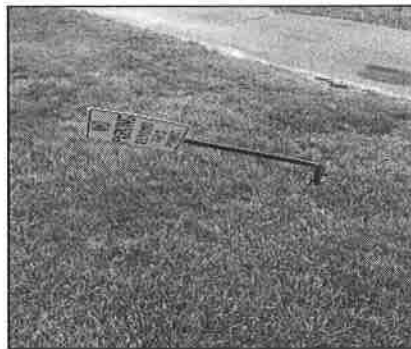
Association Manager Report

Feb 2021 Association Managers Report

I. Routine tasks:

- I do a daily check of the Clubhouse grounds and Association properties during my daily walks, looking for anything amiss or any irregularities.
- I periodically pick up plastics, empties, butts, discarded paper, 🗑️, to keep our beaches clean through. This includes walking out on the piers because I have found left-behind fishing hooks, broken glass, and even razor blades.
- Periodically sweep sand, seaweed off of the Nehantic, Sea Breeze and South Piers to make the walkway passable.
- Drive to town to pickup mail every few days and give to Cheryl.
- Put out garbage barrels on Sunday nights and return them on Monday mornings every week, if necessary.
- Write up monthly reports, answer emails from members, answer and return messages.
- Coordinate and administer Zoom Meetings for BOG and subcommittees. Hosted BOG Regular Meeting and subscribe to Zoom Professional subscription at \$15.95 monthly fee. Submit quarterly expense reports for consideration.
- Attend and administer Long Term Capital Planning subcommittee Zoom meeting.
- Spoke to Mike Pimental, 860-861-8433, nianticdockllc@aol.com - confirmed our replacement and installation of piling at the Boat Launch for Spring 2021.
<http://dockbuilderwaterfordct.com> , (\$1,000 for a new one and to install).

II. Non routine issues



- Discovered one of the signs at Waterside Ave is missing. Weeks later, received an email from BP Member Bill Bayne, 2 Osprey, that he had found the sign and was holding it. I thanked him for recovering our sign and letting me know. I will reinstall this Spring.
- Ordered second set of additional gangway rollers at \$173.

- 2 Stop signs were down - Notified ELPD & ELPW.



-Intersection Bond Street and Uncas Ave.



-Intersection of East Shore Drive and Saltaire.

-Contacted Joe Bragaw, EL Public Works Director, via email, regarding clarifying street names on signs.



III. Resolution of non routine issues

Action Items



Request removal of debris at Top-of-Billow. Currently soliciting bids.



-Confirm that we want this area to go down the wall approximately 36" and spread out the sand across Sea View beach towards the water.

-Request to build a mailbox and post in front of the Clubhouse. We can save \$160 annual costs.

Jim Moffett, Association Manager **February 20, 2021**

**Boat Launch Rocks
attachment**

Black Point Beach Association Boat Launch Rocks

Numerous members of The BPBCA have expressed concerns regarding their boats striking rocks in the approach and departure lanes of the Associations Boat Launch Ramp.

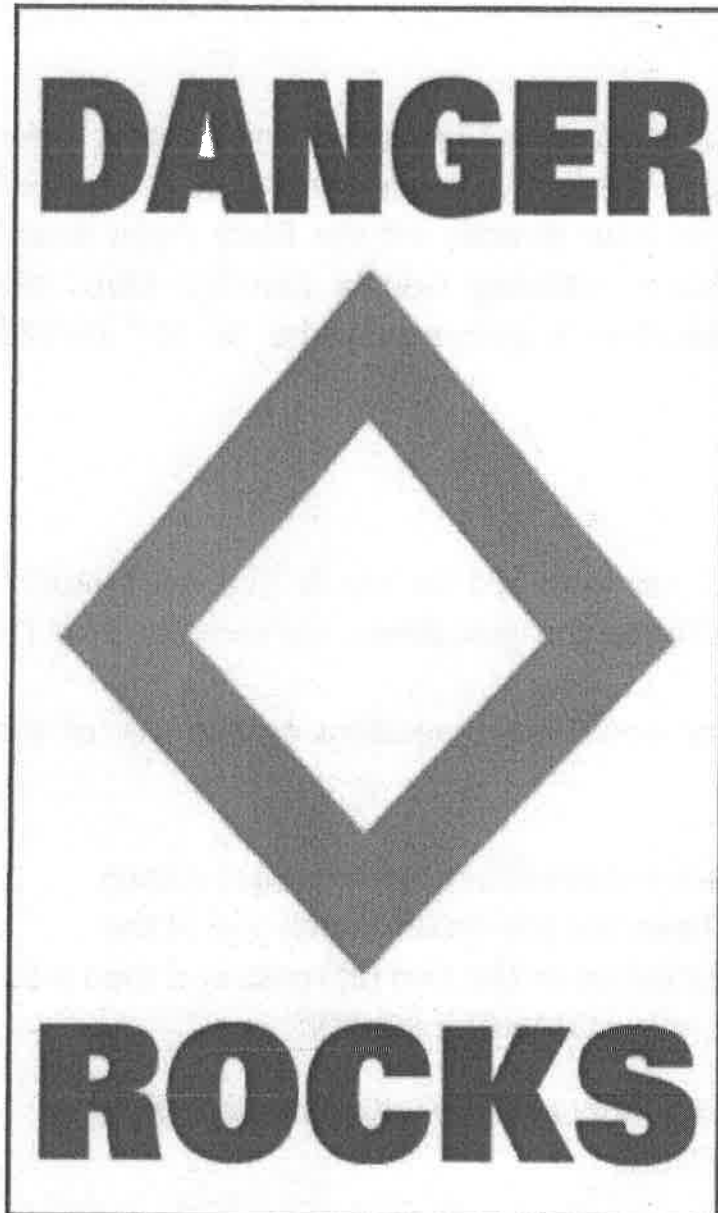
According to the NOAA Nautical Chart for Niantic Bay and Vicinity, there are two (2) large rocks, 4 and 5 feet below mean low water, as depicted in the 10-foot water depth contour directly off the Black Point Beach Associations Boat Launch Ramp. Utilizing Google Satellite Maps the approximate location of these rocks is estimated to be at 41*.297686 and 72.*203161.

Possible Solutions:

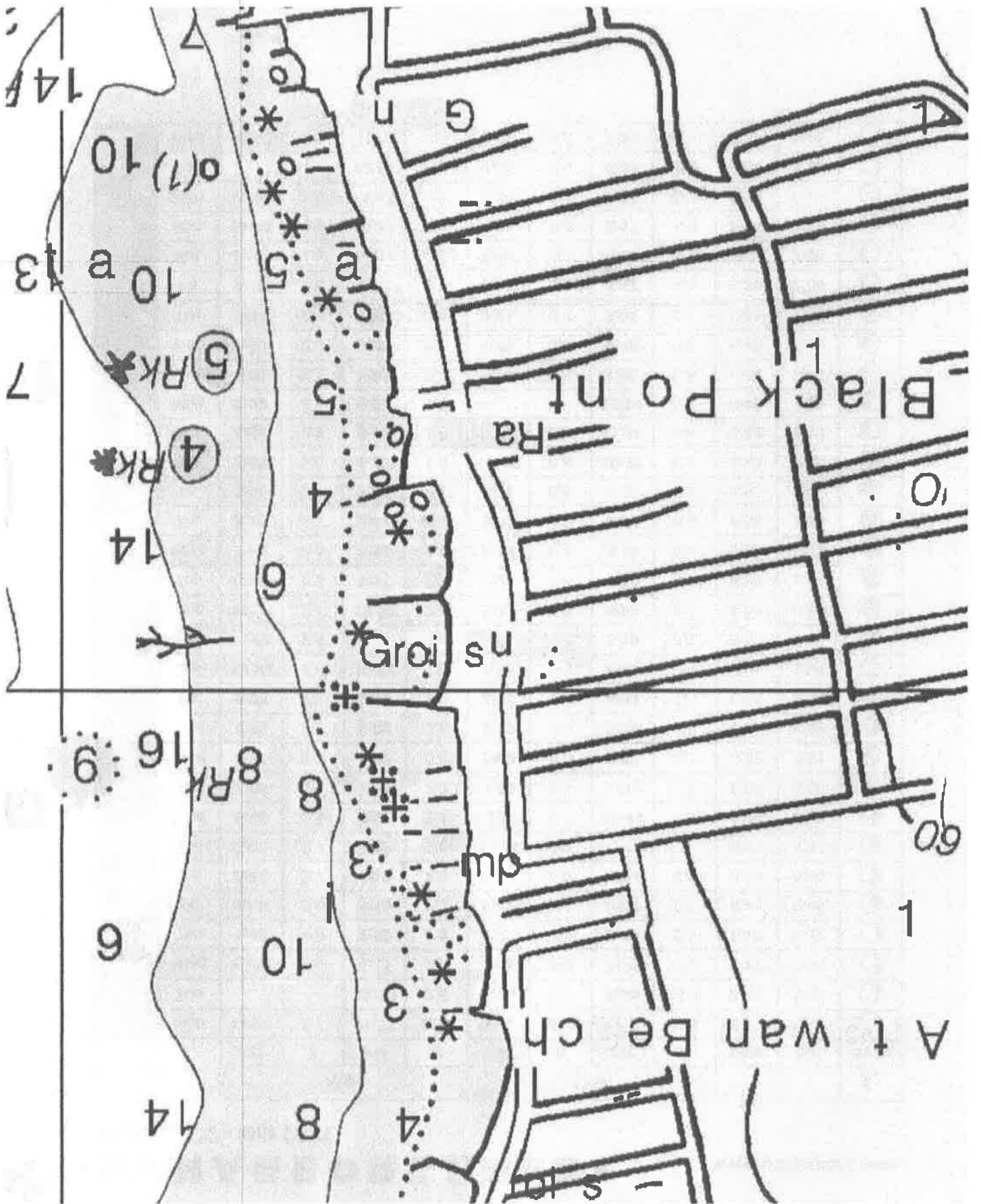
1. When the new pilings are installed to repair the boat launch floating dock we could have the pile driver remove the two (2) rocks.
2. (The cost and feasibility would be dependent on the size of the rocks)
3. When the new pilings are installed to repair the boat launch floating dock we could have the pile driver install one of the Associations used pilings between the two (2) rocks and then affix a marine warning sign stating **"DANGER ROCKS"**
4. We could install a floating moored buoy with a marine warning sign stating **"DANGER ROCKS"**

Reference Sources.

NOAA Nautical Chart #13211 (Niantic Bay and Vicinity)
Google Satellite Maps



TWO ROCKS OFF BOAT LUNCH = *



LNM: 0621


































NTM: 0821

Edition: 16

Chart: 13211

US HARBORS II • — ■ ■

www.USHarbors.com
Niantic, CT - Mar 2021

Date	High				Low						
	AM	ft	PM	ft	AM	ft	PM	ft	Rise	Set	Moon
1 Mon	11:32	2.7	11:58	2.9	5:46	-0.4	6:10	-0.3	6:20	5:41	
2 Tue			12:20	2.6	6:40	-0.3	6:58	-0.3	6:19	5:42	
3 Wed	12:50	2.9	1:13	2.4	7:38	-0.3	7:51	-0.2	6:17	5:43	
4 Thu	1:45	2.9	2:09	2.2	8:39	-0.2	8:47	0.0	6:16	5:44	
5 Fri	2:43	2.8	3:10	2.1	9:41	-0.1	9:49	0.1	6:14	5:45	
6 Sat	3:48	2.7	4:20	2.0	10:45	0.0	10:54	0.1	6:13	5:46	
7 Sun	5:00	2.7	5:32	2.0	11:49	0.0			6:11	5:47	
8 Mon	6:08	2.6	6:35	2.1	12:00	0.1	12:49	0.0	6:09	5:49	
9 Tue	7:06	2.7	7:28	2.2	1:02	0.1	1:46	0.0	6:08	5:50	
10 Wed	7:57	2.7	8:17	2.3	2:00	0.0	2:37	-0.1	6:06	5:51	
11 Thu	8:43	2.7	9:02	2.5	2:53	-0.1	3:24	-0.1	6:04	5:52	
12 Fri	9:26	2.7	9:44	2.6	3:41	-0.1	4:05	-0.1	6:03	5:53	
13 Sat	10:06	2.6	10:25	2.6	4:24	-0.1	4:42	-0.1	6:01	5:54	
14 Sun	11:46	2.5			6:05	-0.1	6:18	0.0	6:59	6:55	
15 Mon	12:06	2.7	12:28	2.4	6:45	0.0	6:53	0.1	6:58	6:56	
16 Tue	12:48	2.7	1:11	2.3	7:28	0.0	7:30	0.3	6:56	6:57	
17 Wed	1:32	2.6	1:58	2.2	8:14	0.1	8:10	0.4	6:54	6:59	
18 Thu	2:18	2.5	2:47	2.1	9:02	0.2	8:54	0.5	6:53	7:00	
19 Fri	3:06	2.4	3:37	2.0	9:52	0.3	9:43	0.6	6:51	7:01	
20 Sat	3:58	2.3	4:32	1.9	10:45	0.3	10:37	0.6	6:49	7:02	
21 Sun	4:57	2.3	5:33	1.9	11:39	0.3	11:35	0.6	6:48	7:03	
22 Mon	6:02	2.3	6:32	1.9			12:34	0.3	6:46	7:04	
23 Tue	7:00	2.4	7:23	2.1	12:34	0.5	1:26	0.3	6:44	7:05	
24 Wed	7:50	2.5	8:08	2.2	1:28	0.4	2:15	0.2	6:43	7:06	
25 Thu	8:34	2.7	8:50	2.4	2:21	0.2	3:02	0.1	6:41	7:07	
26 Fri	9:16	2.8	9:32	2.7	3:12	0.1	3:47	-0.1	6:39	7:08	
27 Sat	9:57	2.9	10:14	2.9	4:02	-0.1	4:30	-0.2	6:37	7:09	
28 Sun	10:40	2.9	10:58	3.1	4:51	-0.3	5:12	-0.3	6:36	7:11	
29 Mon	11:24	2.9	11:43	3.3	5:39	-0.4	5:55	-0.3	6:34	7:12	
30 Tue			12:10	2.8	6:30	-0.4	6:41	-0.2	6:32	7:13	
31 Wed	12:32	3.3	1:01	2.6	7:23	-0.4	7:31	-0.1	6:31	7:14	

Communication from ZBA

Black Point Beach Association
Zoning Board of Appeals
2/16/2021

ZBA Term Expiration & Renewal

Term Expiration & Renewal

The terms of Paul Pendergast, Joyce Wojtas and Sally Cini all expired on July 31, 2020. Mr. Pendergast has moved out of Black Point and Ms. Wojtas does not wish to continue serving on the ZBA. Ms. Cini would like to be re-appointed for a three-year term.

I request that the Board of Governors re-appoint Sally Cini for a new three-year term, expiring July 31, 2023.

To fill the two vacant positions, I request that the Board of Governors approve moving Anita Schepker and Marianne Neptin from their current roles as Alternates to full Members of the ZBA. Their current terms run through 7/31/2022.

The role of the Zoning Board of Appeals is important for the community of Black Point and all three have important experience serving on the ZBA over the years. This experience provides the ZBA with a level of continuity for ongoing decisions as they arise.

These moves would result in two (2) vacant Alternate positions. Recommendations for interested members to fill these Alternate roles are encouraged.

The remaining ZBA members and term expirations are:

Colleen Chapin, 7/31/2021

Kim Craven (alternate), 7/31/2021

Arlene Garrow, 7/31/2021

General Notes

The ZBA heard one case in 2020, granting a setback request to the applicants of 47 Indianola Road. This case was heard and decided in April under the remote hearing requirements associated with Governor Lamont's Executive Orders relating to the global pandemic. An appeal has recently been submitted that will take place under the similar remote hearing requirements with the date, time and forum to be announced.

Capital Asset Report

BP Capital Asset Financing February 2021							
Assets		Estimated Maintenance Costs					
		1-5 Years	5-10 Years	10-20 Years	20-30 Years	Total	Annual Cost
Option 1		2021-2025	2026-2035	2036-2045	2046-2055		
Shoreline							
Nehantic	281ft Pier	\$35,000	\$5,000	\$370,000	\$52,500	\$462,500	\$15,417
Indianola	250 ft Pier	\$12,500	\$12,500	\$25,000	\$235,000	\$285,000	\$9,500
Whitecap	Pier - East Lyme						\$0
Sea Breeze	220 ft Pier	\$115,000	\$5,000	\$370,000	\$52,500	\$542,500	\$18,083
Sea View	60 ft? Pier					\$100,000	\$3,333
Osprey	250 ft? Pier	\$35,000	\$360,000	\$20,000	\$52,500	\$467,500	\$15,583
Right of Ways (13)	13					\$130,000	\$4,333
Back Bay	Dock/Launch					\$25,000	\$833
					Sub Total	\$2,012,500	\$67,083
Facilities		Present Replacement Cost	Life Span Years				
Club House & Out Buildings	1 Club House 3 Sheds	\$180,000	50				\$3,600
Club House Mechanicals	HVAC, Plumbing, Elec., Kitchen	\$40,000	15				\$2,667
Tennis Courts	2 Clay & 2 Asphalt Courts	\$75,000	20				\$3,750
Play Ground	Various, Club House	\$100,000	20				\$5,000
Basketball Court	Full Court	\$20,000	20				\$1,000
Boat Launch	Sea View	\$100,000	20				\$5,000

Parking Lots	White Cap, Sea Breeze, Niantic, Club House	\$30,000	30				\$1,000
		\$545,000			Sub Total		\$22,017
						Summary	
						Shoreline	\$67,083
						Facilities	\$22,017
						Annual Expense	\$89,100
		Annual Expense Todays Dollars	Multiplier	Asset Fund Set Aside/year	Approx Households	Flat Cost Distribution	
		\$89,100	100%	\$89,100	600	\$149	
		\$89,100	80.0%	\$71,280	600	\$119	
Tax Rates	Year	2006-07	2011-12	2012-13			
	Mil Rate	1.65	1.5	1.65			
Tax Rates		2016-17	2017-2018	2018-19	2019-20	2020-2021	
		1.49	1.6	1.4	1.48	1.42	
		Assessments	Other Revenue Source		Other Revenue Source	Sub Total Tax Assessment	
	Project	Main Pier I		Main Pier II			
	Year	2006-2007		2019-2020			
	Amount	\$584,500	\$76,200	\$603,858	\$68,843	\$1,188,358	
	Mil Rate	6.2		4.3			
		Paid over 2 Years		Paid 1 Year			
		BP Grand List 000	Mil Rate		Ave GL Value 000	Ave/Household/y r	
Annual Expense	\$90,000	\$142,219.5	0.63		\$244.8	\$154	
1							
Option 2							
		1-5 Years	5-10 Years	10-20 Years	20-30 Years	Total	Annual Cost

Option 2		2021-2025	2026-2035	2036-2045	2046-2055		
Shoreline							
Nehantic	281ft Pier	\$35,000	\$5,000	\$20,000	\$52,500	\$112,500	\$3,750
Indianola	250 ft Pier	\$12,500	\$12,500	\$25,000	\$35,000	\$85,000	\$2,833
Whitecap	Pier - East Lyme						\$0
Sea Breeze	220 ft Pier	\$115,000	\$5,000	\$20,000	\$52,500	\$192,500	\$6,417
Sea View	60 ft? Pier					\$100,000	\$3,333
Osprey	250 ft? Pier	\$35,000	\$10,000	\$20,000	\$52,500	\$117,500	\$3,917
Right of Ways (13)	13					\$130,000	\$4,333
Back Bay	Dock/Launch					\$25,000	\$833
					Sub Total	\$762,500	\$25,417
Facilities		Present Replacement	Life Span Years				
Club House & Out Buildings	1 Club House 3 Sheds	\$180,000	50				\$3,600
Club House Mechanicals	HVAC, Plumbing	\$40,000	15				\$2,667
Tennis Courts	2 Clay & 2 Asphalt	\$75,000	20				\$3,750
Play Ground	Various, Club House	\$100,000	20				\$5,000
Basketball Court	Full Court	\$20,000	20				\$1,000
Boat Launch	Sea View	\$100,000	20				\$5,000
Parking Lots	White Cap, Sea Breeze	\$30,000	30				\$1,000
		\$545,000			Sub Total	\$1,307,500	\$22,017
							Summary
						Shoreline	\$25,417
						Facilities	\$22,017
						Annual Expense	\$47,434
		Annual Expense Today's Dollars	Multiplier	Asset Fund Set Aside/year	Approx Households	Flat Cost Distribution	
	Option1	\$89,100	100%	\$89,100	600	\$149	

		\$89,100	80.0%	\$71,280	600	\$119	
	NEW	\$89,100	70.0%	\$62,370	600	\$104	
Tax Rates	Year	2016-2017	2017-2018	2018-19	2019-20	2020-2021	
	Mil Rate	1.49	1.6	1.4	1.48	1.42	
		Assessments	Other Revenue		Other Revenue	Sub Total Tax	
	Project	Main Pier I		Main Pier II		Assessment	
	Year	2006-2007		2019-2020			
	Amount	\$584,500	\$76,200	\$603,858	\$68,843	\$1,188,358	
	Mil Rate	6.2		4.3			
		Paid over 2		Paid 1 Year			
		Years					
		Annual Expense	BP Grand List	Mil Rate*	Ave GL Value	Ave/Household/y	
			000		000	r	
	Option1-	\$89,100	\$142,219.5	.57	\$244.8	\$140	
	with1ft pier						
	Option1-	\$71,300	\$142,219.5	.44	\$244.8	\$108	
	with1ft pier						
	Option1-	\$82,400	\$142,219.5	.38	\$244.8	\$93	
	with1ft pier						
	Option2-	\$47,500	\$142,219.5	.27	\$244.8	\$86	
	without 1ft						
	Option2-	\$38,000	\$142,219.5	.21	\$244.8	\$51	
	with1ft pier						
	Option2-	\$33,300	\$142,219.5	.17	\$244.8	\$42	
	with1ft pier						
	Note *--.06 mil offset due to elimination of budget line item "Reserve Fund-LT Capital Improvements"						