

Communications to Board

From: cmaries70@yahoo.com,

To: bog@blackpointbeachclub.com,

Cc: cmaries70@yahoo.com,

Subject: Owners Freehold Estate in BPBCA Charter

Date: Thu, Apr 15, 2021 8:30 am

Attachments:

A freehold estate is an estate in which you have a superior right to enjoy the possession of a property for an undefined length of time. In contrast, a leasehold estate is held for a fixed defined period.

The types of freehold estates you should know are:

1. Fee simple absolute
2. Fee simple defeasible
3. Life estate

1. Fee simple absolute

Fee simple absolute is the greatest interest in a parcel of land that one can personally own. Sometimes it is designated simply as "fee" and is the most common way real estate is owned. In a fee simple absolute estate ownership cannot be defeated by the previous owner or the previous owner's heirs. However, it is not free from all encumbrances. Fee simple ownership is limited by the four basic government powers of taxation, eminent domain, police power, and escheat and could also be limited by certain circumstances or a condition in the deed.

2. Fee simple defeasible

A defeasible estate is created when a grantor places a condition on a fee simple estate. Upon the occurrence of a specified event, the estate may be lost. Two types of defeasible estates are fee simple determinable and fee simple subject to a condition subsequent.

- If the grantor uses conditional language in the deed such as "to Adam, as long as the land is used for a park," then upon the happening of an ascertained event such as the land being used for something other than a park, the estate will automatically terminate and revert to the grantor or the grantor's estate. This is called a fee simple determinable.

- If there is a condition such as "no alcohol to be served," then it would be a condition subsequent, as you can lose the title if you serve alcohol on the property.

3. Life estate

A life estate is an interest in real property which is held for the duration of the life of a designated person. It may be limited by the life of the person holding it or by the life of another person.

For example, Anne can give a property to Dan for the life of Anne. Dan would be the life tenant.

A life tenant receives the property and is responsible for maintenance of the property and paying taxes. If a life tenant allows a property to deteriorate it could be considered waste. A life tenant cannot commit waste.

From: cmaries70@yahoo.com,

To: bog@blackpointbeachclub.com, mrwill34@gmail.com, John@invcap.com,

Subject: Chapter 97 - Municipalities General Provisions

Date: Wed, Apr 21, 2021 9:55 pm

Attachments:

BPBCA PROPERTY BOUNDARIES on Map 2, is seriously needing to be marked on its West side of West Lane,, immediately. There is a sign for sale by owner, causing boundary encroachment, over BPBCA property, owned in common deeds by members. The West Lane runs 669.50' and on its SOUTH side, Bond Street and OBP WEST LANE runs 789'. The deeded pole and wires is a gross encumbrances by said description.

The BOGS Need to address this immediately, otherwise this will be adverse possession of its members land.

I have all the documents needed to document a constructive notice in the land records. According to CGS CHAPTER ATTACHED BELOW, the entire markings needed, by the board, who voted to do so, and still has not followed through. Especially now to stop actions over the reserve 1' strip to protect against such encroachment, before Perry Quit claims interest to others, she doesn't own, and belongs to BPBCA property.

Sincerely,
Cindy Trocki
5085618761

Chapter 97 - Municipalities General Provisions

This says SHALL, which means MUST

repair of any public building by any political subdivision of this state or any of its agents.

(1955, S. 270d.)

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Sec. 7-113. Marking of bounds of towns, cities and boroughs. Each town, city and borough shall procure its bounds to be set out by plain and durable marks and monuments, which shall be either an iron pipe or rod, projecting at least six inches above the surface of local permanent rocks, or by stone pillars, set at least three feet in and one foot above the ground, at each angle, and once in each eighty rods in the lines running from angle to angle. Such rocks or monuments shall be plainly marked with the initials of the names of the towns adjoining.

(1949 Rev., S. 627.)

Cited. 10 CA 80.

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Sent from my iPhone

From: colleen.chapin@gmail.com,

To: bog@blackpointbeachclub.com,

Subject: ZBA Alternate Nominee

Date: Thu, Apr 22, 2021 10:15 am

Attachments: ZBA Roster Update Request - 2021-04-21.pdf (29K)

I apologize for the last minute request, but I'm hopeful that this can be added to the BOG meeting agenda for this evening.

As you know, there is not a deep queue of members clamoring to volunteer for our boards and commissions - especially the ZBA. Regulating your neighbors is not an easy task.

Mr. Deknis' willingness to volunteer for the ZBA after going through the process presents a great opportunity to get the alternate bench to full capacity.

Please see attached.

Colleen

Black Point Beach Association
Zoning Board of Appeals
4/21/2021

ZBA Term Expiration & Renewal

ZBA Alternate Nominee

The Zoning Board of Appeals (ZBA) is composed of 5 regular members and 3 alternates. Currently, the ZBA is operating with only 1 alternate.

David Deknis of 32 Whitecap Road has volunteered to serve as an alternate on the ZBA. Mr. Deknis is new member of the community and has recently experienced the operation of the ZBA through an appeal application. This variance appeal was granted on March 18, 2021.

Mr. Deknis has broad experience serving on community commissions as a volunteer throughout the many communities where he has been a property owner over the years. This broad experience will be helpful to the ZBA.

I ask that the Board of Governors appoint Mr. Deknis to the role of alternate on the ZBA. A new application is about to be scheduled and having a more complete ZBA will help with that process.

Thank you for your consideration.

Colleen Chapin

Chair, Black Point ZBA

Treasurer Report

From: acapozzajr@aol.com,

To: amesy.1938@gmail.com, bpbcmanager@gmail.com, brookers2@aol.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: Updated Draft of FY 21-22 Budget

Date: Thu, Apr 22, 2021 1:53 pm

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

Folks,

Back on 3/26/21 I sent out the attached updated(Preliminary) budget worksheet for next fiscal year(21/22). This worksheet will be discussed at today's BOG meeting.

A few comments worth repeating:

- 1.) The Rec Program amounts stayed the same vs the draft version copy 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.**

Al Capozza

Black Point Beach Club Association			FY2020/21			FY2021/22		
Budget Worksheet for FY 2021/2020			mill rate 1.42			mill rate=1.73		
Preliminary Copy			Grand List \$142,219,450			GL \$143,106,110		
UPDATED 3/26/21								
	mill rate=1.40	mill rate=1.48			Est of			
					Remaing			
	FY18/19	FY 19/20	July 1 2020-		Exps to	Total	Prelim	See Notes on
	Actual	Actual	June 30 2021	Actual to	6/30/21*	Estimate to	Budget	page 2
		w/o SPA#	BUDGET	2/25/2021		Year End	FY 21/22	
						6/30/2021		
INCOME								
Fees and Donations								
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
Total Fees and Donations	\$31,385	\$37,743	\$37,000	\$7,715	\$3,720	\$11,435	38000	
Grand List Taxes								
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	
Total Grand List Taxes	\$197,190	\$210,220	\$203,801	\$205,840	\$694	\$206,534	248280	
Other Income								
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
Total Other Income	\$3,583	\$3,050	\$29,300	\$1,456	\$675	\$2,131	28800	
LT Shoreline Capital Projects Fund-Transfer In							25000	
TOTAL INCOME	232158	251013	270101	215011	5089	220100	340080	
EXPENSES								
Contractual Services								
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
Total Contractual Services	\$32,589	\$43,845	\$48,995	\$38,994	\$3,321	\$42,315	\$80,151	
Operations								
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
Total Operations	\$66,137	\$57,567	\$61,700	\$31,614	\$23,930	\$55,544	59350	
Other Expenses								
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
Total Other Expenses		27368	36560	69456	13090	12325	25415	84067	
Personnel Services									
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
Total Personnel Services		\$71,351	\$87,946	\$89,950	\$43,932	\$26,900	\$70,832	91512	
LT Shoreline Capital Projects Fund-Expenditures								25000	
TOTAL EXPENSES		197445	225918	270101	127629	66476	194105	340080	
NET INCOME		\$34,713	\$25,095	\$0	\$87,382	-\$61,387	\$25,995	0	
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							

Tax Collector Report

BLACK POINT BEACH CLUB ASSOCIATION
TAX COLLECTOR REPORT
4/22/2021

	OPENING BALANCE TO BE COLLECTED	COLLECTED TO DATE	OUTSTANDING BALANCE DUE	NUMBER OF OUTSTANDING ACCOUNTS
REAL ESTATE TAXES	GL 2019 (DUE 7/1/2020) \$201,951.62	\$201,947.94	\$3.68	Represents one 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	\$606,871.24	\$2.60	Represents one partially paid of the total 581 properties

Association Manager Report

April 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, golf balls, and even razor blades.
- I periodically sweep sand, seaweed off of the Nehantic, Sea Breeze and South Piers to make the walkway passable.
- I drive to town to pick up the mail every few days and give to the Interim BOG Chair.
- Put out garbage barrels on Sunday nights and return them on Monday mornings every week, as necessary.
- I write up monthly reports, answer/exchange emails from members, answer and return messages.
- I 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.



Mike Nebelung harvested sand back at Main Beach, Sea Breeze, Sea View and South Beach.

II. Non routine issues



before



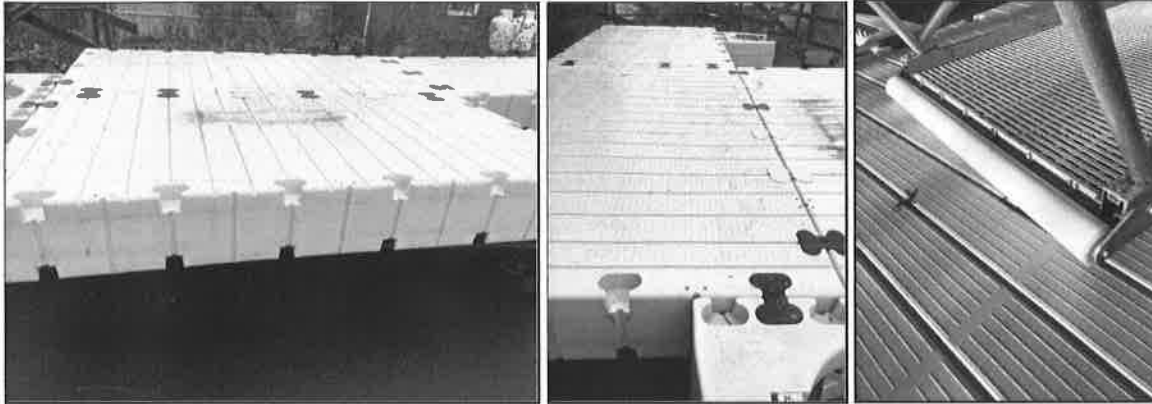
after

- Reinstalled *No Parking* sign at Waterside Road.

Spoke with new members that just moved to BP inquiring about BP and amenities.

Called R&B Apparel, Groton (860)333-1757 to reorder Beach Patrol shirts for summer staff.

Reserved Grill rentals for July 4th - CT Rental Center. A 50% deposit to lock in the Grills.



Repaired gangways.



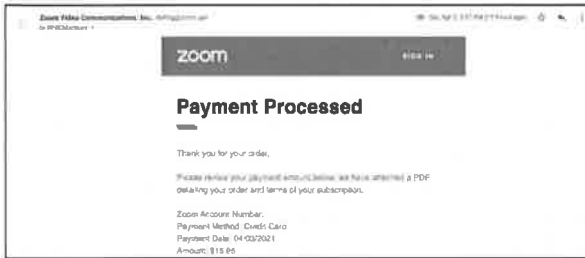
The Crew (Will, Mike, Skip, Jim Allen) installed new rollers on the gangways - saving hundreds of \$\$.



Moved geese lines to Whitecap Lot from Billow Rd and untangled them.



Purchased Six (6) of the EZ-Dock Coupler Sets and Seven (7) of the EZ Dock Ladder Connectors.



Payment for monthly Zoom Pro (\$15.95) - Issue needs to be addressed regarding storing of Zoom videos, how long? Do I buy more storage? Should this work be performed under Secretarial services and not Association Manager duties?

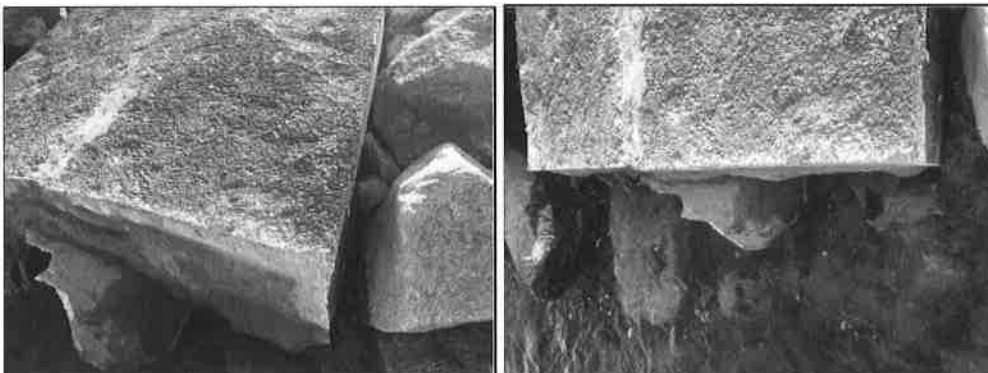
Coordinated with Putnam Tennis on opening clay courts. Open early May.

Participated/coordinated in the initial Zoom Public Hearing for the Charter Revision.

Reached out to ELPD for preliminary discussions regarding 2021 Summer Patrol scheduling and escorting our July 4th Parade.

Exchanged emails with a member Black Pointer and gave the ok regarding permission to park 8-10 cars at WhiteCap Parking Lot (only during the day) for a family graduation party. Date is off season, no worries - May 15th.

EL Public Works completed work at the WhiteCap ramp to water.





-Before with the ledge.



-Sand is now pushed up against it.



Don't know who put this up - received complaints - replaced with sawhorse and instead it was replaced with both signage - Situation at Bellaire ROW - leave it or remove?

Items to Consider for Purchase

The BOG should consider forming a subcommittee to research advising, purchasing, installing, and integration with existing audio system for use at future BOG, Zoning, & ZBA meetings and the inflatable screen is for use for the *Movies-On-the Beach*:

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

Epson Projector Wireless ELPAP10 Wi-Fi Adapter

Need Help? Talk to a Specialist
1-800-426-4266

Our Price: \$100.00

Product Highlights:

- USB
- 1080p HD
- 1080p HD
- 1080p HD

Quantity: 1

Price: \$100.00

Coupon: Save an extra \$40.00 when you apply this coupon.

Pay \$35.17/month for 6 months (plus 5% tax) with 0% interest equal monthly payments when you're approved for an Amazon Store Card.

Size: 16ft

Size	Price
16ft	\$199.00
24ft	\$363.85
33ft	\$1,099.00

Color: Black

Roll over image to zoom in

Inflatable Movie Screen for Watch Movie - 16ft 24ft 33ft

Suitable to Drawing Room, Backyard, Indoor - Black Outdoor Projector Screen with Storage Bag, Air Blower, Ropes, Stakes (16ft, Black)

Brand: SESday

Price: \$199.00

Coupon: Save an extra \$40.00 when you apply this coupon.

Pay \$35.17/month for 6 months (plus 5% tax) with 0% interest equal monthly payments when you're approved for an Amazon Store Card.

Size: 16ft

Size	Price
16ft	\$199.00
24ft	\$363.85
33ft	\$1,099.00

Color: Black

Roll over image to zoom in

Wireless adapter for projector
\$100.00

Inflatable Movie Screen for Beach \$370.00

III. Resolution of non routine issues

Action Items



Illegal signage up again on our property. Please advise.



Posted on FaceBook - promoting **2021 "BP Cleanup Day" on May 1st.** Flyer attached.

Secured piling at Sea View Boat Launch. (Mike Pimental, 860-861-8433, nianticdockllc@aol.com - <http://dockbuilderwaterfordct.com>) (\$1,000 for new one and to drive it) Install date is Monday April 26th.

Revised Clubhouse Rental Agreement to provide for Covid-19 Sanitizing and close gathering Protocols. New form attached.

Jim Moffett, Association Manager April 18, 2021

BLACK POINT BEACH CLUB ASSOCIATION (Covid Protocols)

Application for Use of Clubhouse

The Clubhouse and surrounding premises is available for use by any Member of the Black Point Beach Club Association on a first-come, first-served reservation basis on any day based on the following conditions and only after written approval of application.

Date Requested: _____

Member Applicant Name: _____

Summer Address: _____

Member Phone Number: _____

Member Email: _____

Number Of People Attending: _____ Reason for Use: _____ (Cap at 100 ppl.)

Kitchen Use?: YES___ NO___ Will Alcohol be served? YES___ NO___

APPLICATION FEE: \$300 RECEIVED: (Date/Initial) _____ (Includes \$100 Covid cleaning)

SECURITY DEPOSIT: \$250 RECEIVED: (Date/Initial) _____

"BLACK POINT BEACH CLUB ASSOCIATION" must be listed as additional insured for the date of the event: (Date/Initial) _____

Certificate of general liability insurance showing that the Member requesting use of the Clubhouse is personally insured in the minimum amount of \$1,000,000 dollars. The certificate must name "*Black Point Beach Club Association*" as an additional insured for the date of the event.

I certify that I have fully read and fully understand the rules attached to this application for use of the Clubhouse and agree to be bound thereby. Further, I fully understand that (i) my right to use the Clubhouse may be revoked at any time for a violation of the rules; (ii) I shall indemnify and hold the Association harmless from and defend against, on behalf of the Association, any claim, cost, expense, loss or liability arising out of my use of the Clubhouse as described in the rules; (iii) I agree that the Board of Governors may make charges against my security deposit for the cost of making any necessary repairs to or for cleaning the Clubhouse as a result of my use of the Clubhouse; (iv) and, I agree to reimburse the Association for all costs associated with any damage and/or destruction of any part of the Clubhouse facility that incurred during the rental agreement period.

Member Signature: _____ Date: _____

BLACK POINT BEACH CLUB RULES FOR USE OF THE CLUBHOUSE

1.) The attached application must be completed in its entirety, signed and forwarded to the Chair of the Board of Governors for his/her approval, and if necessary, the approval of the Board of Governors. The non-refundable application fee must accompany the application. The refundable security deposit must also accompany your application. This deposit will be returned to you, without interest, after inspection of the Clubhouse by the Board of Governors subsequent to its use. The Board of Governors will inspect and must find the Clubhouse in the same condition as it was prior to your use, including but not limited to the Clubhouse being clean with all garbage/trash removed, in good order and repair and without any breakage or damage of any kind. The inspection of the Clubhouse by the Board of Governors may result in deductions made from your security deposit for cleaning, or repair of damage or trash removal. Any such deductions shall be determined solely by the Board of Governors. **Initials of Applicant:** _____

2.) Use of the Clubhouse is limited to Members of the Association, their family and guests, and such use must be in full compliance with the laws and ordinances of the State of Connecticut, Town of East Lyme, respectively, as well as in full compliance with the *Black Point Beach Club Association Regulations*. Use of the Clubhouse shall be as expressly permitted on the application. **Initials of Applicant:** _____

3.) Total occupancy of the Clubhouse is limited to 100 people with chairs and 47 people with tables and chairs. **Initials of Applicant:** _____ (Covid guidelines)

4.) The use of the Clubhouse on the reserved day is limited to the hours of 9:00AM to 11:00PM. Any greater or later use of the Clubhouse must be approved in writing by the Board of Governors of the Association. The Member listed on the application must be personally present during such use at all times on the day reserved. **Initials of Applicant:** _____

5.) The sale of tickets relating to the use of the Clubhouse and the use of the Clubhouse for any fundraising activities is prohibited, except as expressly authorized by the Board of Governors. **Initials of Applicant:** _____

6.) Complaints of excessive noise, any violations of these rules, or disturbance of any kind occurring as a result of your use, your guests, your invitees or any person attending the occasion of your use of the Clubhouse shall result in the immediate revocation of the right to use the Clubhouse in the sole determination of the Board of Governors of the Association. **Initials of Applicant:** _____

7.) No contents of the Clubhouse may be taken for use outside. Tables and chairs must be used inside the Clubhouse only. **Initials of Applicant:** _____

8.) All paper goods must be supplied by the applicant. **Initials of Applicant:** _____

9.) The sale of alcoholic beverages of any kind or the dispensing of alcoholic beverages in exchange for tickets is prohibited. **Initials of Applicant:** _____

10.) No paintballs, silly string or similar products will be allowed on the Clubhouse grounds. Any damage to the Clubhouse property or grounds will be the responsibility of the renter. **Initials of Applicant:** _____

11.) Applicants will abide by all local, city, state and federal regulations.
Initials of Applicant: _____

12.) A Certificate of general liability insurance showing that the Member requesting use of the Clubhouse is personally insured in the minimum amount of \$1,000,000 (one million) dollars.

The certificate shall name "Black Point Beach Club Association" as an additional insured for the date of the event.

(Attach a copy of certificate to application.) **Initials of Applicant:** _____

If you have any questions or concerns regarding Clubhouse use or your reservation, please contact Jim Moffett, Association Manager.

Email: BPBCManager@gmail.com
phone/text: (860)460-7641

Annual

Black Point **Clubhouse/Beach** **Cleanup Day**

- Meet at Clubhouse at 9am
- Coffee/Donuts available
- Your team will be given a "Task" to complete

Saturday
May 1st

Any questions, call
Jim at (860) 460-7641

9AM to NOON

Volunteers meet at Clubhouse