

					FY2021-22 mil rate 1.73		
Black Point Beach Club Association					Grand List \$	\$143,106,110	
Financial Report-Budget Vs Actual-2021-22							
YTD Actual to 8/26/21							
		July 1 2021- June 30 2022 BUDGET	YTD Actual to 8/26/2021	Variance from budget	Estimated Year End 6/30/2022	Act % vs Budget @8/26/21	
INCOME							
Fees and Donations							
Zoning Applications		\$10,000	\$1,425	-\$8,575	\$10,000	14%	
Rec Program		\$26,612	\$29,725	\$3,113	\$29,725	112%	
Total Fees and Donations		\$36,612	\$31,150	-\$5,462	\$39,725	85%	
Grand List Taxes							
Current Year Taxes		\$248,040	\$236,824	-\$11,216	\$248,040	95%	
Liens & Interest		\$500	\$2	-\$498	\$500	0%	
Prior Year Taxes		\$500	\$6	-\$494	\$500	1%	
Total Grand List Taxes		\$249,040	\$236,833	-\$12,207	\$249,040	95%	
Other Income							
Club Use Fee		\$900	\$900	\$0	\$900	100%	
Fund Surplus		\$25,000	\$0	-\$25,000	\$25,000	0%	
Investment		\$1,000	\$61	-\$939	\$1,000	6%	
Miscellaneous		\$100	\$0	-\$100	\$100	0%	
ZBA Permits		\$1,800	\$0	-\$1,800	\$1,800	0%	
Total Other Income		\$28,800	\$962	-\$27,838	\$28,800	3%	
LT Shoreline Capital Projects Fund-							
Transfer IN		\$25,000	\$0		\$25,000		
TOTAL INCOME		\$339,452	\$268,945	-\$45,507	\$342,565	79%	
EXPENSES							
Contractual Services							
Audit Fee		\$3,500	\$0	-\$3,500	\$3,500	0%	
Grass Cutting		\$3,600	\$0	-\$3,600	\$3,600	0%	
Computer Services		612	\$0	-\$612	\$612		
Insurance		\$23,251	\$1,742	-\$21,509	\$23,251	7%	
Legal Fees		\$10,000	\$1,520	-\$8,480	\$10,000	15%	
Payroll Services		\$2,000	\$1,020	-\$980	\$2,000	51%	
Security Patrol		\$5,000	\$0	-\$5,000	\$5,000	0%	
Recreation Program		\$5,800	\$5,227	-\$573	\$5,227	90%	
Master Plan		\$26,000	\$0	-\$26,000	\$26,000	0%	
Total Contractual Services		\$79,763	\$9,509	-\$70,254	\$79,190	12%	
Operations							
Clubhouse		\$3,500	\$2,779	-\$721	\$3,500	79%	
Grounds Maintenance		\$4,000	\$1,234	-\$2,766	\$4,000	31%	
Liens		\$100	\$10	-\$90	\$100	10%	
Playground		\$2,000	\$0	-\$2,000	\$2,000	0%	
Supplies		\$2,250	\$0	-\$2,250	\$2,250	0%	
Tennis Courts		\$5,500	\$49	-\$5,451	\$5,500	1%	
Utilities		\$6,000	\$1,190	-\$4,810	\$6,000	20%	
Waterfront Maintenance		\$36,000	\$5,443	-\$30,557	\$36,000	15%	

Total Operations			\$59,350		\$10,706		-\$48,644		\$59,350		18%
Other Expenses											
Black Pointer			\$3,760		\$3,670		-\$90		\$3,670		98%
Capital Expenditures - Current Yr.			\$10,000		\$0		-\$10,000		\$10,000		0%
Contingency Fund			\$25,000		\$0		-\$25,000		\$25,000		0%
Donations			\$150		\$150		\$0		\$150		100%
East Lyme Taxes			\$5,382		\$5,378		-\$4		\$5,378		100%
Social Events			\$2,500		\$2,983		\$483		\$2,983		119%
Miscellaneous			\$2,135		\$45		-\$2,090		\$2,135		2%
Website			\$800		\$0		-\$800		\$800		0%
ZB/ZBA			\$1,800		\$86		-\$1,715		\$1,800		5%
LT Shoreline Capital Projects Fund			\$33,300		\$0		-\$33,300		\$33,300		0%
Total Other Expenses			\$84,827		\$12,312		-\$72,515		\$85,216		15%
Personnel Services											
Beach Patrol			\$8,500		\$5,043		-\$3,457		\$6,043		59%
Medicare			\$1,200		\$478		-\$722		\$1,200		40%
Recreation Personnel			\$20,812		\$16,352		-\$4,460		\$18,000		79%
Unemployment Comp.			\$500		\$0		-\$500		\$500		0%
Association Manager			\$22,000		\$3,667		-\$18,333		\$22,000		17%
Secretary			\$7,500		\$1,250		-\$6,250		\$7,500		17%
Treasurer			\$7,500		\$1,250		-\$6,250		\$7,500		17%
Tax Collector			\$8,500		\$0		-\$8,500		\$8,500		0%
Zoning Officer			\$14,000		\$2,333		-\$11,667		\$14,000		17%
Total Personnel Services			\$90,512		\$30,373		-\$60,139		\$85,243		34%
LT Shoreline Capital Projects Fund-											
Expenditures			\$25,000		\$0				\$25,000		
TOTAL EXPENSES			\$339,452		\$62,900		-\$251,552		\$333,999		19%
NET INCOME			\$0		\$206,045		\$206,045		\$8,566		
Bank Balances- statements dated as of :					7/30/2021						
Checking and Sweep Acct					292,174						
LT Capital Savings Acct					112,904						
				Total	405,079						

BLACK POINT BEACH CLUB ASSOCIATION

TAX COLLECTOR REPORT

8/26/2021

	OPENING BALANCE TO BE COLLECTED	COLLECTED TO DATE	OUTSTANDING BALANCE DUE	NUMBER OF OUTSTANDING ACCOUNTS
REAL ESTATE TAXES	GL 2020 (DUE 7/1/2021) \$246,467.08	\$237,245.82	\$9,221.26	Represents 553 paid, one of which is partially paid of the total 580 properties
REAL ESTATE TAXES	GL 2019 (DUE 7/1/2020) \$201,951.62	\$201,951.53	\$0.09	No Outstanding
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	\$606,874.14	(\$0.30)	No Outstanding

August 2021 Association Managers Report

Every morning prior to Club, I check the Clubhouse grounds and Association properties during my daily walk, looking for anything amiss or any irregularities. I pick up plastics, empties, butts, discarded paper, 🍷, to keep our beaches clean.



This includes walking out on the piers where I have found left-behind fishing hooks, broken glass, and even razor blades.

Use a quiet leafblower to clear sand at Nehantic, Indianola, Whitecap, Sea Breeze and South ROW's and piers.

I pick up mail every day and distribute it accordingly.

Niantic Lawn & Caretaker Service mows our Clubhouse and ROW's every Tuesday and do a great job.



I put out garbage barrels on Sunday nights and return them on Monday mornings, as necessary. Lots of garbage left over every week from Club Program and Men's/Women's Club.

Write up four (4) weekly "*Manager's Corner*" for Black Pointer and monthly report.

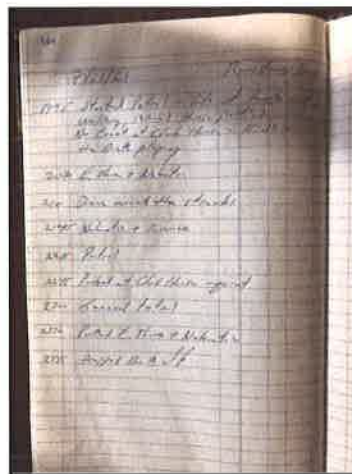
Set up for the BP MahJong Ladies weekly get-together (Ms. Kenny/Ms. Zuk) every Thursdays 1p to 4p.

Waiting on product lighting from Jamco for relamping basketball court with high efficiency *LED* lighting at = \$760 (Approved) and benches for Hard courts.

Continue Summer Patrol with ELPD on Friday and Saturday nights. I meet with the Officer on duty and discuss about high-visibility locations and any issues related to beach. (Golf carts, traffic, etc.).



Friday, July 30th (8p-12a)
Quiet patrol night
All clear



Saturday, July 31st (8p-12a)
Pedestrians, Basketball court busy
all clear.

8/1/21 - Wrote up article for Manager's Corner - Gave out Swimmer of the Week and Clubgoer of the Week. Took Counselor and clubgoers' picture for the BPer.



8/6/21 - Contacted ELFD and secured participation in Club Program's Touch-A-Truck day with Clubgoers.



Put up new bulletin boards at Clay Courts and in the Clubhouse. (Found them at a Tag Sale.)

Completed Beach Patrol Scheduling for the week and sent in last weeks payroll to Al.

Removed two fishermen from South Beach at 9:30am.

Continue Summer Patrol with ELPD on Friday and Saturday nights. This week, we added Sunday, Aug 8th, to cover and have a presence at the Beach Bash. Met with Officer on duty and discuss about high-visibility locations and issues related to beach. (Golf carts, traffic, etc.).

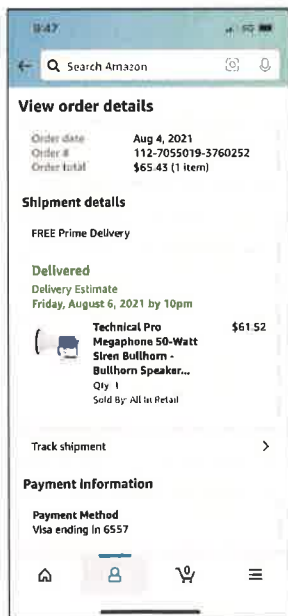


Saturday, August 7th (8p-12a)
Reports of golf cart violation



Sunday, August 8th (6p-10p)
Covered Beach Bash at Clubhouse

8/8/21 - Collected content for Black Pointer - Swimmer and Clubgoer of the Week.



Purchased megaphone for the Club Program.



I restarted the Club Program's Clubgoer and Swimmer of the Week Program - certificate and announcement in BPer.

Completed Beach Patrol Scheduling for each week and send in last weeks payroll to Al.

Removed two fishermen from South Beach at 10:30am.

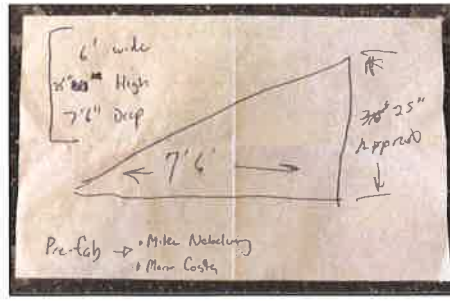


Movie night on the Beach - the audio on our projector was shot (ok for indoor use, just not loud enough and can't add external audio) I purchased a new projector for this. \$170.



Contacted and worked with a BP member and connected them with Plaut to remove boater and mooring from within the swim area.

Open, sweep, roll and groom clay tennis courts every other day.



Spoke with neighbor about adding rail at South Beach entrance. Presented to BOG and had site visit with BOG members to discussed a more permanent solution to remove hazard and replace with two stairs AND a railing.



Gathered bids to replace South Beach ramp with concrete-formed steps. Bid submitted by Mike Nebelung/Phil Harrison (Classic Concrete) as low bid - \$3,000. To begin after Labor Day. Railing will then be added at approx. \$900.



Coordinated BP Beach Bash for a concert on the beach and moved it to Clubhouse because of weather. I was able to secure the tent at the last minute to help. This will be charged 3 ways (Men's, Womens Clubs and BOG)



Collected items for a donation to the local Food Pantry.



8/13/21 - ELPD Summer Patrol
No major issues - warning issued
for stop sign violation.



8/14/21 - ELPD Summer Patrol
No major issues



Before



after

Trimmed bushes at WhiteCap Parking Lot.

****Decision is to remove all beach equipment, swim rafts, geese lines, gangways right after Labor Day. We will leave Nehantic raft & gangway in place for use by the boaters till October.**



Before



after

Trimmed/Cleaned up WhiteCap Parking Lot.



Trimmed bushes at the Clubhouse.

Prepared for Hurricane Henri - Used Chuck Casey to remove all gangways day before.
Will remove swim rafts for next storm - missed it. Placed garbage barrels in garage.
Cleared drain for Clay courts.

During Hurricane, made periodic checks on our beach equipment - everything held due to storm falling apart when it made landfall - got lucky.

I had Mike Nebelung remove smelly seaweed from Main, Sea Breeze and South Beaches.

Answered approximately 25 telephone/email inquiries regarding aspects of BPBC. Checking on illegal parking, kayaks, and beach maintenance.

Replacing "No Parking" signs at South Beach ROW.

Received Water Sample reports from LLHD and forward results to BOG members. No issues this entire Summer,

****Request to Board of Governors for consideration and approval to move forward.**



Gathered bids to replace South Beach ramp with concrete-formed steps. Bid submitted by Mike Nebelung/Phil Harrison (Classic Concrete) as low bid - \$3,000. To begin after Labor Day. Railing will then be added at approx. \$900. Chuck Casey was over bid and his solution was to use timbers at approximately the same price. Consensus is to use formed concrete using a trustworthy concrete company. This is a request to proceed for such repairs to ramp.

Stephanie Brandon
15 Billow Road
Black Point, Niantic

Board of Governors
Black Point Beach Assn.

August 26, 2021

Board Members:

I am writing to propose that the BOG approve the purchase of

--2 handicapped access mats for 2 of our beaches: Main Beach and South Beach (approximately \$4000 for two 50 ft. mats)

--2 floating water wheel chairs to access to the water for those whose mobility is impeded (approximately \$4000 for 2)

RATIONALE

1. Several residents of Black Point are disabled to the extent that they cannot negotiate the sand to gain access to our beaches and the cooling water. Others use walkers or canes.
2. We are an aging population. The largest population group in the U. S. is currently the so called "baby boomers," a population now between 55 and 75. In the past few weeks, at least three senior adults using walkers with the help of family tried with great difficulty to gain water access to cool themselves from the recent heat. In addition, in recent years, families/couples who have begun to downsize are retiring to their beach house.
3. Even Black Point's younger residents can struggle with beach access. Mothers loaded down with children's beach toys, life vests and other beach accessories would be helped by a mat which made it easier to pull their beach carts over the sand.

COST

I will not presume to tell the Board which product to buy to provide beach access, but I have done some research and can provide some examples of products and their cost.

**I looked first specifically for the products bought by the town of East Lyme for its beaches and priced them. A 50 foot long and 5 foot wide mat shown at this link (<https://shop.mobi-mat.com/collections/home/products/5-ft-wide-blue-jay-roll-up->

[walkway?variant=31684737433684](https://www.marine-rescue.com/accessmat-beach-access-surface-6.html?gclid=CjwKCAjw3_KIBhA2EiwAaAAlio4VFrOY64h_6JLc79A_12cmZU18V4-wKNDZ_ElyBRWxNx2ojQdbHRoCWnoQAvD_BwE)) costs \$2019. If we put mats at both South and Main beaches, that's \$4038.

Another mat from Marine rescue products would cost \$2300 for a 6 x 50 ft. mat or \$4600 for 2.

(https://www.marine-rescue.com/accessmat-beach-access-surface-6.html?gclid=CjwKCAjw3_KIBhA2EiwAaAAlio4VFrOY64h_6JLc79A_12cmZU18V4-wKNDZ_ElyBRWxNx2ojQdbHRoCWnoQAvD_BwE)

There are a variety of water wheel chairs which range in price from \$1200 to over \$2000. Some are suited for pools and some for beach use. I know that 2 board members, Steve Beauchene and Will Fountain, are familiar with these from their own research.,

INSTALLATION

I spoke to a man who works for the East Lyme parks and rec department. He told me that town workers installed the mobi mats at the town beaches and that it was relatively easy. These mats are anchored to the ground with long metal stakes. The installation kit is included in the price.

Please consider this proposal favorably.

Sincerely,

Stephanie Brandon

**PROPOSAL TO THE BOARD OF GOVERNORS
BLACK POINT BEACH CLUB
August 26, 2021**

I am writing to propose that the BOG approve the purchase (approximately \$4000) of access mats for handicapped access at 2 of our beaches: Main Beach and South Beach.

RATIONALE

1. Several residents of Black Point are disabled to the extent that they cannot negotiate the sand to gain access to our beaches and the cooling water. Others use walkers or canes.
2. The largest population group in the U. S. is currently the baby boomers, an aging population now between 55 and 75. In the past few weeks, at least three senior adults using walkers with the help of family tried with great difficulty to gain water access to cool themselves seeking relief from the recent heat. In addition, in recent years, families/couples who have begun to downsize are retiring to their beach house.
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Another mat from Marine rescue products would cost \$2300 for a 6 x 50 ft. mat or \$4600 for 2. (https://www.marine-rescue.com/accessmat-beach-access-surface-6.html?gclid=CjwKCAjw3_KIBhA2EiwAaAAlIo4VFrOY64h_6JLc79A_12cmZU18V4-wKNDZ_ElyBRWxNx2ojQdbHROcWnoQAvD_BwE)


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DESCHAMPS MATS SYSTEMS INC.

Recpath AFX Blue Jay

Roll-Out Access Pathway



Mobi-Mat® RecPath™ is a portable and removable rollout access pathway for pedestrians, wheelchair users, strollers, bicycles and ATVs.

ADA/ABA/AODA - Compliant

Firm, safe and stable, easy for any type of wheelchair, stroller or walker to maneuver on – providing a smooth continuous surface without gaps.

Environmentally Friendly

Made of 100% recycled polyester, Mobi-Mat® RecPath™ contributes to the environment by utilizing recycled plastics. RecPath™ channels traffic along designated areas to protect sensitive dunes.

User friendly Cool and smooth surface

The blue AFX Mobi-Mat® RecPath™ permeable structure remains cool when exposed to very high temperature up to 80°C (176°F), for the benefit of barefoot beachgoers and disabled people.

Lightweight and Easy Installation

Mobi-Mat® is only 0.27 lbs/sqft, facilitating installation and retrieval of a 50'long section by two persons in ten minutes. Installation and retrieval can be performed by one person when using our Mobi-Roller™.

Color: Blue Jay

Easily provides dedicated traffic lanes. It is great for visually impaired persons.

Low Maintenance:

The Mobi-Mat® permeable structure allows sand to filter through, without sinking into the sand. Mobi-Mat® RecPath™ is easily maintained by sweeping any excess sand build up with a broom or with a leaf blower.



www.mobi-mat.com





Product Trade- mark

DESCHAMPS MATS SYSTEMS INC.

Mobi-Mat®

Part Number

206 483 206 484 206 485 206 486 206 488

206 494 206 495 206 496 206 497 206 498

Roll Dimensions* Roll

Anchorage included in the kit:

- X connection
- Staples and/or Spikes

Material

100% Recycled Polyester

Grade

0.27

Color

Blue Jay

Width (ft)

Length Diameter weight (ft) (in) (lbs)

16.5 12 22

33 14 45

* For any customized length, please contact DMS Inc. Phone# (973) 928-3040
The installation sheet can be downloaded on www.mobi-mat-chair-beach-access-dms.com

- The installation sheet can be downloaded on www.mobi-mat-chair-beach-access-dms.com
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5' & 6.5' wide RecPath™ RecPath™ Sign Mobi-Roll'N Stow™ 6.5' & 10' wide VMM™



DESCHAMPS MATS SYSTEMS INC.

218 Little Falls Road, Unit 12 Cedar Grove NJ 07009, USA

☎: + 1 973 928 3040

*: info@mobi-mat.com

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mobimat.access MobiMatUS
recpath Mobi-Mat company/deschamps



ATTACHMENT TWO



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AccessMat® Beach Access Surface 6ft-Width

\$1,575.00

SKU

AM6

Availability

In Stock

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The AccessMat® Beach Access Surface is a great addition to your beach or recreation area by providing a cool, even surface for pedestrians, wheelchairs, and strollers while helping to make your beach ABA/ADA compliant. Constructed from polyester, AccessMat® is extremely durable, lightweight, aesthetically pleasing, and easy to install.

For the 5 foot wide AccessMat please click [here](#).

OPTIONS

WIDTH (FT)
Choose an Option...6
COLORBLUE
LENGTH(FT) ACCESSREC
Choose an Option...33ft50ft75ft100ft

* Required Fields

Qty:

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[Details](#)

The AccessMat® Beach Access Surface is a must have for any beach or recreation area, providing easy access for individuals of all abilities. The polyester material ensures the path is rigid and extremely durable while also being able to contour to uneven surfaces, which makes it perfect for use in sandy areas. The AccessMat® is also barefoot friendly, remaining cool even on the hottest beach days!

Installation is extremely simple and can be performed by just two people in less than 10 minutes! Whether you are using it for a temporary or permanent walkway, simply roll out the AccessMat® and stake it down at each pre-installed grommet using the included 10' to 20" spikes. The AccessMat® can then be removed just as easily as it was installed because the permeable structure allows sand to easily pass through and not get trapped under it. Virtually maintenance free!

The AccessMat® comes in either 5' or 6' widths and is available in either blue or brown. The standard lengths are 33', 50', 75', and 100'.

Custom lengths available – please contact us for information pricing.

- 100% Polyester

- ADA/ABA Compliant
- Available in 5' or 6' widths
- Standard lengths of 33', 50', 75', and 100'
- Custom lengths available – please contact us for pricing
- Color: Blue or Brown
- Weight: 0.4 lbs per square foot

Everything you need for installation is included:

- Galvanized Spikes
- Carry Straps
- Plastic Grommets
- Beach Access Sign

Sku #	Width (ft)	Length (ft)	Roll Weight (lbs)	Roll Diameter (in)
AM5-33	5	33	67	10
AM5-50		50	101	11
AM5-75		75	152	12

8/27/2021

Re: Misc.- Charter Change -Black Point 8/10/2021

From: lyme1234@yahoo.com,
To: chapin@pobox.com,
Cc: bog@blackpointbeachclub.com,
Subject: Re: Misc.- Charter Change -Black Point 8/10/2021
Date: Wed, Aug 11, 2021 2:24 pm

Colleen -I don't recall any such wording in 2009 ? Was it voted on by the BP BOG showing in the minutes ? That's the other problem that you may not have been a single owner of your property @ the time.

We have three owners but if two disagree than no vote can be granted as being proposed in changes. We are not a trust but taking my one vote away I totally disagree. As a property owner I have every right to vote. Separate tax bills also are received & paid separate.

Also please tell me how many original 'old lots' are counted to be just one vote yet many lots were formerly plotted, listed or joined so just how is it called a 'particular property' or each 'property' still separate ones with just one vote counted ?

'If such co-owners disagree as to how the VOTE SHALL BE CAST, NONE OF THEM SHALL VOTE ' ? Describe property or sizes used to count votes. I've asked @ public hearing. No answer from BP BOG ?

Life use of any property within the limits of the Association SHALL BE DEEMED TO BE THE OWNER OF SAID PROPERTY FOR PURPOSES OF ELIGIBILITY PURSUANT TO THIS SECTION. DOES THAT MEAN THE OTHER TWO OWNERS CAN'T EVEN VOTE ? Poor language about voting again. Needs a better explanation.

Wonder if this changed wording was passed through our BP legal attorney & not ones that want their thoughts carried out ? Needs a written legal letter of wording approval by Waller, Smith & Palmer office (our association attorney firm) before it should be accepted for a referendum is my feeling.

Awaiting an answer from the BP BOG & our law firm listed above. Thank you.

Barbara Johnston
35 Sea Crest Ave.

On Wednesday, August 11, 2021, 12:30:40 PM EDT, Colleen Chapin <colleen.chapin@gmail.com> wrote:

When the charter was modified last time (2009), the offset because trusts could not vote/serve was to allow those Black Point residents who were electors in the town to vote/serve. For full time residents that might have put their property in a trust, this offset would minimize the impact. It was a compromise solution; it had its own inherent issues - as all compromise solutions do. I believe the Cellino's live here year round, thus John (and his wife) are electors in the town and are thus eligible to vote/serve under the current charter - and has been eligible since 2009. This is the exact same clause that allowed Mary Cahill to serve. If the charter revision passes, then John can be the trust's representative and continue to serve.

When the last revision happened, conventional legal wisdom was that trusts - since they are a legal entity not a human could not vote. I believe that thinking has evolved so the charter is being revised to allow for a representative of a trust to vote and/or serve after 2009. This greatly increases the pool of people that can serve on the BOG, Zoning, or ZBA - and we desperately need more capable people willing to serve this Association.

This is a good thing. I believe that it is the right move. I do not believe this has been rushed. I think having it voted on with a maximum of available eligible people makes sense. The summer people (like myself) have as much right to vote on something as full-time residents. We do not get a "part-time" tax break. If a vote were called in the late fall/winter, that would be incredibly unfair to those of us who have to travel to vote. If it were to wait until May for a vote, then it probably won't get into the legislative session and then a whole other year goes by with the current limitations. I don't see how that is useful. I believe it has been well considered and developed; there is a narrow scope here.

I support the changes and will vote in support. If you do not support the changes, then you should vote as you see fit.

colleen

On Tue, Aug 10, 2021 at 9:31 PM babara johnston <lyme1234@yahoo.com> wrote:

Hi - I was told a very interesting rule by Anita Schepker, Charter Revision Subcommittee Representative, last night speaking on what was suppose to be the final Charter Change Meeting chair (as stated last night) of the Charter Revision Subcommittee would say such a thing.

One of our present BP BOG members is not a property owner of a BP property. Property in a trust but not in his name either. In all the years I've been here, I always assumed that anyone Aug. 28th 2021 of members & referendum planned. I'm totally against these changes as being presented.

The way it works I guess in Black Point it's who makes up the rules @ the time ? New to me but very sad too to be so mislead @ a Special Public Hearing 8/9/2021. Now another Special r

Just a surprise to me. Very poor way to get a Charter change before the summer residents leave ? Fast Track it ! It took over two years for us in Rocky Hill to even write & than hold a refer

Barbara Johnston
35 Sea Crest Ave.
Niantic, CT 06357