

**From:** cherylcolangelo@gmail.com,  
**To:** slbvmd@sbcglobal.net, brookers2@aol.com,  
**Subject:** Resignation  
**Date:** Wed, Mar 17, 2021 11:46 am

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Dear Steve and members of the BOG,

After much consideration, I have concluded that it would be in the best interest of the Association for me to resign as chairperson of the board of governors and as a member of the board, effective as of March 25, 2021. While recent dynamics in the governing body have impeded my effectiveness as a public servant, it has been a privilege and honor to serve the association on the board of governors, and especially as its chairperson for the past two years.

Some say that serving on a board of governors is a thankless job. That is not at all true at Black Point. I am grateful for the appreciation expressed and the support received from Black Pointers, especially during this difficult past year as COVID turned our world upside down. I look forward to continuing to serve this community in other capacities in the future.

Best regards,  
Cheryl Colangelo

**From:** lisabanever@gmail.com,  
**To:** bog@blackpointbeachclub.com,  
**Subject:** Black Point Beach Club Association Trademark Rights  
**Date:** Tue, Feb 23, 2021 12:42 pm

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Hello Cheryl,

I know that we haven't met yet, but my name is Lisa Banever and I'm sure you already know that my husband, Seth, and I purchased the lovely house at 39 Sea Crest Avenue.

I'm contacting you today regarding information for my new business. More specifically, I'm wondering about the legalities and trademarks that surround Black Point Beach Club and putting this, BPBC, Black Point Beach, or any of the three specific beach names on merchandise that I will be selling. While I have a meeting next week with my lawyer who specializes in trademarks and infringement, I thought that I would check with you first and see if you could offer any information regarding this.

Please feel free to either email me back or I can be reached via my cell phone for calls or texts at 860-402-2797.

I appreciate your time and look forward to hearing back from you soon.

Sincerely,  
Lisa Banever

**From:** cherycolangelo@gmail.com,  
**To:** brookers2@aol.com, bog@blackpointbeachclub.com,  
**Subject:** Fwd: Parking/Hanging Tag/Stickers/Fines  
**Date:** Mon, Mar 1, 2021 8:13 pm

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

**From:** Kim Craven <[kim-craven@comcast.net](mailto:kim-craven@comcast.net)>  
**Date:** Mon, Mar 1, 2021, 3:06 PM  
**Subject:** Parking/Hanging Tag/Stickers/Fines  
**To:** [cherycolangelo@gmail.com](mailto:cherycolangelo@gmail.com) <[cherycolangelo@gmail.com](mailto:cherycolangelo@gmail.com)>

Hi Cheryl,

I know this was brought up the other night. Just happen to come across it. Not sure if there were other motions/votes after this.

1) I agree one hanging tag per household. The only other thought, is what to do so they aren't taken from golf carts. Each one has a numbered on it for which address it belongs to. Meaning someone else shouldn't be able to use it.

2) All fine money go to the Cahill Fund. What is considered fine money? Are late fees for taxes? May be it should go into the general fund, then if voted on from a surplus, some monies may be donated, just another thought.

May 28, 2020 Minutes

## VII. Special Orders; Covid & Community Safety

### a. Parking Management

Ms. Colangelo said that as it stands now one needs a tag to park in the Black Point Beach parking area; during the previous meeting a discussion occurred regarding how  
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possession of a hanging tag as well

as nonmember parking; the bylaws speak of ticketing for illegal parking but no formal procedure is in place and people have only received warnings. She added that the Board asked Mr. Moffett to craft a system for tracking illegal parking and any warnings or ticketing that may be issued.

Dr. Beauchene said his line of thought is that individuals who are parking without a sticker or a hanging tag be held to a higher level of fines then someone who has a sticker; if you have a Black Point sticker but don't have a hanging tag you would receive a \$25 fine. He said it's difficult for the patrol to determine who infringed the law before so his proposal is that any \$25 fines collected from members be earmarked for the Cahill Scholarship Fund; people will be able to write it off and the scholarship fund would do better.

Dr. Beauchene said people parking who do not have a sticker or hanging tag would be held to a higher level of fine such as \$50 or \$100 since they're not a member and using our beach without any permission to do so.

Mr. Moffett said he agrees but that he has been able to walk the beach in the past and determine who is parked illegally. He said he has a system which he has developed, each of his staff members will download a free google app on their smartphones so that warnings and infractions can be tracked; the spreadsheet will be alphabetical, list make & model and track the last several years for a historical reference.



Ms. Colangelo said our bylaws say ticketing in the amount of \$25 so the bylaw would have to be changed if we choose to modify this. She added that she's concerned about the potential time that might be spent by the Association Manager hunting down people so they don't receive a warning or ticket, when the time would be better spent.

MOTTON (4)

Dr. Beauchene moved that parking in designated parking areas of Black Point without a hanging tag results in an automatic \$25 fine with no warning.

Mr. Johnson seconded the motion.

Mr. Fountain said he endorses this idea and Mr. McDowell said he also has an issue with illegal parking in right-of-ways.

Mr. Diachenko said he thinks if you're parked in a legal space with a sticker or a tag you're okay and if you have neither you should receive the \$25 fine.

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Johnson suggested making the tickets appealable and Mr. Lombardo said he's fine with the motion.

Vote:

Motion carried, 6-1-0

Nay- Mr. Diachenko

MOTTO (5)

Mr. Diachenko said he would like to amend the motion and moved that it be permissible for a vehicle to be parked in a legal parking space with a hanging tag or sticker; if the vehicle has neither a hanging tag or sticker and/or is illegally parked a \$25 fine will be issued.

Ms. Colangelo pointed out this would result in every household having three spaces in which to park.

There was no second, motion failed.

MOTTO (6)

Mr. Johnson moved to make parking tickets appealable with the Board of Governors.

Dr. Beauchene seconded the motion.

The Board discussed the motion

Dr. Beauchene said on second thought he agrees with Mr. Fountain that the Board of Governors have more important tasks to address.

Vote:

Motion failed, 1-5-1

Yay- Mr. Johnson

Abstain- Ms. Colangelo

MOTTO (7)

Dr. Beauchene moved that any fines of members of the Association collected by the Treasurer be earmarked for the Cahill Scholarship Fund.

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Mr. Johnson seconded the motion.

Motion carried, 7-0-0.

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From: cmaries70@yahoo.com,  
To: bog@blackpointbeachclub.com,  
Cc: cmaries70@yahoo.com,  
Subject: Research information to be shared with members especially with all of BPBCA boards too  
Date: Tue, Mar 9, 2021 8:23 pm

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Good Morning,

I am interested ensuring the owners of BPBCA rights of ownership are protected and honored.

The GROUND RULES of being members lies a FREEHOLD INTEREST in the Municipality.

A freehold estate exists when someone owns real estate, and that ownership lasts for an indefinite period. A landlord's interest in a property is usually considered a freehold estate, while a TENANT'S INTEREST is typically classified as a non-freehold estate.

Nothing, in BPBCA Municipality has to do with registry voters of East Lyme, as Public Acts may reference, attached below.

BPBCA Charter also references;

**"Nothing herein shall be construed as authorizing the board or the association to change by regulation restrictions in deeds"**

BPBCA does not go by Public Acts and home rule but **Special Acts** which is the;

#### 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))

#### TITLE 7\*

#### MUNICIPALITIES

\*Cited. 192 C. 399.

#### Chapter 90 Secs. 7-1 to 7-9d

#### Town and Other Community Meetings

**Sec. 7-6. Eligibility to vote.** At any town meeting other than a regular or special town election or at any meeting of any fire, sewer or school district or any other municipal subdivision of any town incorporated by any special act, any person who is an elector of such town may vote and ANY CITIZEN OF THE UNITED STATES OF THE AGE OF EIGHTEEN YEARS OR more who, jointly or severally, is liable to the town, district or subdivision for taxes assessed against him on AN ASSESSMENT of not less than one thousand dollars on the last-completed grand list of such town, district or subdivision, or who would be so liable if not entitled to an exemption under subdivision (17), (19), (22), (23), (25) or (26) of section 12-81, may vote, unless restricted by the provisions of ANY SPECIAL ACT relating to such town, district or subdivision.

(1949 Rev., S. 496; 1953, 1955, S. 209d; 1963, P.A. 642, S. 5; 1972, P.A. 127, S. 3; P.A. 02-130, S. 15.)

History: 1963 act corrected erroneous references to subsections of Sec. 12-81; 1972 act changed voting age from 21 to 18; P.A. 02-130 replaced "citizen" with "citizen of the United States", effective May 10, 2002.

See Sec. 9-1 for applicable definitions.

See Sec. 9-360 re penalty for fraudulent voting.

See Sec. 9-365 re employers' threat or punitive action relative to employees' vote.

**FREEHOLD ESTATE** ratable, but not rated, **DOES NOT QUALIFY**. 2 D. 504. Cited. 184 C. 200; 212 C. 338; 234 C. 513.

Cited. 36 CA 584.

Requisite value necessary to vote determined without reference to existence of mortgage on the property; where husband and wife are joint owners, each is entitled to vote if assessed value is not less than \$2,000; history of statute reviewed. 19 CS 234. Cited. 43 CS 297.

Deed Volume 35 Pages 304-306

WHEREAS **THE PURCHASERS OF SAID LOTS OR** some of than organized the **ASSOCIATION AND OBTAINED A CHARTER** from the General Assembly in 1931 which was subsequently amended in 1933, **and are now maintaining the Association** for the **GENERAL PURPOSE** of improving or controlling to some extent the **CONDITIONS IN THE NEIGHBORHOOD of and in connection with said tracts of land; and**

Sincerely,  
Cindy Trocki 508-561-8761

**From:** KSheehan@bioexceltherapeutics.com,

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

**Subject:** COVID Update

**Date:** Tue, Mar 9, 2021 10:24 am

**Attachments:**

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Hi Cheryl,

I am following up from our conversation last weekend regarding governor Lamont's newly released COVID updates as of 3/19 and reopening CT. I have posted the highlights of changes below, and included the link as well for your full review.

As I discussed, I contacted Jim Moffett several weeks ago requesting to rent the clubhouse late spring. Jim informed me that the association was not accepting rental reservations due to COVID restrictions. I believe the updates below would suffice to remove the restriction of renting the clubhouse.

I would like to rent the clubhouse on 5/22/21 for an outdoor baby shower. The caterer would use the kitchen area and I would set up a limited amount of tables inside for social distancing.

Please let me know at your earliest convenience and thank you.

Kim

<https://portal.ct.gov/Coronavirus/Covid-19-Knowledge-Base/Latest-Guidance>

## **State Restrictions Lifted As Of March 19**

On Thursday (March 4), Gov. Ned Lamont announced a sweeping reopening of businesses, including lifting capacity limits, as of March 19. All entities must continue to enforce mask wearing, spacing and cleaning protocols.

### ***As of March 19:***

- Restaurants can fully open, but must maintain 6-foot spacing and a limit of 8 people per table. The 11 p.m. curfew remains in effect.



- Other entities where restrictions will be lifted include: gyms, fitness centers, libraries, museums and aquariums, hairdressers and barber shops and houses of worship.
- Performing arts centers and movie theaters will continue at 50% capacity, a maximum of 100 people.
- Wedding halls will be limited to 100 people indoors and 200 outside. Private residential gatherings will be limited to 25 people inside and 100 outside.
- Bars will remain closed.

*As of Monday, March 29:*

- Capacity limits on early childhood classes will increase from 16 to 20.

*As of Friday, April 2:*

- Outdoor amusement parks can open.
- Outdoor event venues can increase to a 50% capacity, capped at 10,000 people.
- Indoor stadiums can open at 10% capacity.
- Summer camps and summer festivals are advised to begin the planning stages to open for the upcoming season.

Travel Advisory: Under the reopening plan, the state is lifting the mandate that a person traveling out of state must quarantine for 10-days or present a negative COVID-19 test. The state advises that when traveling use precautions: mask-wearing, social distancing and hand-washing.

Kim Sheehan  
 Vice President of Human  
 Resources  
 860-900-0753  
[KSheehan@bioxcелtherapeutics.com](mailto:KSheehan@bioxcелtherapeutics.com)  
[www.bioxcелtherapeutics.com](http://www.bioxcелtherapeutics.com)



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**From:** dsc8309@yahoo.com,

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

**Subject:** Message to Cheryl Coangelo

**Date:** Thu, Mar 25, 2021 3:57 pm

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Hello,

My husband Chris Duby and I own 22 South Trail and 38 Sea Spray Ave. We have been following the zoom meetings regularly and appreciate all of the extra effort that has been put in to adapting to the on going health crisis. We feel we are very much able to keep up with issues regarding the community because of the meetings being accessible on the website.

We recently saw the presentation which included possible consideration of annexing adjoining properties to lower the upcoming community taxes. We understand it is a complicated process and would still need to be discussed and approved by members and the board, but we would like to reiterate our active interest in having 38 Sea Spray join the association and would be very much open to an initiation fee.

Thanks again for working hard to navigate the ongoing crisis.

Sincerely,

Danielle Costa and Chris Duby

Black Point Beach Club Association  
6 Sunset Ave  
Niantic, Ct 06357

Suzanne Smith  
35 Sea Crest Ave  
Niantic, Ct 06357

March 25, 2021

Dear Board of Governors,

This is such a great time of year to come out of hibernation so happy to see more people walking. I might be a little late in this request but wanted to take the time to share some thoughts I had with the board looking towards the summer and knowing there is budget discussions in the progress.

I look forward to continuing to edit and publish the pointer this summer. I would like to share my experience I had last year and would like to suggest a change. Due to Covid I was responsible for the planning of the deliveries and the paying of the kids who did the delivery. I thought it was very efficient way to continue the pointer this year. I was able to plan, contact and support the kids that delivered the pointer making it much easier to troubleshoot issues that came up and was able to have designated routes planned out for each week. I am requesting this summer continue to count, sort and coordinate deliveries so this will be one less thing for the club to maintain as I am sure they will have enough on their plate with new guidelines and ways of running club due to Covid. I also can attest that the kids that are delivering also have permission from their parents so there is no question if anything does come up as a concern. I am happy to work hard to make the pointer wonderful for everyone and think this will be a positive change.

In this coming summer I would also like to help support the social media page in conjunction with Jim so we can communicate more with what's happening in BP since I am in the know quite often being a year round resident. This support I would continue to do all year round as it is important and I think necessary.

These two additions to my position I have mentioned are an important piece to maintain communication and bring us closer as a community. I have taken time to break down my hours and know this will take more time to accomplish. I would like to kindly ask the board to please consider a raise to \$1800.00 for this coming year. I am hopeful you will agree this investment is to support this summer's pointer run efficient during covid and will also help with continuous communication throughout the entire year.

Thank you for taking time to read this letter and look forward to another great year of pointer news!

Sincerely,

Suzanne Smith



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

**To:** amesy.1938@gmail.com, bpbcmanger@gmail.com, brookers2@aol.com, cherylcolangelo@gmail.com, janet.bonelli@gmail.com, mrwill34@gmail.com, rldfam1@aol.com, sharonbruce926@gmail.com, slbvmd@sbcglobal.net, tradewinds3@sbcglobal.net,

**Cc:** acapozzajr@aol.com,

**Subject:** Treasurer's Report-March, 2021

**Date:** Wed, Mar 24, 2021 9:18 am

**Attachments:** Financial Report\_Budget VS Actual as of 3-25-21.xls (58K), P&L Detail-7-1-20 to 3-25-21 (1).pdf (55K), Check Register 1-1-21 to 3-25-2021.pdf (1121K)

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Good Morning All,

Like you want to see more numbers from me, but attached are the monthly reports for March YTD thru 3/25/2021:

Treasurer's Report-Current Year Budget vs Actual with Year End Forecast; Detail P&L; and the Check Register.

**The highlights thru March 3/25/21, Year to Date(YTD) are:**

Total YTD Income amounted to \$216,574, an increase of \$1,563 vs last month YTD report. Items contributing to the increase were:

Zoning Permits (\$675), Current year taxes and interest collections(\$286), a ZBA permit(\$450) and all others(\$152).

Total YTD Expenses amounted to \$132,736, an increase of \$5,107 vs last month YTD report. Items contributing to this increase were: Payroll costs(\$4,312), Legal Fees(\$330), Utilities( \$268), and all others(\$197).

Lastly, on March 16, 2021 \$8,500 was transferred from the checking acct to the LT Capital Savings acct per the budget.

If you have any questions or need additional information please contact me: Cell:860-235-8945; Email [acapozzajr@aol.com](mailto:acapozzajr@aol.com)

Al Capozza

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

**To:** amesy.1938@gmail.com, bpbcmanger@gmail.com, brookers2@aol.com, cherylcolangelo@gmail.com, janet.bonelli@gmail.com, mrwill34@gmail.com, rldfam1@aol.com, sharonbruce926@gmail.com, slbvmd@sbcglobal.net, tradewinds3@sbcglobal.net,

**Subject:** Updated Draft of FY 21-22 Budget

**Date:** Fri, Mar 26, 2021 9:48 am

**Attachments:** Budget VS Actual Worksheet for FY21-22 Budget-Updated DRAFT COPY- 3-26-21.xls (60K)

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Attached is the updated budget worksheet based on last nights BOG meeting.

A few comments:

- 1.) The Rec Program amounts stayed the same pending outcome of discussions by Janet Bonelli with the co-directors.
- 2.) The Black Pointer amount is pending review due to a requested salary increase.
- 3.) Added \$300 to the Club Use Fee for special cleaning activities.
- 4.) Added \$2000 to the Legal Fees amount.
- 5.) Added \$25,000 to the LT Shoreline/Facilities Funding/ Expenditures lines with no Mill rate impact.
- 6.) **The Mill rate now stands at 1.73 an increase of .01 from the draft version.**

Any questions or corrections please let me know.

Thanks to all for their comments/input in reviewing the budget last night.

Al Capozza



<b>Black Point Beach Club Association</b>			FY2020/21			FY2021/22		
<b>Budget Worksheet for FY 2021/2020</b>			mill rate 1.42			mill rate=1.73		
<b>DRAFT COPY</b>			Grand List \$142,219,450			GL \$143,106,110		
UPDATED 3/26/21								
	mill rate=1.40	mill rate=1.48			Est of			
					Remaing		<b>Prelim</b>	See Notes on
	<b>FY18/19</b>	<b>FY 19/20</b>	<b>July 1 2020-</b>		<b>Exps to</b>	<b>Total</b>	<b>Budget</b>	page 2
	<b>Actual</b>	<b>Actual</b>	<b>June 30 2021</b>	<b>Actual to</b>	<b>6/30/21*</b>	<b>Estimate to</b>	<b>FY 21/22</b>	
		<b>w/o SPA#</b>	<b>BUDGET</b>	<b>2/25/2021</b>		<b>Year End</b>		
						<b>6/30/2021</b>		
<b>INCOME</b>								
<b>Fees and Donations</b>								
Zoning Applications	10430	11565	\$10,000	\$7,715	\$3,720	\$11,435	10000	per JV
Rec Program	20955	26178	\$27,000	\$0	\$0	\$0	28000	Pending Review
<b>Total Fees and Donations</b>	<b>\$31,385</b>	<b>\$37,743</b>	<b>\$37,000</b>	<b>\$7,715</b>	<b>\$3,720</b>	<b>\$11,435</b>	<b>38000</b>	
<b>Grand List Taxes</b>								
Current Year Taxes	195618	207769	\$201,601	\$200,192	\$500	\$200,692	247,280	1.73
Liens & Interest	1163	1277	\$1,000	\$1,942	\$100	\$2,042	500	
Prior Year Taxes	409	1174	\$1,200	\$3,706	\$94	\$3,800	500	
<b>Total Grand List Taxes</b>	<b>\$197,190</b>	<b>\$210,220</b>	<b>\$203,801</b>	<b>\$205,840</b>	<b>\$694</b>	<b>\$206,534</b>	<b>248280</b>	
<b>Other Income</b>								
Club Use Fee	2000	200	\$1,200	\$0	\$0	\$0	900	Incr 300
Fund Surplus			\$25,000	\$0	\$0	\$0	25000	
Investment	683	1473	\$1,400	\$424	\$100	\$524	1000	
Miscellaneous		27	\$100	\$1,032	\$125	\$1,157	100	NC
ZBA Permits	900	1350	\$1,600	\$0	\$450	\$450	1800	4 appls@450/ea
<b>Total Other Income</b>	<b>\$3,583</b>	<b>\$3,050</b>	<b>\$29,300</b>	<b>\$1,456</b>	<b>\$675</b>	<b>\$2,131</b>	<b>28800</b>	
LT Shoreline Capital Projects Fund-Transfer In							25000	
<b>TOTAL INCOME</b>	<b>232158</b>	<b>251013</b>	<b>270101</b>	<b>215011</b>	<b>5089</b>	<b>220100</b>	<b>340080</b>	
<b>EXPENSES</b>								
<b>Contractual Services</b>								
Audit Fee	3500	3500	\$3,500	\$3,500	\$0	\$3,500	3500	NC
Grass Cutting	3090	3400	\$3,400	\$3,400	\$0	\$3,400	3600	JM
Computer Services	0	345	345	\$583	\$0	\$583	612	=5% incr
Insurance	18572	18130	\$20,000	\$20,280	\$0	\$20,280	23251	=10% incr
Legal Fees	1179	6705	\$8,000	\$5,079	\$2,921	\$8,000	10000	incr 2000
Payroll Services	1860	1980	\$1,750	\$1,567	\$400	\$1,967	2000	
Security Patrol	3753	3809	\$5,000	\$4,584	\$0	\$4,584	5000	JM
Recreation Program	635	5976	\$7,000	\$0	\$0	\$0	6188	Pending Review
Master Plan							26000	0.18
<b>Total Contractual Services</b>	<b>\$32,589</b>	<b>\$43,845</b>	<b>\$48,995</b>	<b>\$38,994</b>	<b>\$3,321</b>	<b>\$42,315</b>	<b>\$80,151</b>	
<b>Operations</b>								
Clubhouse	5841	4114	\$3,500	\$841	\$1,400	\$2,241	3500	NC
Grounds Maintenance	1835	4534	\$4,000	\$2,041	\$2,200	\$4,241	4000	NC
Liens	60	40	\$100	\$70	\$30	\$100	100	NC
Playground	2517	1128	\$4,000	\$624	\$1,000	\$1,624	2000	JM
Supplies	4920	3864	\$2,000	\$0	\$2,100	\$2,100	2250	car ids/stamps
Tennis Courts	7588	4485	\$5,500	\$2,222	\$2,700	\$4,922	5500	JM
Utilities	6318	6123	\$6,600	\$3,213	\$2,500	\$5,713	6000	=5% incr
Waterfront Maintenance	37058	33279	\$36,000	\$22,602	\$12,000	\$34,602	36000	JM
<b>Total Operations</b>	<b>\$66,137</b>	<b>\$57,567</b>	<b>\$61,700</b>	<b>\$31,614</b>	<b>\$23,930</b>	<b>\$55,544</b>	<b>59350</b>	
<b>Other Expenses</b>								
Black Pointer	3403	3706	\$3,706	\$3,454	0	\$3,454	3000	Pending Review
Capital Expenditures-Curr Yr.	11361	19998	\$15,000	\$3,567	\$10,000	\$13,567	10000	
Contingency Fund			\$25,000	\$0	\$0	\$0	25000	NC
Donations	150	150	\$150	\$150	\$125	\$275	150	NC
East Lyme Taxes	5160	5318	\$5,500	\$5,350	\$0	\$5,350	5517	= 3.7% incr
Social Events	2224	2036	\$3,000	\$0	\$500	\$500	2500	based on 19/20
Miscellaneous	2369	873	\$4,500	\$54	\$1,000	\$1,054	2000	
Website	652	655	\$800	\$250	\$200	\$450	800	NC



ZB/ZBA	2049	3824	\$3,300	\$266	\$500	\$766	1800	equal to rev
LT Shoreline Capital Projects Fund			\$8,500	\$0	\$0	\$0	33300	## .23
<b>Total Other Expenses</b>	<b>27368</b>	<b>36560</b>	<b>69456</b>	<b>13090</b>	<b>12325</b>	<b>25415</b>	<b>84067</b>	
<b>Personnel Services</b>								
Beach Patrol	4625	8551	\$8,500	\$9,284	\$1,000	\$10,284	8500	JM
Medicare	923	1120	\$950	\$648	\$400	\$1,048	1200	emplr@.0145
Recreation Personnel	13290	14941	\$20,000	\$0	\$0	\$0	21812	Pending Review
Unemployment Comp.	585	396	\$1,000	\$0	\$0	\$0	500	
Association Manager	17590	22000	\$22,000	\$14,667	\$7,333	\$22,000	22000	NC
Secretary	7000	7554	\$7,500	\$5,000	\$2,500	\$7,500	7500	NC
Treasurer	9238	8751	\$7,500	\$5,000	\$2,500	\$7,500	7500	NC
Tax Collector	7000	10633	\$8,500	\$0	\$8,500	\$8,500	8500	NC
Zoning Officer	11100	14000	\$14,000	\$9,333	\$4,667	\$14,000	14000	NC
<b>Total Personnel Services</b>	<b>\$71,351</b>	<b>\$87,946</b>	<b>\$89,950</b>	<b>\$43,932</b>	<b>\$26,900</b>	<b>\$70,832</b>	<b>91512</b>	
LT Shoreline Capital Projects Fund-Expenditures							25000	
<b>TOTAL EXPENSES</b>	<b>197445</b>	<b>225918</b>	<b>270101</b>	<b>127629</b>	<b>66476</b>	<b>194105</b>	<b>340080</b>	
<b>NET INCOME</b>	<b>\$34,713</b>	<b>\$25,095</b>	<b>\$0</b>	<b>\$87,382</b>	<b>-\$61,387</b>	<b>\$25,995</b>	<b>0</b>	
Notes:								
JV	Jim Ventres Input							
JM	Jim Moffett Input							
#	SPA=Special Pier Assessment							
*	Estimate to 6/30/21 considers actual expenses for last 2 Fiscal Years for March to June periods.							
NC	No change from previous yr							
##	W/O 1ft@70%							
incr	increase C36from draft							

BLACK POINT BEACH CLUB ASSOCIATION  
TAX COLLECTOR REPORT  
3/22/2021

	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

NOTE: Intent To Lien notices have been sent to delinquent accounts with payment required by March 31, 2021.

3/23/2021

Ruth Ames, CCMC

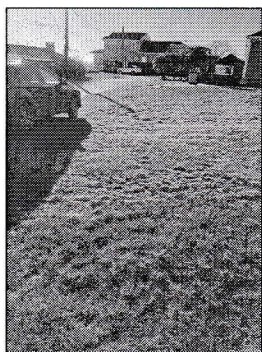
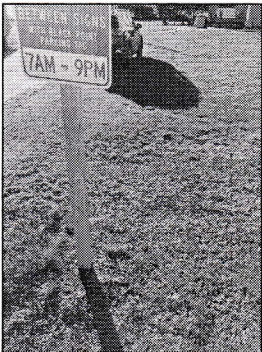


# March 2021 Association Manager's Report

## I. Routine tasks:

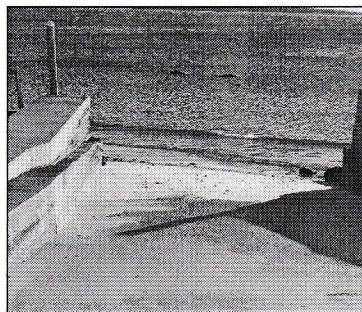
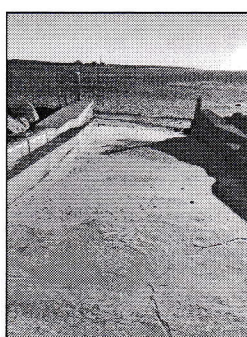
- I do a daily check of the Clubhouse grounds and Association properties during my daily walks, looking for anything amiss or any irregularities.
- I periodically pick up plastics, empties, butts, discarded paper, ♻️, to keep our beaches clean through. This includes walking out on the piers because I 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 Chair.
- 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.
- Spoke to Mike Pimental, 860-861-8433, [nianticdockllc@aol.com](mailto: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



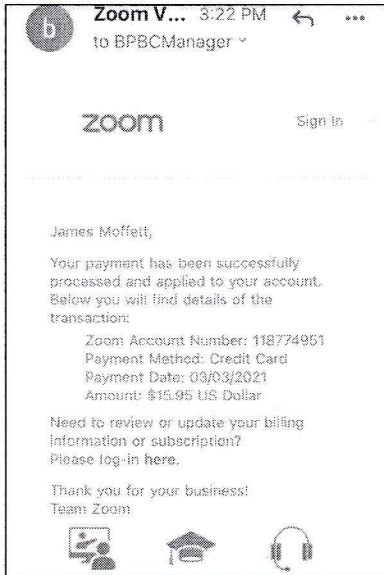
- I will reinstall No Parking sign when it warms up.

3/1/21 - Extreme low Neap tide recently showed the disputed 2 rocks seen clearly off the boat launch.



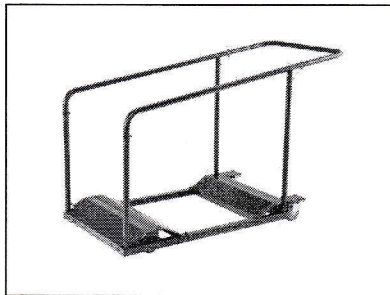
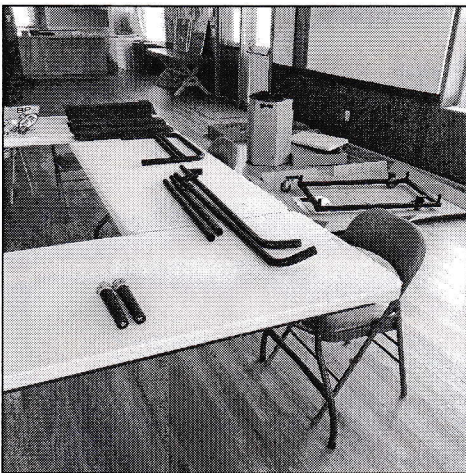


3/9/21 - Participated with Al, Cheryl, Phil and myself in a 2021 Budget Planning meeting via Zoom.  
We'll meet again 3/16 to be ready for BOG meeting at the end of month.

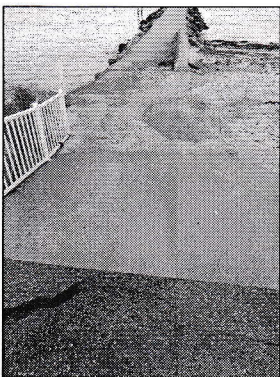


3/3/21 - Purchased monthly subscription for Zoom (\$15.95) for March.

3/7/21 - Purchased and assembled the last needed Lifetime™ Table Cart for the storage of the Clubhouse tables so that none of them have to lean against the wall. (\$211.84)



3/10/21 - Swept off the seaweed and sand to clear a walkway on the Nehantic/Sea Breeze Piers.



3/12/21 - Setup and participated in monthly BOG regular Zoom meeting.

3/13/21 - Setup and participated in Budget Planning Zoom meeting with Al & Phil.

3/16/21 - checked the status of the Bookbox library with Suzanne Smith as \$300 has been allocated and is anything being built? Who is involved?

Suzanne and her husband Bryan will be designing the book box and should start next month as the weather will be better. "...Once my husband gets the supplies I will pass on a receipt as I do know it's a \$300 budget. Once built I will just need a little help with the location to plan with you as my thought is to be possibly be by the flag pole as it can be out of the way from cars and any issues with rentals. It's potential is to be used all year. Just know I haven't forgotten just not warm enough for my husband and I to work on it and the ground to be thawed."

3/19/21 - Contacted Jaxon Vibber re: swim rafts/ buoys. Also met with Harry Plaut re: swim rafts & buoys.



3/21/21 - Questions about renting Clubhouse - member inquired about May 22nd rental for baby shower. Last meeting I requested guidance.

"...Mr. Moffett asked about Clubhouse reservations and Ms. Colangelo said the current Executive Orders have been extended until April 20th, 2021. She suggested waiting until April 20th, when we know what orders will be in place."

(2/25/21, BOG Regular Meeting minutes)

3/21/21 - Coordinate with Niantic Plumbing to open/turn on the Clubhouse water this week.



3/22/21 - Would like to purchase the following for use at the Nehantic, Sea Breeze and WhiteCap Parking lots.



**Aervoe Vers-A-Striper Cart - Pavement, Model# 800**

Brand: Aervoe  
★★★★☆ 71 ratings

Price: \$100.98 & FREE Returns

Get \$10 bonus when you reload \$100 or more to your gift card balance.

Available at a lower price from other sellers that may not offer free Prime shipping.

- For use on hard surfaces such as asphalt and concrete
- Stripe widths up to 4"
- Includes a striping alignment guide

See more product details

New (5) from \$99.99 & FREE Shipping

Report incorrect product information.

\$100.98  
& FREE Returns

FREE delivery: Friday, March 26  
Details

Deliver to James - Niantic 06357

Only 12 left in stock - order soon.

Qty: 1 ▼

Add to Cart

Buy Now

Secure transaction

Ships from: Amazon

Built by: All in Tools Corporation

3/22/21 - Researching the purchase/installation of a new mailbox. Similar to the following:



Order Pedestal Separately

USPS approved

SALBURY

\$135.00 plus post/concrete

-I'm asking the BOG to consider purchasing the following or similar for use at future meetings:

**Elite Screens - 100" Motorized Projector Screen**

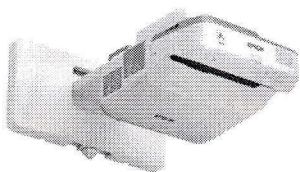
Includes projection screen with assembly hardware, remote control, bubble leveler, screws, drywall anchor, screwdriver, and rubber hammer. Synchronous motor; Detachable three-way control switch; Black masking borders; Ceiling/wall-mountable; Measures 100"L x 3"W x 61"H.



\$200.00

**Epson PowerLite 685W Office HD short throw Projector**

This WXGA performer displays 100" images from just 11" away for optimal visibility. Delivers 3,500 lumens of color and white brightness. It also features wireless functionality and advanced connectivity, so can share content from multiple devices, including Chromebooks. Plus, its lamp lasts up to 10,000 hours.



\$1,390.00

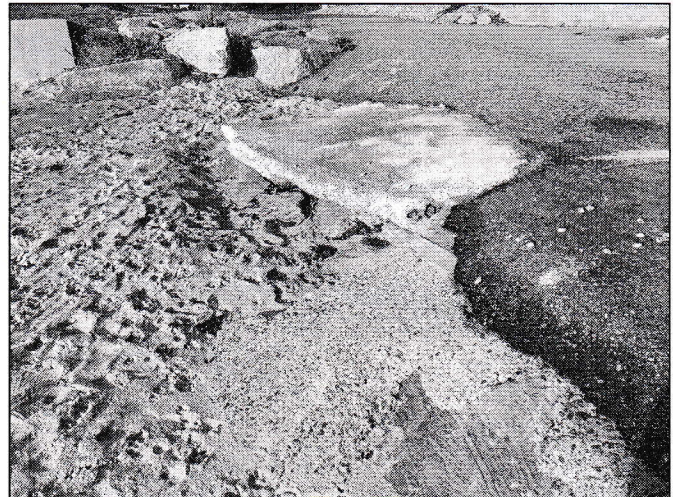


### III. Resolution of non routine issues

#### Action Items



*Request removal of debris at Top-of-Billow. Currently soliciting bids. Approx. \$400 for dumpster and haul it away.*



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

**Jim Moffett, Association Manager**     **March 22, 2021**



## Long Term Fiscal Planning Subcommittee Summary

This is a summary of the report developed by the Long Term Fiscal Planning Subcommittee. The complete report and accompanying statistics can be found on the Black Point website.

The subcommittee was formed by the BPBCA Board to identify the association's long term capital assets, project the cost to maintain these assets, determine if our present funding strategy is adequate, and recommend funding options. Committee members are Rick Diachenko, Janet Bonelli, Phil Lombardo, Al Capozza, Mike Johnson, Dan Lemieux, Tommy Bonelli, Ed Zito, and Jim Moffett.

The committee conducted a survey of all the association's major long term capital assets and projected their maintenance costs over the next 30 years. We estimated that the association has about \$545,000 of land based major capital replacement costs. Also, a study conducted by GNCB Consulting Engineers estimated we have \$2,012,500 worth of shoreline maintenance assets. This totaled \$2,557,500. Funding these costs over a 30 year period would require that the association put aside \$89,100 per year in the long term capital fund or .57 mills.

\$1,250,000 of the total shoreline liability mentioned above is the cost of a one foot pier height enhancement, in anticipation of rising seas. Even if the cost of the height enhancement is eliminated, our funding needs would be \$1,307,500. This more conservative number comes to an average of \$47,500/year or .27 mills.

Many independent reserve study methodologies call for funding only a portion of the cost of replacing assets. This partial funding option often suggests funding of 70% to 80% of liabilities, rather than the entire cost. If the Board chose to follow this methodology, the annual funding of the two examples above would be as follows:

- The \$89,100/year annual cost at 80% would be \$71,300/year or .44 mills and at 70% would be \$62,400/year or .38 mills.
- The \$47,500/year annual cost at 80% would be \$38,000/year or .21 mills and at 70% would be \$33,300/year or .17 mills.

It was clear to us that the current \$8,500 a year that the Association has been putting aside for capital projects is woefully inadequate. The report points out that in the last 13 years our members have had special assessments of \$1,188,358 to cover shoreline pier failures. This is about 10.5 mills of tax increases in a short periods of time. These costs were predictable and with better planning could have been spread over a number of years.

The increased annual funding could be covered by a combination of the following:

- an increased mill tax rate
- identification of new income sources specifically reserved for major capital expenses (see final report)
- Insuring that funds not spent at the end of the budget year be added to the capital reserve fund

Using the data in the subcommittee report, it is our recommendation that annual funding of the present Reserve Fund – LT Capital Improvements be increased and the Board determine the appropriate amount and manner in which the increases are funded and distributed.

PTL

03/01/21