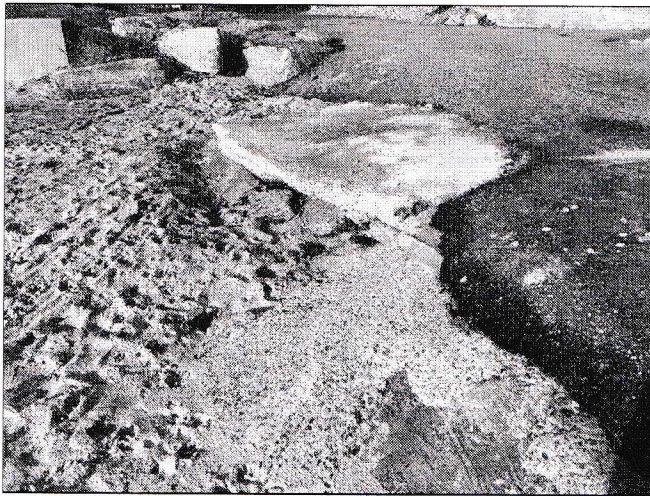


# May 2021 Association Manager's Report

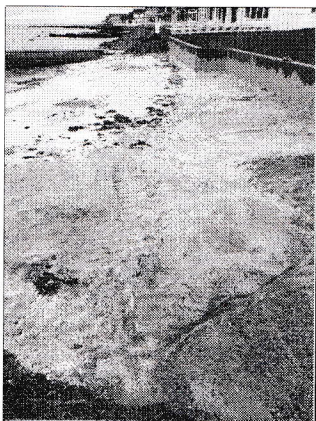
## I. Routine tasks:

- 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 it 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.

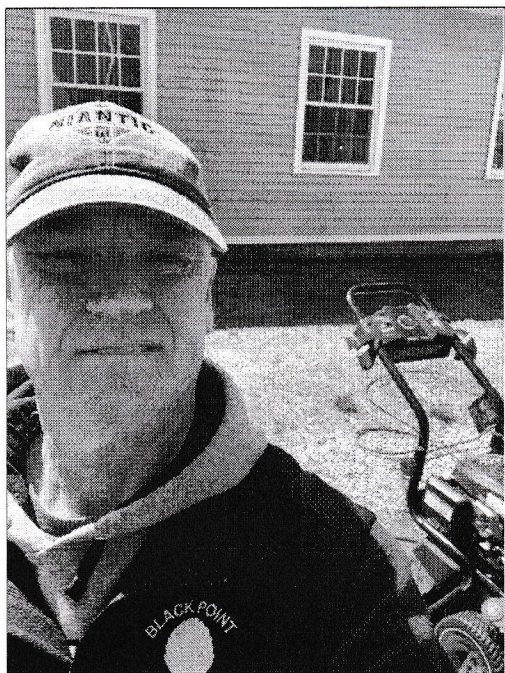
## II. Non routine issues



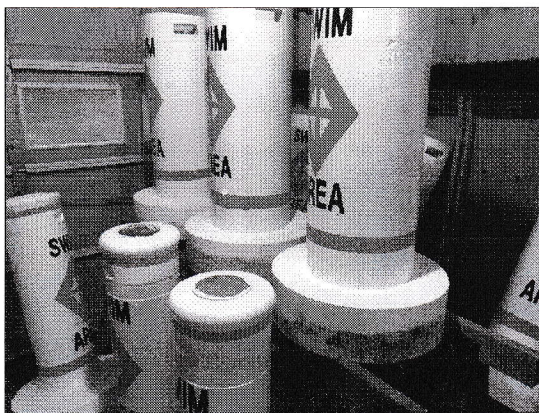
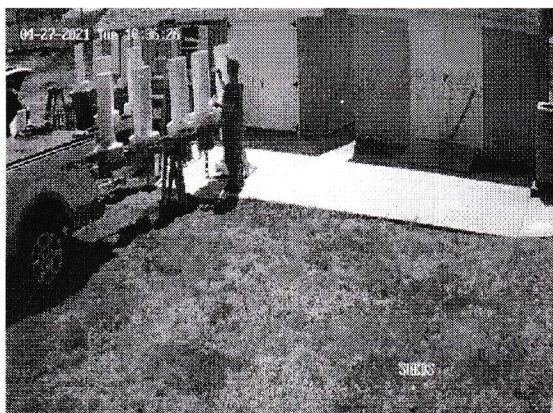
- Pushed sand away from seawall and spread out over beach







-Powerwashed Clubhouse.

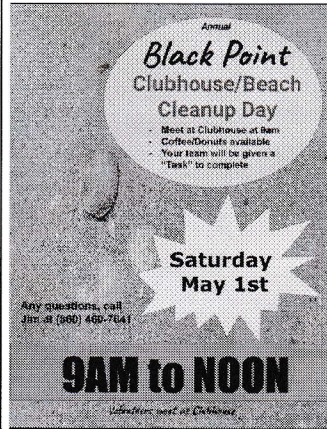
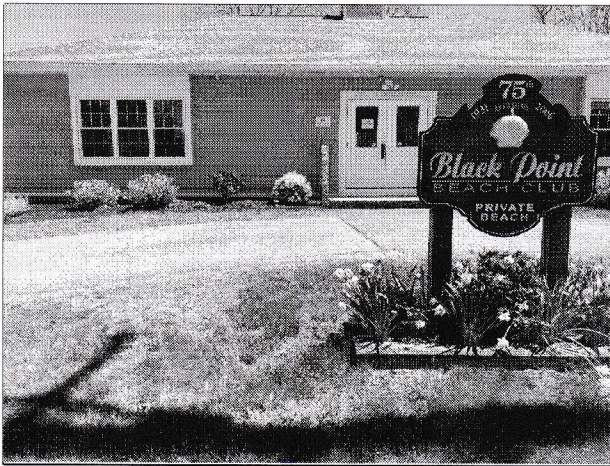


4/27/21 - painting swim buoys

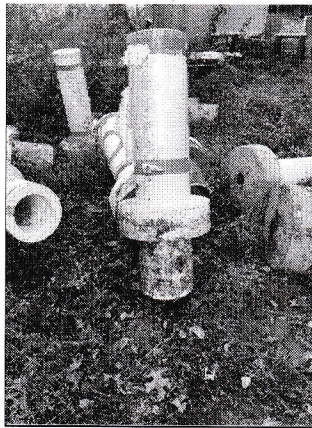
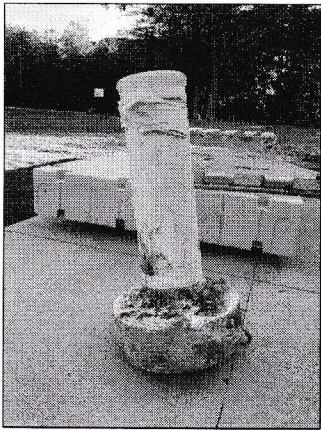
5/1/21 - Successful BP Cleanup Day.



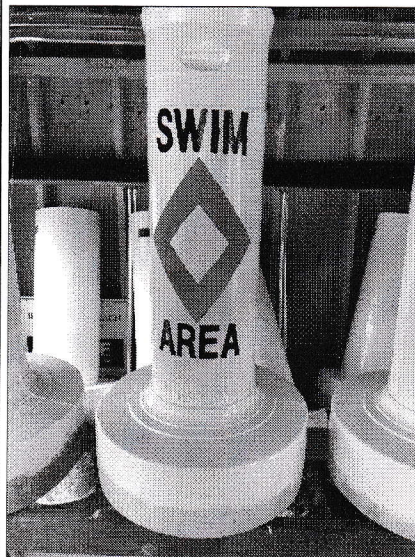




2021 "BP Cleanup Day" on May 1st.

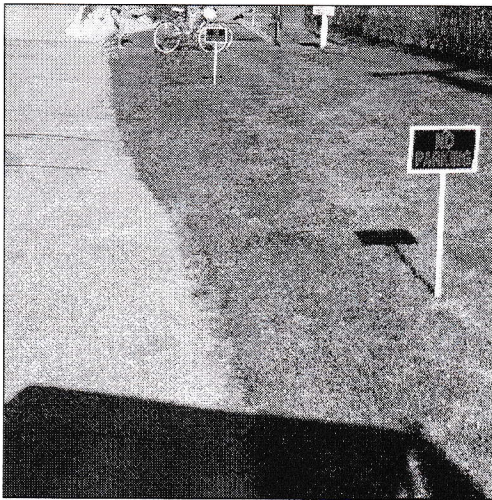


Where we started

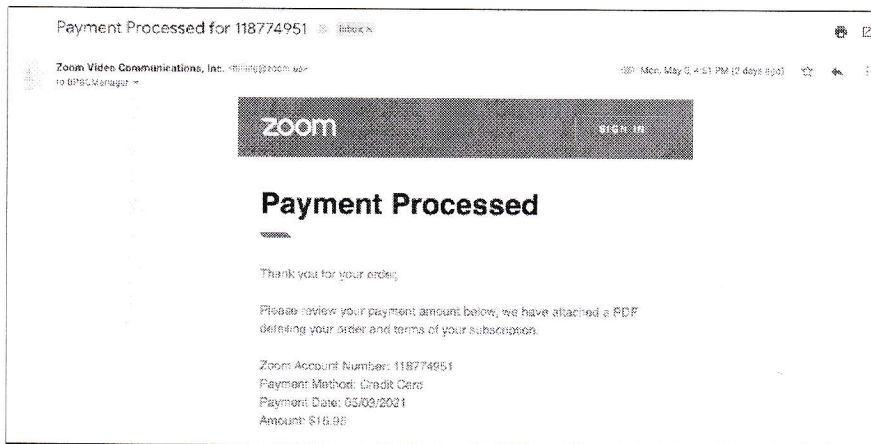


Where we are now





5/1/21 - Placed No Parking sign on grass at South Beach ROW



Monthly Zoom Charge

-5/22/21 - 1st Clubhouse rental - no issues - I did the Covid cleaning at no charge to Association.



- Securing order for above benches at hard courts.

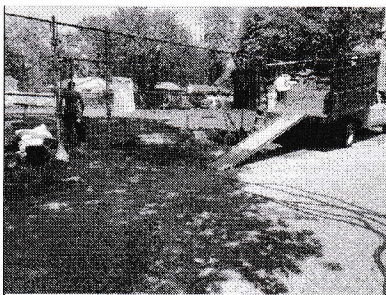




- Purchased an external hard drive to download and store Zoom meetings.



- Kayak Racks are in place.



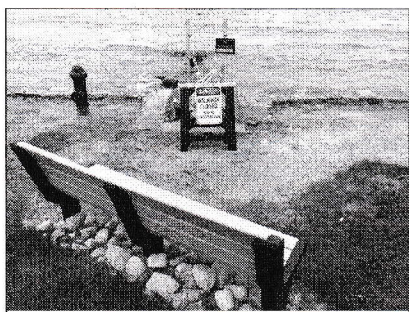
-Tennis Courts are open.

5/20/21 - spoke to Safe Lawns for clay tennis courts sprinkler repair. (Chuck Gillis) they will repair on Friday, May 28.



5/21/21 - Started raking beach on weekends today by Mike Nebelung.





5/21/21 - Moved illegal sign out of way at Bellaire ROW.

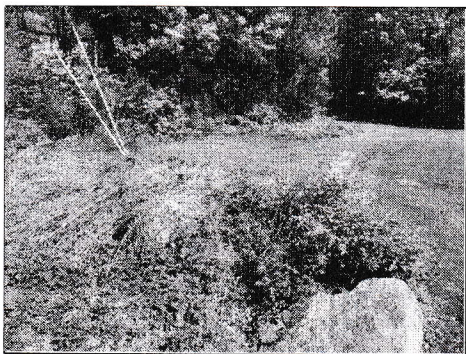


5/24/21 -Installed piling at Sea View.

### **III. Resolution of non routine issues**

#### **Action Items**

-Area at North end of Clubhouse, adjacent to Bocce court. Soliciting Bids to cut down and convert to grass. Both areas included. Approximately \$800.



**Jim Moffett, Association Manager    May 24, 2021**



Carol Ward  
23 Blue Heron Rd.  
Niantic, CT 06357

May 21, 2021

Black Point Beach Club  
Board of Governors  
PO Box 715  
6 Sunset Ave.  
Niantic, CT 06357

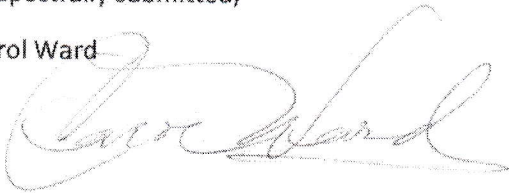
Dear Board of Governors:

Property owned by Perry /(Carpenter) facing, West Lane, Black Point Beach Club; the participants engaged in clearing of their land. During such time May 18, they engaged their contractors to trespass Black Point Beach Club's one foot strip of land to do extensive clearing of vegetation and tree removal. They violated our one foot strip, as our boundary of Black Point's Land. Previous legal notice had been given to Perry/Carpenter as well as to the town of East Lyme.

I am giving notice to Black Point Beach Club of this action.

Respectfully submitted,

Carol Ward

A handwritten signature in dark ink, appearing to read 'Carol Ward', written over a horizontal line.



**From:** mrwill34@gmail.com,  
**To:** slbvmd@sbcglobal.net,  
**Cc:** bog@blackpointbeachclub.com,  
**Subject:** Re: Letter from Carol Ward  
**Date:** Tue, May 25, 2021 6:12 am

---

I believe she is correct. I have been watching this situation and extensive land clearing has happened. Some tree cutting may have happened either on our one foot right of way or the street right of way. I have no way to determine ownership. What I do know is that the owner and the town agreed on where access to the property would be and it appears it was not used for access to the said parcel

Sent from my iPad

On May 25, 2021, at 5:59 AM, Steven Beauchene <[slbvmd@sbcglobal.net](mailto:slbvmd@sbcglobal.net)> wrote:

Hi BOG,  
I just wanted to share this letter we received from Carol Ward. We can discuss at next BOG meeting.  
Thank you.

<Carol Ward Letter to BOG\_000061.pdf>



**From:** sharonbruce926@gmail.com,  
**To:** bog@blackpointbeachclub.com,  
**Subject:** Fwd: Bench for playground  
**Date:** Thu, May 27, 2021 2:02 pm  
**Attachments:** IMG\_0531 (1).jpg (1986K)

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Good Afternoon,

Please see the email below from Larry Connors.

See you tonight,  
Sharon

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

**From:** Larry Connors <[villagewoodworker@yahoo.com](mailto:villagewoodworker@yahoo.com)>  
**Date:** Thu, May 27, 2021 at 1:39 PM  
**Subject:** Bench for playground  
**To:** Sharon Bruce <[sharonbruce926@gmail.com](mailto:sharonbruce926@gmail.com)>

Sharon,

I would like to build, install and donate a bench for the playground. We old folks need a sitting place while our grandkids are playing. I've made several benches for use at Harwinton Land Conservation Trust properties, one sample attached. It would be made of pressure treated wood and set about 15 inches in the ground for stability. The exact location would be up to the BOG. I would cut and partly assemble it in my workshop in Harwinton then complete it and install it on site. Depending on other activities it would probably take me three weeks after approval is received.

Will you please take my proposal to the BOG and let me know their decision? Thank you.

Larry Connors  
36 Village Lane  
Harwinton, CT 06791  
860-485-0824  
860-485-3257 c  
[villagewoodworker@yahoo.com](mailto:villagewoodworker@yahoo.com)

1 Attached Images





**From:** dbazzano03@gmail.com,

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

**Subject:** Development on West Lane

**Date:** Tue, May 25, 2021 9:21 pm

**Attachments:**

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To the Board of Governors,

I am requesting the plan proposed to Black Point Association and the regulations that Black Point is planning to enforce concerning the development of the Old Black Point property bordering West Lane. I would like to inform you that the clearing has now crossed over to Black Point property including trees and a stone wall completely removed. Has the association given the property owners permission to use Black Point as an access entrance to the property? If so, will this property be considered a part of Black Point Association?

Attached are recent photos of the clearing. Please forward me any updated information on this matter.

My best,

Diana Bazzano

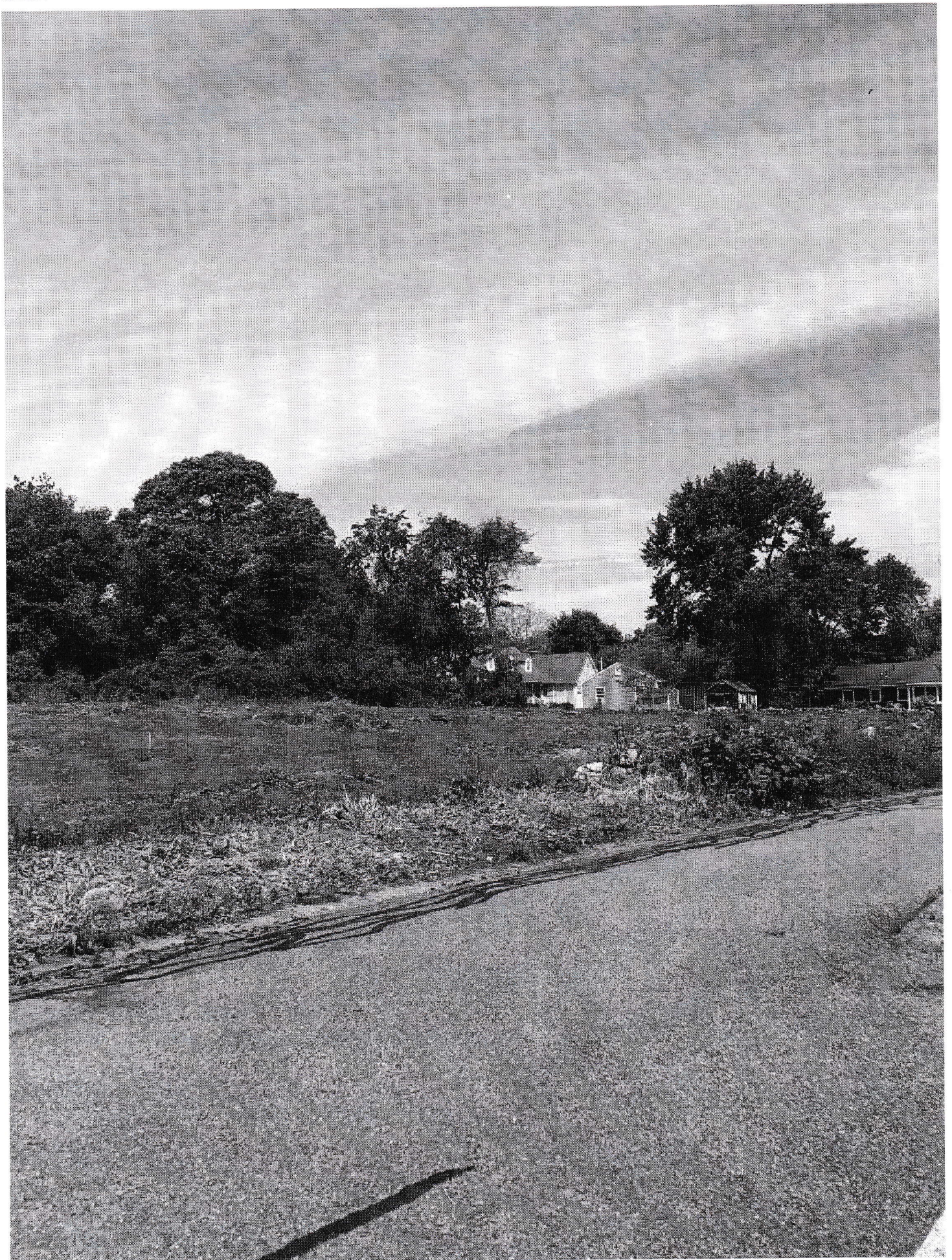
21 Blue Heron Road













6/10/2021

Fw: Clear cutting, etc. of R-40 Parcel -located in Old Black Point with border of New Black Point- 5/26/2021

From: slbvmd@sbcglobal.net,

To: bog@blackpointbeachclub.com,

Subject: Fw: Clear cutting, etc. of R-40 Parcel -located in Old Black Point with border of New Black Point- 5/26/2021

Date: Thu, May 27, 2021 9:53 am

Attachments: Carol Ward LetterII to BOG\_000062.pdf (234K)

Please review as this might be discussed this evening. Thank you. Attached is another note from Carol Ward.

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

From: Jim Ventres <bpzoning@gmail.com>

To: Steve Beauchene <slbvmd@sbcglobal.net>; Jim Fox <jimfox4@gmail.com>

Sent: Thursday, May 27, 2021, 7:04:52 AM EDT

Subject: Fwd: Clear cutting, etc. of R-40 Parcel -located in Old Black Point with border of New Black Point- 5/26/2021

Just an FYI

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

From: babara johnston <jyme1234@yahoo.com>

Date: Wed, May 26, 2021 at 12:22 PM

Subject: Clear cutting, etc. of R-40 Parcel -located in Old Black Point with border of New Black Point- 5/26/2021

To: <ggoeschel@eltownhall.com>

Cc: CT Department of Energy & Environmental Protection <deep.communications@ct.gov>

Hello - EL Town Inland & Wetlands & EL Town Planner - Mr. Gary Goeschel -

As the East Lyme Town Inland Wetland & Town Planner for regulations also CGS 22a- to 22a-45 along with 22a 105to 22a 109 & the CAM Act. Enforcement by your agency is needed to minimize disturbance. Request need to have an updated reports to stop natural habitats, vegetation Regulated activity , now called a License, under CGS 22a-36 to 22a-45 as amended, needs to be enforced.

These numerous rules/regs/statues, I believe, have been violated & should be enforced by your office ASAP. Hay bales to surround boundary of huge area not protected for preservation of soils, etc.

I am asking for enforcement by the EL Inland & Wetlands Agency as well of the EL Planning Regulations for Sub-divisions. I believe a complete violation of the misuse & mismanagement through major disturbance in this area of (R-40) zoning Old Black Point has been done violated by owner of the property.

Please under 6-

11 regulation, subdivision regs. (Reserve Strip) should deny any further disturbance of this Reserve Strip belonging & claimed by Black Point (1') along West Lane as this is part of BPBCA thrc

Please issue an enforcement action to stop. Provide an updated sub-division plans & any proposed changes for the public to view.

Barbara Johnston  
35 Sea Crest Ave.  
Niantic, CT 06357

[jyme1234@yahoo.com](mailto:jyme1234@yahoo.com)



**From:** slbvmd@gmail.com,  
**To:** bog@blackpointbeachclub.com,  
**Subject:** FW: Black Point's "Right of Way" to West Lane  
**Date:** Thu, May 20, 2021 8:33 pm

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Please review for our next BOG meeting.

Sent from my Verizon, Samsung Galaxy smartphone

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

**From:** David Weiss <davidweiss98@gmail.com>  
**Date:** 4/28/21 4:56 PM (GMT-05:00)  
**To:** slbvmd@gmail.com  
**Subject:** Black Point's "Right of Way" to West Lane

Steve,

In late 2019 it was brought to my attention that the chairman of the Old Black Point (OBP) Beach Association communicated with our most recent Chair person Cheryl Colangelo about putting up the automatic gate at the Black Point end of West Lane. He asked Cheryl if it was OK to only have bike and foot access to West Lane and he said Cheryl said that we would not have a problem with that. This topic was never discussed with the association.

I had spoken to an attorney and he said that a grant of "Right of Way" was access to that road either by foot, bicycle, car, golf cart or any other means of transportation. Since the association has been granted this Right of Way, this topic needs to be discussed with the association and they need to understand that they are losing their rights of access. If Cheryl agreed to OBP putting this gate in and limiting our access, she was not properly representing our association. This issue needs to be discussed with the community here in Black Point. When they put this new gate in they put boulders to the right and left of the gates, so golf cart access was shut down. Only in an emergency would I use West Lane for car access and fortunately we never had to, but as BP members we were granted this right of way.

We moved here full time in 2003 and learned that if a BP member wanted access to unlock the chain, all you would have to do is ask the Chairman of OBP for that key. We had one and Dick and Jackie Carroll (10 Blue Heron Rd) had one and there were a few other folks who possessed a key as well.

I would be willing to discuss this with you at your convenience.

Thank you and you can share this email with all the board members.



David Weiss

1 Blue Heron Court

203-300-2426

Sent from Mail for Windows 10



**From:** cherylcolangelo@gmail.com,  
**To:** slbvmd@gmail.com,  
**Cc:** bog@blackpointbeachclub.com,  
**Subject:** Re: FW: Black Point's "Right of Way" to West Lane  
**Date:** Fri, May 21, 2021 10:54 am

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Over a year ago, I spoke with the OBP director re this issue. There were two concerns: 1) the new gate (or the rocks and shrubbery around it) would be a barrier to cyclists and pedestrians who have been accessing West La and Old Black Point for years, and 2) BP has a right of way through West Lane, regardless of it's being a private road.

Henry (Andler, I believe) said that bikers and pedestrians would continue to have access to OBP, that he wanted us to continue to be good neighbors, and that, if bikers and walkers felt that access was limited by the boulders and shrubs by the gate posts, we should contact him so that he could address the problem. He disagreed that the association had a legal right to West Lane via right of way, and would not discuss the issue with me.

I reported this to the board, concluding that the membership would need to weigh in on whether the association should commit to the expense of exploring this further legally. Understandably, this was not addressed last year due the time and efforts of the board in addressing COVID issues.

On Thu, May 20, 2021 at 8:34 PM slbvmd <[slbvmd@gmail.com](mailto:slbvmd@gmail.com)> wrote:  
Please review for our next BOG meeting.

Sent from my Verizon, Samsung Galaxy smartphone

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

From: David Weiss <[davidweiss98@gmail.com](mailto:davidweiss98@gmail.com)>  
Date: 4/28/21 4:56 PM (GMT-05:00)  
To: [slbvmd@gmail.com](mailto:slbvmd@gmail.com)  
Subject: Black Point's "Right of Way" to West Lane

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I would be willing to discuss this with you at your convenience.

Thank you and you can share this email with all the board members.

David Weiss

1 Blue Heron Court

203-300-2426

Sent from Mail for Windows 10



**From:** nyario@yahoo.com,  
**To:** bog@blackpointbeachclub.com,  
**Subject:** Kayak racks Pattagansett  
**Date:** Fri, May 14, 2021 6:07 pm

---

I am asking to see if the bog down to inform me if the kayak racks will return to the Pattagansett inlet area.

They were not installed last year. Last year, the chair of the bog told me it was because the area was too wet - and that a few people on the bog decided to relocate the racks to the bay side.

The racks were heavily used at the Pattagansett. I, and many former users, want the racks returned.

I could not get the link on the website to work

Thanks,  
Nancy Yario  
860 874-3758

Sent from my iPhone