

**Filing of the Black Point Beach Club Association Board of Governors
October 21st, 2021 Meeting Motions and Deferred items Summary.**

MOTION (1)

Mr. Cellino moved to approve the meeting minutes of September 23rd, 2021 was approved as amended.

Mr. Cherry seconded the motion.

Motion carried, 5-0-0.

I. Executive Session

MOTION (2)

Ms. Bonelli moved to enter Executive Session at 6:06 p.m. for the purpose of discussing pending litigation.

Mr. Cherry seconded the motion.

Motion carried, 5-0-0.

MOTION (3)

Mr. Cherry moved to accept the Treasurer's report as presented.

Ms. Bonelli seconded the motion.

Motion carried, 5-0-0.

MOTION (4)

Mr. Cherry moved to accept the Tax Collector report as presented.

Mr. Cellino seconded the motion.

Motion carried, 5-0-0.

MOTION (5)

Mr. Cherry moved that they proceed with the stairs and railing installation at Osprey for a cost of approximately \$3,000.

Mr. Fountain seconded the motion.

Motion carried, 5-0-0.

MOTION (6)

Mr. Cherry moved to accept the Association Manager's report as presented.

Mr. Fountain seconded the motion.

Motion carried, 5-0-0.

Ms. Schepker said she will be in touch in regards to meeting with Ms. Cheeseman and Mr. Formica about their Charter Revision.

MOTION (7)

Ms. Hayes moved to approve an expenditure of up to \$10,000 for the purchase of a new storage shed for the end of Whitecap.

Mr. Cherry seconded the motion.

Motion carried, 5-0-0.

MOTION (8)

Mr. Cherry moved to approve an expenditure of up to \$2,000 for the purpose of completing a formal title search on the 11 Association right-of-ways.

Ms. Hayes seconded the motion.

Motion carried, 5-0-0.

The Board will be contacting Town Officials to set up a meeting regarding street signage errors and omissions.

MOTION (9)

Mr. Cellino moved to add the discussion of both docks and paddleboard racks to this evening's agenda.

Mr. Cherry seconded the motion.

Motion carried, 5-0-0.

MOTION (10)

Mr. Cherry moved to proceed further investigating both the boat launch rock options and potential dock work.

Mr. Fountain seconded the motion.

Motion carried, 5-0-0.

MOTION (11)

Mr. Cherry moved to proceed with the repairs on the dock gangway.

Mr. Cellino seconded the motion.

Motion carried, 5-0-0.

MOTION (12)

Mr. Fountain moved to adjourn the Black Point Beach Club Association Board of Governors October 21st, 2021 meeting at 7:50 p.m.

Mr. Cherry seconded the motion.

Motion carried, 5-0-0.

Respectfully Submitted,
Brooke Stevens, Recording Secretary

**Black Point Beach Association
Board of Governors
October 21st, 2021 Regular Meeting Minutes**

Present: Will Fountain
Janet Bonelli
John Cellino
Tom Cherry
Colleen Hayes

Absent: Steve Beauchene
Tom Meggers
Ruth Ames, Tax Collector

Also Present: Jim Moffett, Association Manager
Al Capozza, Treasurer
Anita Schepker, Charter Revision Subcommittee

The Regular Meeting of the Black Point Beach Club Association Board of Governors, was held on Thursday October 21st, 2021 at 6:00 p.m. at the Black Point Clubhouse located at 6 Sunset Avenue, Niantic, CT.

II. Call Meeting to Order & Attendance

Ms. Bonelli called the meeting to order at 6:04 p.m., did roll call, and noted a quorum was present.

III. Additions to the Agenda

There were none.

IV. Approval of Minutes

a. September 23rd, 2021

Ms. Bonelli said they did the best they could in terms of the minutes given that no recording was made, and called for any corrections or omissions.

Ms. Hayes said the following:

- She believes the powerwashing of the tennis courts refers to the hard courts and not the clay courts.
- She believes it should say the Board decided to buy two mobi mats and one wheelchair.
- Regarding the float they borrowed from the contractor, she wasn't clear on whether they decided to reimburse him.

Mr. Moffett said they did authorize the reimbursement.

Mr. Capozza said in regards to the motion for the mobi mat it should be reflected that: Mr. Meggers moved to approve the expenditure of up to \$10,000 for the purchase of one mobi wheelchair and two mobi mats.

Mr. Cherry seconded the motion.
Motion carried, 6-0-0.

MOTION (1)

Mr. Cellino moved to approve the meeting minutes of September 23rd, 2021 was approved as amended.

Mr. Cherry seconded the motion.
Motion carried, 5-0-0.

V. Executive Session

MOTION (2)

Ms. Bonelli moved to enter Executive Session at 6:06 p.m. for the purpose of discussing pending litigation.

Mr. Cherry seconded the motion.
Motion carried, 5-0-0.

The Board exited Executive Session at 6:28 p.m. with no action taken.

VI. Additions to the Agenda

There were none.

VII. Public Comments

There were none.

VIII. Reports

1. Treasurer

Mr. Capozza reviewed his report (attached) and offered the following comments:

- Through October 21st, 2021 total Income YTD is \$279,000.
- That's about a \$5,000 increase over last month's YTD.
- Major contributors include the current year tax assessment of \$3,000.
- This brings us to 98% of the tax revenue budget.
- \$1,000 was collected in zoning application fees and \$600 was collected in club rental fees.
- Total Expenses \$116,000.
- Rounded, an increase of about \$17,000.
- They changed the outside Security Service during the summer, had waterfront maintenance, and paid an accountant's fee of \$3,500.
- Currently they have a total income, minus expenses, of \$163,000.

MOTION (3)

Mr. Cherry moved to accept the Treasurer's report as presented.

Ms. Bonelli seconded the motion.
Motion carried, 5-0-0.

2. Tax Collector

Since Ms. Ames wasn't in attendance, Ms. Bonelli read the Tax Collector report (attached) into the record.

MOTION (4)

Mr. Cherry moved to accept the Tax Collector report as presented.

**Mr. Cellino seconded the motion.
Motion carried, 5-0-0.**

3. Association Manager

Mr. Moffett referenced his report (attached) and asked if anyone had any questions.

Mr. Fountain asked why the swimming area buoys and attached anchorage were removed and Mr. Moffett replied that he thinks the vendor did it in error, which is why he didn't charge them for that task. He added that the vendor took over from the previous company and obviously misunderstood what was needed; the plus is that Mr. Moffett was able to inspect the condition of all the materials. Mr. Fountain and Mr. Cellino asked that he make sure they're not charged for putting everything back in.

Ms. Hayes asked about the power washing of the hard courts and Mr. Moffett said he thinks it's best to wait until spring and noted they want to use a specialized power washer with circular saws, which only a few companies such as Doug's Power Washing offer. He further explained that a circular washing makes everything uniform and prevents certain lines from being darker than others and that doing so was actually a pickleball recommendation.

Mr. Cellino and Mr. Moffett discussed installing the stairs and railing at Osprey. Mr. Moffett detailed how Mr. Nebelung will be doing the work and how he has every confidence in his ability and willingness to meet their specifications.

MOTION (5)

Mr. Cherry moved that they proceed with the stairs and railing installation at Osprey for a cost of approximately \$3,000.

Mr. Fountain seconded the motion.

Motion carried, 5-0-0.

MOTION (6)

Mr. Cherry moved to accept the Association Manager's report as presented.

Mr. Fountain seconded the motion.

Motion carried, 5-0-0.

IX. New Business

1. Charter Commission Presentation

Anita Schepker, of the Charter Revision Subcommittee said some of the following in regards to the next steps needed for Charter Revision:

- The Commission has to compile all its notes and minutes from the meetings and hearings that they had.
- They have to compile any notes and minutes from meetings the subcommittee presented at.
- This information has to be given to Senator Formica and Representative Cheeseman and have a meeting to meet with them so that they can then advance a special act in the legislature for the charter revisions.
- Any Board Members can let them know if they would like to join some of the Members of the Subcommittee when they meet with Mr. Formica and Ms. Cheeseman.
- The Legislature doesn't convene until February.

Ms. Schepker said she will be in touch in regards to meeting with Ms. Cheeseman and Mr. Formica.

2. ZBA Alternate Position Vote

Ms. Bonelli said two candidates have expressed interest in filling the ZBA Alternate position- Pat Kolosowski and Cheryl Colangelo. She gave each Commission Member a ballot, asked them to make their selection, and announced Pat Kolosowski as the Zoning Board of Appeals Alternate. Ms. Bonelli didn't announce the number of votes for each party.

3. New Shed to be located at Whitecap

Ms. Bonelli shared how a new shed is wanted at Whitecap for winter storage so that items no longer need to be brought back and forth when needed.

Mr. Cellino detailed how Mr. Fountain and Mr. Meggers met with Thad Guzy, Jim Allen, and Mike Johnson who have donated their time to complete this project. He said all recommend the installation of a larger shed to allow for the storage of equipment, spare parts for the waterfront, trash cans, lost and found items, ropes, hand tools, lower parking lot signage and so forth, plus to house a sheltered work area in close proximity to the beaches.

Mr. Cellino said they're suggesting a Dutch barn 12 x 22 wood shed to be located in the back left corner up against the trees so that only one parking place is taken up. He added the cost is \$9,053 plus a \$100 delivery fee but they would like \$10,000 so any extras or incidentals such as shimming up and leveling up the parking lot, and installing a loft inside the shed for further storage. Mr. Cellino emphasized how Mr. Allen, Mr. Guzy, and Mr. Johnson have offered their services and labor free of time.

Mr. Cellino briefly discussed how the new shed will be able to house the mobi wheelchairs and mats and reminded everyone how one wheelchair has actually been donated to the Association by a Member.

Mr. Fountain discussed how the shed will have a barn door and will be 5 feet wide and Mr. Cellino said it's 240 square feet and that the project itself can be best categorized as a capital improvement.

Mr. Capozza briefly discussed the best way to fund this project and where the funds should be derived from. Ms. Hayes observed that if they're making the investment in the wheelchairs and the mats then they have to make the investment to protect them.

MOTION (7)

Ms. Hayes moved to approve an expenditure of up to \$10,000 for the purchase of a new storage shed for the end of Whitecap.

Mr. Cherry seconded the motion.

Motion carried, 5-0-0.

Mr. Fountain suggested arranging for a March delivery but locking in the price now.

Mr. Cellino commended Mr. Allen, Mr. Guzy, and Mr. Johnson for all their efforts.

4. ROW Survey & Title Exam Estimate

Mr. Cellino said some of the following:

- Dr. Beauchene has been handling the surveying but he recently met with the Surveyor as well.

- They can expect to have it done this fall.
- An item tied to this, is the title.
- They've always had questions on the right-of-ways and roadways in terms of title.
- Because of issues like the Bellaire situation they think it would be a good idea to have a formal title examination.
- It normally costs \$450 for each ROW and they have 11.
- Kadick Title Company has agreed to charge \$175 instead of the usual \$450.
- This has been an issue and source of debate for 20 years, and this is an opportunity to settle the matter once and for all.

The Board further discussed completing a formal title search.

MOTION (8)

Mr. Cherry moved to approve an expenditure of up to \$2,000 for the purpose of completing a formal title search on the 11 Association right-of-ways.

Ms. Hayes seconded the motion.

Motion carried, 5-0-0.

X. Old Business

1. BPBC Capital Improvement Items

- a. **Osprey Road- Ramp removal & replacement with steps, walkway**
- b. **ROW surveying, pinning & mapping status**

These items have already been addressed.

2. Street names & signage

Jim Allen of the Zoning Commission was in attendance and briefly discussed the various problems with inaccurate and/or nonexistent street naming and signage and referenced a previous communication (attached) he sent to the Board regarding this matter.

Mr. Cellino summarized how it's Mr. Allen's suggestion to have members of both the Board of Governors and Zoning Commission meet with Town officials to finally rectify this situation.

Mr. Allen noted how beneficial it would be for ambulances and emergency vehicles if each house also had a number on display.

3. Dock update

MOTION (9)

Mr. Cellino moved to add the discussion of both docks and paddleboard racks to this evening's agenda.

Mr. Cherry seconded the motion.

Motion carried, 5-0-0.

Mr. Cellino briefly discussed how Mr. Fountain had done some sketches of paddleboard racks he liked and that he (Mr. Cellino) is waiting on a call back for them to obtain the plans from the party that built these paddleboard racks.

Mr. Cellino also discussed how Mr. Allen, Mr. Johnson, and Mr. Guzy have been reviewing with him Mr. Meggers, and Mr. Fountain, alternative ways they might make dock repairs. He said they've also been determining how the damage was caused up to this point.

Mr. Cellino detailed Mr. Fountain's suggestion of utilizing a counterweight at the opposite end of the boat dock instead of a third piling; this idea will save us money as well as repairs. He noted all the gentlemen involved are currently working on the plans for this counterweight system concept.

Mr. Cellino discussed how Mr. Meggers asked him to bring up an issue with rocks- there's two big rocks off the boat ramp which have been consistently difficult to maneuver around and they've discussed the possibility of permanently marking these rocks to address this.

Mr. Allen came forward to summarize his report regarding the boat launch rocks as well as potential approaches for needed dock work (attached.)

The Board further discussed the rocks, dock work, and establishing annual maintenance costs for some of these items.

MOTION (10)

Mr. Cherry moved to proceed further investigating both the boat launch rock options and potential dock work.

Mr. Fountain seconded the motion.

Motion carried, 5-0-0.

The Board again discussed the dock gangway and how it might be repaired instead of replaced.

Mr. Cellino detailed how replacing the gangway would cost \$5,000 and how these gentlemen believe they can repair it for \$800 instead; this results in a savings of \$5,600 because of their efforts.

MOTION (11)

Mr. Cherry moved to proceed with the repairs on the dock gangway.

Mr. Cellino seconded the motion.

Motion carried, 5-0-0.

XI. Further Public Comments

Mr. Guzy of 17 Woodland shared how he, Mr. Johnson, and Mr. Allen enjoy working together to assist the Association on these projects and detailed the anorant and amazing work Mr. Fountain contributes on a daily basis free of charge.

The rest of the Board thanked Mr. Fountain for all his efforts and contributions.

XII. Adjournment

MOTION (12)

Mr. Fountain moved to adjourn the Black Point Beach Club Association Board of Governors October 21st, 2021 meeting at 7:50 p.m.

Mr. Cherry seconded the motion.

Motion carried, 5-0-0.

Respectfully Submitted,
Brooke Stevens, Recording Secretary

From: acapozzajr@aol.com,

To: amesy.1938@gmail.com, bpbcmanger@gmail.com, brookers2@aol.com, colleenshayes@gmail.com, janet.bonelli@gmail.com, john@invcap.com, mrwill34@gmail.com, slbvmd@sbcglobal.net, thomasmeggers3@gmail.com, thoscherry@icloud.com,

Subject: Treasurer's Report- October, 2021

Date: Thu, Oct 21, 2021 11:15 am

Attachments: Financial Report_Budget VS Actual as of 10-21-21.xls (57K), P&L detail to 10-21-2021.pdf (51K), Check Reg-to 10-21-21.pdf (1142K)

Good Morning All,

Attached are the following reports for October thru 10/21/21 YTD:

1.) Current Year Budget vs Actual with Year End Forecast; 2.) Detail P&L; 3.) Check Register.

The highlights thru October 21, 2021, Year to Date(YTD) are:

Total YTD Income amounted to \$279,203, an increase of \$4,895 vs last month YTD report. Items contributing to the increase were: Current year tax assessment collections (\$3,032), Zoning application fees (\$1,050), Clubhouse rental fees \$600), and all other (\$213).

Total YTD Expenses amounted to \$116,430, an increase of \$16,736 vs last month YTD report. Items contributing to the increase were: Outside Security Services (\$5,651), Waterfront Maintenance (\$3,750), Accountants Fee (\$3,500), Tennis Courts (\$1,467), Utilities(\$723), ZB/ZBA Expenses (\$851) and all others(\$794).

Total YTD Income minus Expenses amounts to \$162,773.

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

Thanks,

Al Capozza

aac
11/7/2021
C:\Users\SMayo.DESKTOP-3J4GHFV\Downloads\Financial Report Budget VS Actual as of 10-21-21

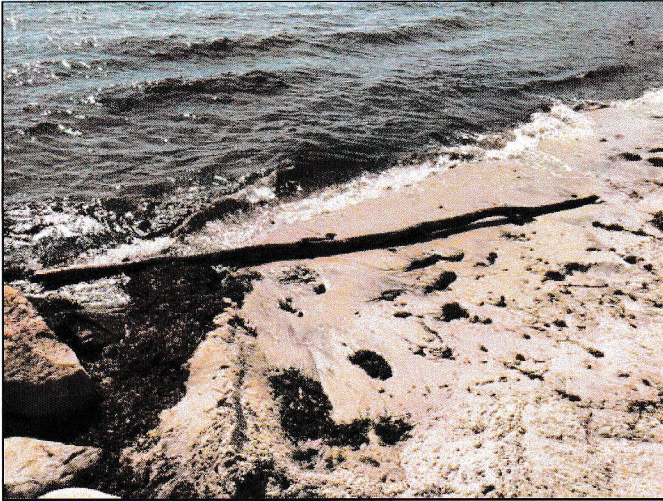
[illegible]

BLACK POINT BEACH CLUB ASSOCIATION
TAX COLLECTOR REPORT
10/21/2021

| | OPENING BALANCE TO BE COLLECTED | COLLECTED TO DATE | OUTSTANDING BALANCE DUE | NUMBER OF OUTSTANDING ACCOUNTS |
|----------------------|---|-------------------|----------------------------|--|
| REAL ESTATE TAXES | GL 2020 (DUE 7/1/2021) \$247,573.57 | \$243,024.84 | \$4,548.73 | Represents 561 paid in full, 7 partial payments, 12 unpaid of the total 580 properties |
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October 2021 Association Managers Report

Daily check of the Clubhouse grounds and Association properties during my daily walk or drive by, looking for anything amiss or any irregularities.



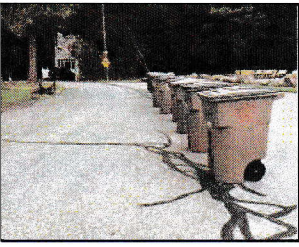
I pick up plastics, empties, butts, discarded paper, 🍷, to keep our beaches clean. This includes walking out on the piers where I have found left-behind fishing hooks, broken glass, and even razor blades.



Above, is the property line marker for the Sea Breeze parking lot.

I pick up mail every day and distribute it accordingly.

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



I put out garbage barrels on Sunday nights and return them on Monday mornings, as necessary.

Write up monthly report.

Set up Clubhouse tables/chairs for monthly BOG meeting.

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

Waiting on *Jamco* for relamping basketball court with high efficiency *LED* lighting at = \$760 (Approved) and repair arts/crafts closet lighting.

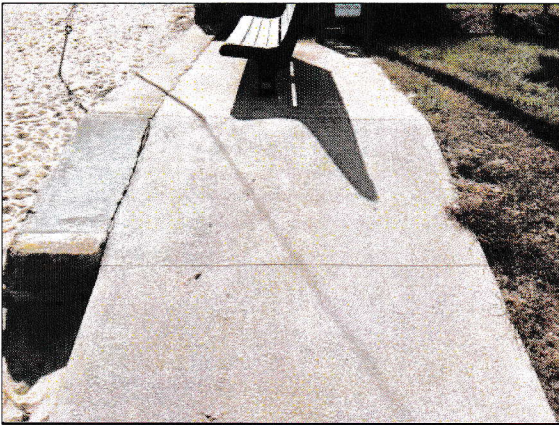
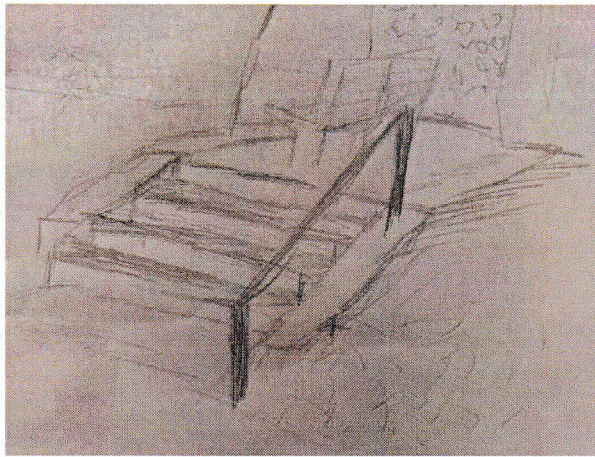
Sweep, roll and groom clay tennis courts on the weekends.

Coordinated two Clubhouse rentals during the month of October and included cleaning and securing proper paperwork.

Contacted *Putnam Tennis* courts and scheduled the clay court closing for the week of October 25th.

Contacted *Niantic Plumbing* and moved out date to shut off water to Clubhouse until the week of November 22nd.

Continue to blow sand off of the piers and keep the parking lots clean of debris - constantly walk along the beach and pick up plastic, garbage, aluminum cans, debris.



Gathered bids to replace South Beach ramp with concrete-formed three steps. Bid submitted by Mike Nebelung/Phil Harrison (Classic Concrete) as low bid - \$2,700. Railing will be installed as part of the project.

Include a railing and cost? **We will supply and he will install**

How high is each step? **7 inches**

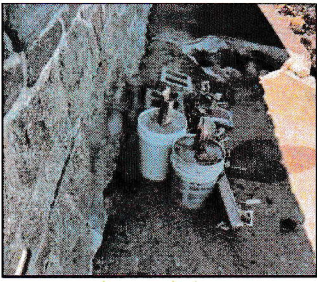
How far back is each step? **12 inches**

How much concrete? **2 to 3 yards**

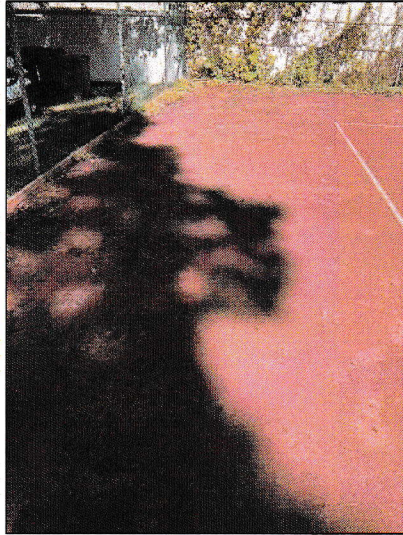
Currently working with *Harry Plaut* to secure piling at the Sea View Boat launch that was lost over Labor Day weekend. Estimated cost is \$1,300 including piling for installation later this fall (but maybe early April).



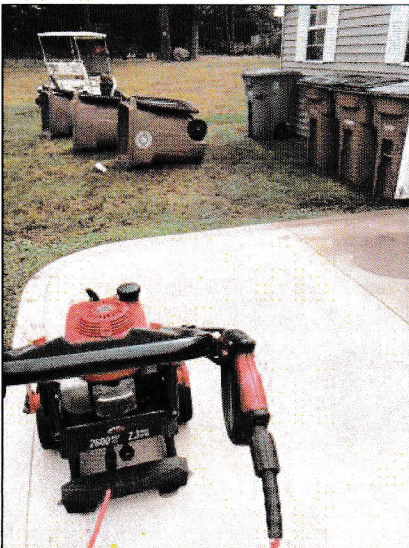
(picture from May 2020)



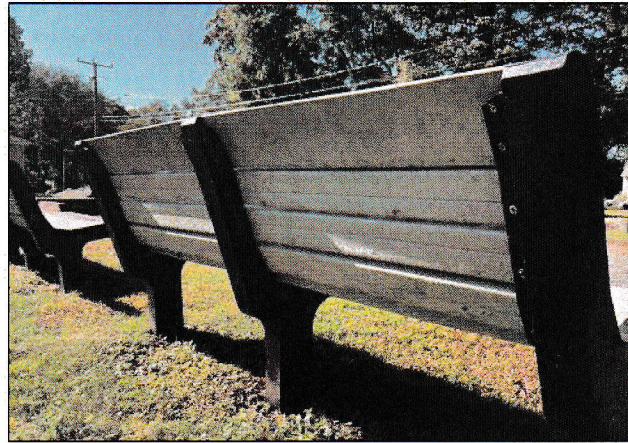
Access to the stairs on the scour wall at the Bellaire right-of-way is continually being blocked with a tacky sign creating a liability and safety issue for the Association -- It is on Association property. Removed the obstacle and placed it to the side area off of BP property.



Used the cane torch to burn off the grass that is encroaching on the clay tennis courts.



-Powerwashed the garbage cans and put away most of them for winter.

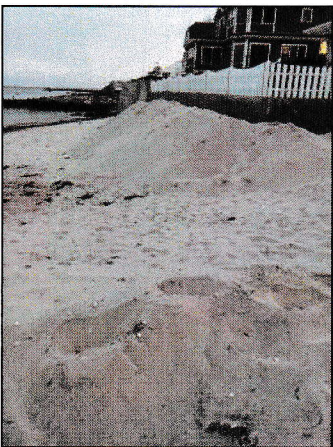


-Powerwashed the bocce court benches.



Opened and assisted with the Men's Club soup event, cleaned/mopped the floor on the next day. There is one more Men's Club event tentatively scheduled prior to the week of November 22nd.

Plan is to turn off water at the Clubhouse during the week of 11/22/2021. Considering another rental prior to that date.



(pictures from November 2020)

Harvesting the beaches for the week of November 1st.

The purpose of this correspondence is to bring attention to the Black Point Beach Club Association Board of Governors, a dangerous and potentially life-threatening situation being caused by the absence and/or improper marking of street names on many intersections of the roadways within the Black Point Beach Club.

Specifically, some of the worst problem areas are:

- Sunrise Avenue not being marked south of Sea Spray Avenue to Bright Water Avenue.
- Sunrise Avenue not marked on the section where it is also Sea Spray Avenue.
- West Lane not marked at all south of Bright Water Avenue.
- Sunset Avenue sparsely marked.
- East Shore Drive sparsely marked.

This confusing, and in some cases complete absence of proper street name signs on many of our roadways has the potential of causing deadly delays to Emergency Services (Police, Fire and Ambulance) responding to calls for service costing critical moments.

On three (3) occasions I have had Police and/or Fire Officers knock on my door asking for assistance in locating addresses in the area.

In addition, there are many other delivery services and vendors who have stopped and asked for assistance in locating addresses in the area due to the lack of street markings.

I believe that we should request that the Town of East Lyme conduct a complete survey and review of all the street name signage on the roadways within the Black Point Beach Club and make additions and corrections where needed to bring us into compliance with the standards of the Manual of Uniform Traffic Control Devices.

In closing I would be willing to offer my assistance to the Board of Governors in this endeavor.

Thank you
Jim Allen
31 Sea Spray Avenue
Black Point

Black Point Beach Association Boat Launch Rocks

Numerous members of The BPBCA have expressed concerns regarding a Public Safety Issue relative to boats striking two large rocks which are in the approach and departure lanes of the Associations Boat Launch Ramp. These rocks, as well as posing a hazard to navigation, have also been responsible for damaging several boats belonging to Association Members.

According to the NOAA Nautical Chart (chart #13211) for Niantic Bay and Vicinity, these two (2) large rocks are 4 and 5 feet below mean low water, as depicted in the 10-foot water depth contour, directly off the Black Point Beach Associations Boat Launch Ramp. Utilizing Google Satellite Maps the approximate location of these rocks have been determined to be 41*297686 and 72 *203161.

Possible Solutions:

1. We could have the two (2) rocks permanently removed (cost would be dependent on the size of the rocks and the equipment availability)

Estimated Cost – UNKNOWN

Advantage: Hazard permanently removed (One & Done).

Disadvantage: Extremely expensive and may be difficult to find Contractor with equipment capable of task.

2. We could install a piling between the two rocks with a marine warning sign stating **"DANGER ROCKS"**

Estimated Cost - \$ 1,243.00 (Piling \$1,200 - 2 Signs=\$43.00)

Advantages: Extremely low maintenance. (One & Done).
In place year-round to advise boaters of hazard.
Impervious to storm damage.
Due to sign height greater visibility from all angles.
Greater collision survivability than floating buoys.
Less expensive than removing rocks.

Disadvantage: More expensive than floating buoy.

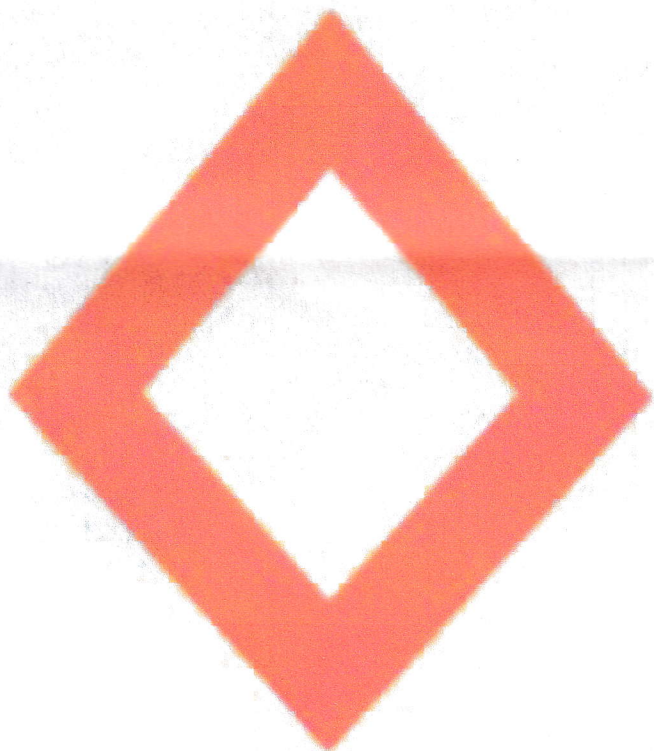
3. We could install an ABS plastic floating buoy - 9" in diameter and 61 "in height (minimum 31" exposure above the surface of the water) with a marine warning sign stating **"DANGER ROCKS"**

Estimated Cost - \$243.00 (2 Signs @\$43.00 shallow water ground tackle installed \$200.000)

Advantages: Less expensive than removing rocks or Piling.
Currently have used floating buoy.

Disadvantage: Single floating buoy has a tendency to move around with tides and not accurately mark hazard.
Poor collision survivability.
Extremely high maintenance (should be pulled and reset every year - inspection every 3 years).
Short life span of plastic buoy (5 to 8 years)

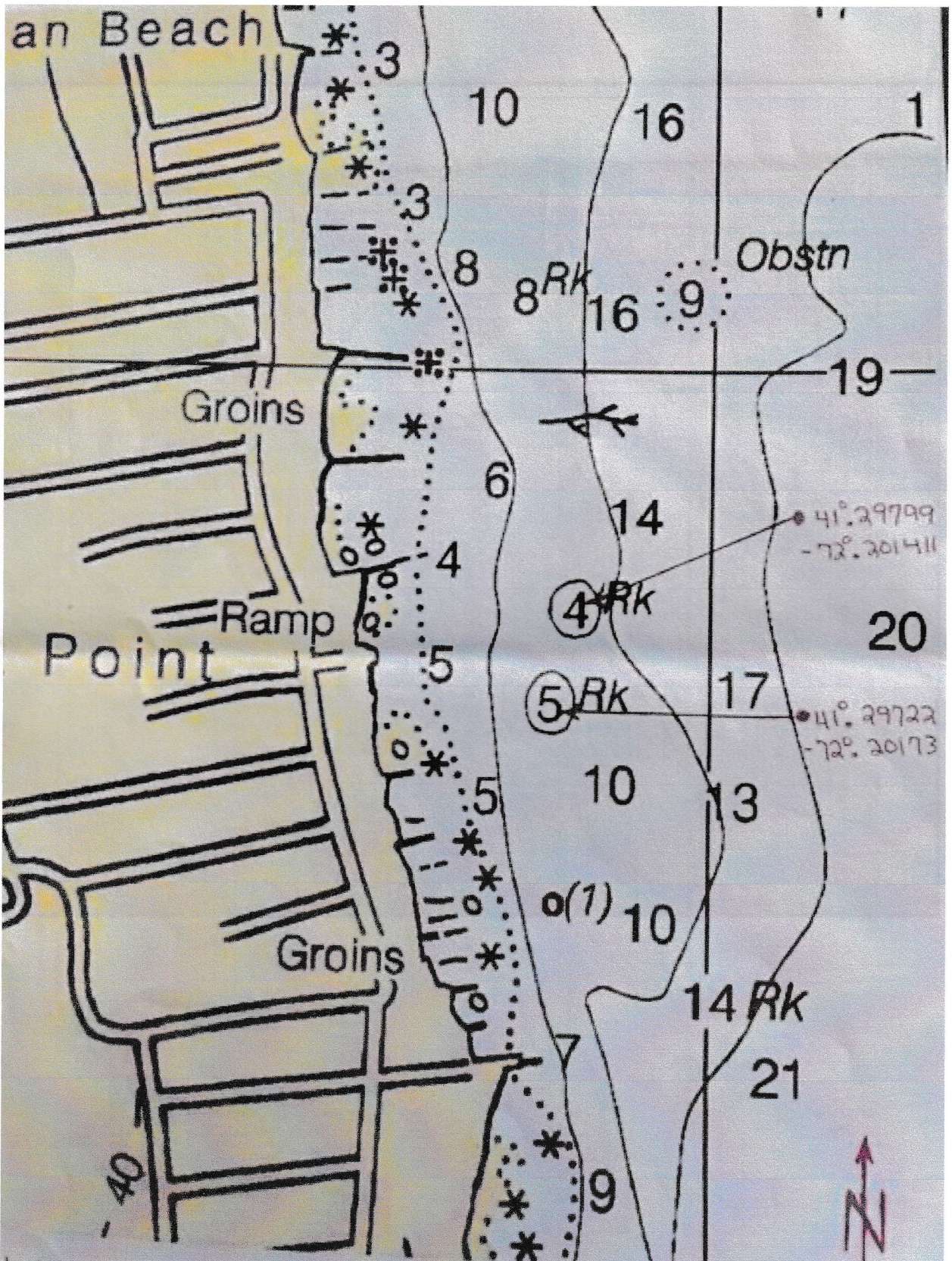
DANGER



ROCKS







Vendor Contractors for Dock Work BPBCA 2021

The cost of construction and/or repair to the BPBCA docks will be significantly impacted by the distance we are from the home base of the Company we utilize. In most cases the cost of transporting equipment (floating rig rental and usually three workers) to and from the work site will be added to the estimate for work to be performed.

Area Marine Contractors that are relatively close to BPBC

Longshore Marine Construction (Niantic) Tim Londregan 860 287 0770

Niantic Dock Building (Waterford) 860 861 8433

H.S. Plaut Environmental (Old Lyme) 860 598 9579

Area Marine Contractors that are in the area

Gwenmor Marine (Mystic) 860 608 9905

CT River Dock & Dredge (Essex) 860 767 3349

Beebe Dock & Mooring (Madison) 203 415 1600

Coastal Marine Construction (Branford) 203 410 0861

Unless we can schedule our work to be done in conjunction with projects at other nearby beaches and/or facilities and split this transportation cost the estimates for work from this second group will be very high.

Possible Solutions:

1. The BPBCA Board of Governors could possibly form an association with other Beach Clubs in the area for the purpose of engaging a single vendor to do all dock related work projects for this larger group of Beach Clubs Associations.

Black Point

Old Black Point

Attawan

Crescent Beach

Pleasure Beach

Giants Neck

Niantic Bay Yacht Club

2. The BPBCA could also enter into an agreement with a local Marine Business to piggyback onto the dock work they are having done.

| | |
|-----------------|--------------|
| Port Niantic | 860 739-2155 |
| Marker 7 Marina | 860 287-0770 |
| Boats Inc. | 860 739-6251 |

From: jallen31@atlanticbb.net,
To: bog@blackpointbeachclub.com,
Cc: slbvmd@sbcglobal.net,
Subject: BPBCA docks
Date: Tue, Sep 7, 2021 12:11 pm

Black Point Beach Club Board of Governors

The purpose of this correspondence is to inform the Black Point Beach Club Association Board of Governors of my complete disappointment and opposition, as a boater, to having the Association's boat landing docks removed on September 7, 2021, with little or no consideration being given to Association members who utilize these docks.

As I have previously stated to the BOG, it has been my experience that the Marinas in the area have seasons that run from April 15th to October 15th.

I can understand not replacing the damaged "Boat Launch" dock at Sea View Avenue, however by removing all the docks (Main beach and South beach) you have once again denied members who have moorings, the ability to land and/or pick up passengers and thus prematurely ended our boating season by a month.

Thank you for your consideration.

Jim Allen

31 Sea Spray Avenue

Black Point

From: geriwritestuff@sbcglobal.net,
To: secretary@blackpointbeachclub.com,
Subject: Support for Pickle Ball Play
Date: Tue, Sep 21, 2021 2:02 pm

September 21, 2021

Black Point Board of Governors

Niantic, CT 06357

To the Members of the Board:

We are year-round residents of 21 Sea View Ave and fully support the redefinition of “playground” in discussing the childrens club’s physical parameters to specifically include the actual playground equipment (slide, swings, the Gaga pit, etc.), the field area, the picnic tables on the patio and the club house. This excludes the tennis courts, allowing the Black Point adult population to use them for regular Pickle Ball play on Monday and Wednesday mornings from 10 - noon.

Approximately 25 adults have participated in playing Pickle Ball over the course of the summer, with more than a dozen members of the BP community participating during any given session, finding it to be both great exercise and an opportunity to meet neighbors. The group welcomes seasoned as well as brand-new players of any age and it’s a wonderful part of the active social structure of our neighborhood. To ensure a clean “break” between the Pickle Ball players and the children, we’ve voluntarily adopted a routine of coming to the courts through the path off Billow Road, allowing us to access the courts through the back gate without ever passing through the camp activities.

In addition to contributing to the dynamic and energized environment at the Club House, the Pickle Ball group represents parents and grandparents of current and former club participants, retired medical professionals, business owners, and more. If needed, we can confidently say any of these adults would provide emergency support to the Club counselors.

We are all committed to a safe, healthy, vibrant, and dynamic Black Point, for our children and our adults alike. Thank you for reviewing the guidelines to benefit all groups.

Regards,

Dominick Reis and Geralyn Johnson-Reis

21 Sea View Ave

860-739-5130

geriwritestuff@sbcglobal.net

Best,

Geri

Geralyn Johnson-Reis

The Write Stuff

geriwritestuff@sbcglobal.net

(203)671-1850

From: tonybonesone@yahoo.com,

To: thoscherry@icloud.com,

Cc: bog@blackpointbeachclub.com, janetbonelli@gmail.com, thomasmeggers3@gmail.com, slbvmd@gmail.com, John@invcap.com,

Subject: Anthony Parisi requesting resolving any remaining pickleball issues

Date: Mon, Sep 20, 2021 5:19 pm

I am once again writing you about pickleball in anticipation that the subject may be on the agenda of the Board of Governors meeting this Thursday. I will be in attendance along with some of the other pickleball league members should that be the case. We are looking for an update on this issue and will be there to address any remaining questions or concerns. I would also like to address three issues that came up during the last BOG meeting.

1. The pickleball courts are different than the other facilities such as the bocce court and the basketball court. The pickleball courts are contained by a high fence and accessible through a back gate at the edge of the property. As we have already demonstrated, the courts can be accessed and used without having any impact on the children attending camp. I have not encountered anyone who considers this a safety risk and have a hard time accepting that premise.
2. I don't believe the general comparison noted in the minutes of 100 kids to 20 plus adults is valid. In assessing this situation, I feel a more valid comparison would be the number of kids who wanted to use the courts during camp hours, which appears to be zero, to the number of adults who want to use the courts.
3. The last issue is dealing with other people who wanted to use the courts during club who are not members of the pickleball league. I think this could be reasonably dealt with by a rule such as the following, since use of the courts during club requires special procedures and that people in the area be known. "Only Black Point-sanctioned leagues are allowed to use the courts during club."

We would like to see this issue on the agenda, if possible, and hopefully formally resolved. Please let me know if this issue will be on the agenda so I can inform the other interested parties and make appropriate plans.

Thank you for your attention and consideration.

Respectfully submitted,

Anthony S. D. Parisi, MD
24 Billow Rd.
860-680-2839

Sent from my iPad

From: luvdafrenchhorn@yahoo.com,
To: thoscherrv-@teloud.eom, bog@blackpointbeachclub.com, janet.bonelli@gmail.com, thomasmeggers3@gmail.com, slbvmd@gmail.com, john@invcap.com,
Subject: Re: Skip's letter
Date: Tue, Sep 21, 2021 9:38 pm

Sent from Yahoo Mail for iPad

Sending this in on behalf of Skip Guzy

Black Point Beach Association
Board of Governors

RE: The case to achieve an equitable solution regarding pickleball

Offered Solution:

Clarify definition of rec area (playground) to exclude the tennis courts and bocce court, and add that access during pickleball hours of Monday and Wednesday are via Billow.

Points of justification:

- **Pickleball participation is growing and the time of 10:00 am is the optimum time**
 - Less heat and sun exposure
 - We expect interest in pickleball to increase in the coming years and convenience of the 10:00 time is important.
 - The 10:00 time has proven convenient for all age groups thus growing the number of participants
 - Pickleball has been played for the previous five years without incident.
- **Pickleball participants are all known BP residents and tax payers**
 - No threat or liability to rec participants
 - A benefit to rec participants since some of the players are doctors and nurses (should an emergency arise at the playground)
 - Pickleball players consider this an amenity and a right.
 - Pickleball players contribute to the maintenance and upkeep of the tennis courts.
- **Tennis (pickleball) court is fenced off from playground and will be accessed by Billow road entrance during rec hours/days. Provides a barrier between rec area and players.**
- **No vehicles are driven on the playground during pickleball hours (10:00 – 12:00 am Monday, Wednesday and Saturday) unlike bocce which is played during some rec events on Fridays.**

We suggest accommodating both pickleball and rec as has been the case this summer and for the previous five summers. There should be no change as there were no incidents or problems.

Sincerely,
T. J. Guzy

10/13/21, 10:06 PM

Re: Skip's letter

**17 Woodland Drive
Niantic, CT 06357**

Sent from my iPad

From: storeilly@aol.com,
To: thoscherry@icloud.com, bog@blackpointbeachclub.com, janet.bonelli@gmail.com, thomasmeggers3@gmail.com, slbvmd@gmail.com, John@invcap.com,
Cc: tonybonesone@yahoo.com,
Subject: BP Pickleball Next Summer
Date: Tue, Sep 21, 2021 11:24 pm

Dear Board of Governors,

I wrote an email to each of you on July 1st re your decision not to allow pickleball during summer camp hours. It is hard for me to believe that a decision allowing us to continue to play next summer has not yet been made --- considering that we have acted responsibly during summer camp hours and according to the rules placed on us for accessing the courts. To my knowledge, there has not been any incident related to us being on the courts during camp hours.

What troubles me even more is that I have yet to hear a good reason why we should not be able to play. I am also very disappointed with the board flip/flopping on this issue and not giving us proper notice when this will be discussed at board meetings.

I am in full support of Dr. Parisi's recommendations and hope that this addresses any concerns you have and puts the issue to rest. There are more important issues that the board should be dealing than when Black Point residents can play pickleball.

Regards,

Sharon O'Reilly

Sharon O'Reilly
President & CEO
BioMedGPS, LLC
949-244-9675
sharon@biomedgps.com
www.biomedgps.com

-----Original Message-----

From: storeilly@aol.com
To: thoscherry@icloud.com <thoscherry@icloud.com>; bog@blackpointbeachclub.com <bog@blackpointbeachclub.com>; janet.bonelli@gmail.com <janet.bonelli@gmail.com>; thomasmeggers3@gmail.com <thomasmeggers3@gmail.com>; slbvmd@gmail.com <slbvmd@gmail.com>; John@invcap.com <John@invcap.com>; BPBCmanager@gmail.com <BPBCmanager@gmail.com>
Sent: Thu, Jul 1, 2021 1:00 pm
Subject: Question Re Last Night's BOG's Decision

Dear Board of Governors,

For the last two years, I have been a part of the 10AM pickleball group that plays on Monday, Wednesday and Saturdays. It has been wonderful getting to know other people living in Black Point and playing a game that I love. I was so happy when I saw the notice in the Black Pointer last year that there were others who enjoyed the sport as much as I did and that we could get a group of people together to play 3 days a week. The group has grown to 10+ people—all Black Point residents—who play regularly.

You can imagine our disappointment when we heard on Wednesday that we could no longer play at 10AM owing to the fact that the 9-12 year olds wanted to use the courts. I understand that it is important for kids to get exercise, but it is also important for us older folks to get exercise too. Many of the people we play with are retired and moving the time to play to 11:30 in the summer is frankly a health risk to many of us.

We were hoping that sharing the days we played with the 9-11 year olds would be a satisfactory compromise but was told that this was voted down by the board last night. I understand the bylaws note that the playground area is reserved for camp during the summer, but do not see anything that mentions the tennis courts. With so many recreational activities the kids can do on the playground, why do the 9-11 year olds have exclusive use of the courts Monday – Thursday mornings even if they are not using the courts! This doesn't make sense to me. Can't we simply divide up the days giving the kids Tuesday and Thursday and the older taxpayers Monday and Wednesdays?

Many of us have been long term residents of Black Point and being senior citizens, we don't have kids going to camp and frankly don't utilize many of the services available. Even so, we are happy to pay our annual taxes so these activities can be offered.

I hope you will reconsider this decision – it is so disappointing to many of us that we are unable to play just when we got a great group together and now will have to find another place to play. I am very disheartened by your decision and would appreciate a response so I can better understand your reasoning. If it is easier, please give me a call at 949-244-9675 – I am happy to chat live about this.

Thank you!

Sharon O'Reilly
3 Billow Rd
Niantic, CT

Sharon O'Reilly
President & CEO
BioMedGPS, LLC
949-244-9675
sharon@biomedgps.com
www.biomedgps.com

From: acapozzajr@aol.com,

To: amesy.1938@gmail.com, bpbcmanger@gmail.com, brookers2@aol.com, janet.bonelli@gmail.com, john@invcap.com, mrwill34@gmail.com, slbvmd@sbcglobal.net, thomasmeggers3@gmail.com, thoscherry@icloud.com,

Cc: acapozzajr@aol.com,

Subject: Treasurer's Report -September, 2021

Date: Wed, Sep 22, 2021 2:44 pm

Attachments: Financial Report_Budget VS Actual as of 9-23-21.xls (57K), P&L detail-7-1-21 to 9-23-21 (1).pdf (49K), Check Register-8-1-21 to 9-23-21.pdf (2813K)

Good Afternoon All,

Attached are the following reports for September thru 9/23/21 YTD:

1.)Current Year Budget vs Actual with Year End Forecast; 2.)Detail P&L; 3.)Check Register.

The highlights thru September 23, 2021, Year to Date(YTD) are:

Total YTD Income amounted to \$274,308, an increase of \$5,363 vs last month YTD report. Items contributing to the increase were: Current year tax assessment collections (\$3,265), Zoning application fees (\$1,215), ZBA fees(\$450), and all other (\$433).

Total YTD Expenses amounted to \$99,694, an increase of \$36,794 vs last month YTD report. Items contributing to the increase were: Insurance Premiums(P&L and Excess Liab) (\$15,250),Waterfront Maintenance (\$10,301),Payroll costs(\$8,562), Utilities(\$687), Legal Fees (\$510) and all others(\$1,484).

Total YTD Income minus Expenses amount to \$174,614.

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

Thanks,

Al Capozza

aac
10/13/2021
C:\Users\SMayo.DESKTOP-3J4GHFV\Downloads\Financial Report Budget VS Actual as of 9-23-21

| | | | | | | |
|---|-------------------------|------------------|------------------|-------------------|------------------|------------|
| Total Operations | | \$59,350 | \$22,249 | - \$37,101 | \$59,350 | 37% |
| 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 | \$3,005 | \$505 | \$3,005 | 120% |
| Miscellaneous | | \$2,135 | \$872 | -\$1,263 | \$2,135 | 41% |
| 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 | \$13,161 | -\$71,666 | \$85,238 | 16% |
| Personnel Services | | | | | | |
| Beach Patrol | | \$8,500 | \$5,121 | -\$3,379 | \$5,121 | 60% |
| Medicare | | \$1,200 | \$595 | -\$605 | \$1,200 | 50% |
| Recreation Personnel | | \$20,812 | \$18,370 | -\$2,442 | \$18,370 | 88% |
| Unemployment Comp. | | \$500 | \$0 | -\$500 | \$500 | 0% |
| Association Manager | | \$22,000 | \$7,000 | -\$15,000 | \$23,500 | 32% |
| Secretary | | \$7,500 | \$2,475 | -\$5,025 | -\$6,900 | 33% |
| Treasurer | | \$7,500 | \$1,875 | -\$5,625 | \$8,100 | 25% |
| Tax Collector | | \$8,500 | \$0 | -\$8,500 | \$8,500 | 0% |
| Zoning Officer | | \$14,000 | \$3,500 | -\$10,500 | \$14,000 | 25% |
| Total Personnel Services | | \$90,512 | \$38,936 | -\$51,576 | \$72,391 | 43% |
| LT Shoreline Capital Projects Fund- Expenditures | | \$25,000 | \$0 | | \$25,000 | |
| TOTAL EXPENSES | | \$339,452 | \$99,694 | -\$214,758 | \$320,942 | 29% |
| NET INCOME | | \$0 | \$174,614 | \$174,614 | \$21,989 | |
| Bank Balances- statements dated as of : | | | 8/31/2021 | | | |
| | Checking and Sweep Acct | | 287,295 | | | |
| | LT Capital Savings Acct | | 112,929 | | | |
| | Total | | 400,224 | | | |

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 | \$241,141.27 | \$5,325.81 | Represents 558 paid in full, 5 partial payments, 17 unpaid of the total 580 properties |
| | | | | |
| REAL ESTATE TAXES | GL 2019 (DUE 7/1/2020) \$201,951.62 | \$201,951.53 | \$0.09 | P |
| 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 |

September 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.

Write up monthly report.

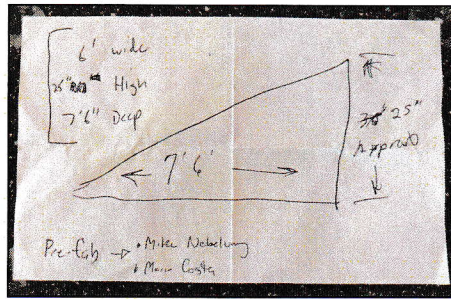
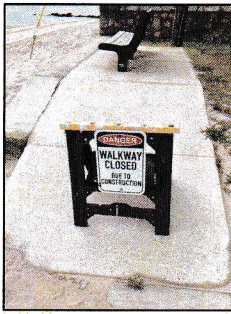
Set up for the BP MahJong Ladies weekly get-together (Ms. Kenny/Ms. Zuk) every Thursdays 1p to 4p.

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

Summer Patrol with ELPD ended on the Labor Day Weekend nights. I met with the Officer on duty and discussed about high-visibility locations and any issues related to the beach. (Golf carts, traffic, etc.).

Removed two fishermen from South Beach at 9:30am on Labor day weekend.

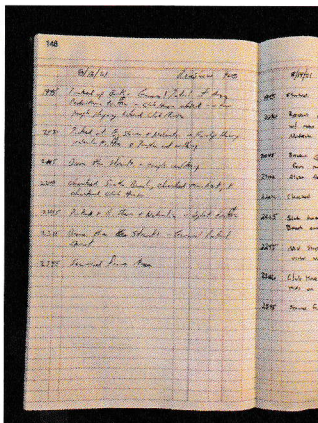
Sweep, roll and groom clay tennis courts on the weekends.



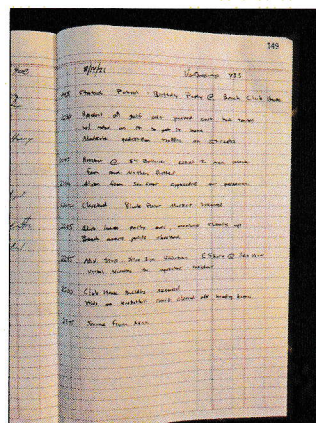
Presented to BOG and had site visit with BOG members and discussed a more permanent solution to remove hazard and replace with two stairs AND a railing.



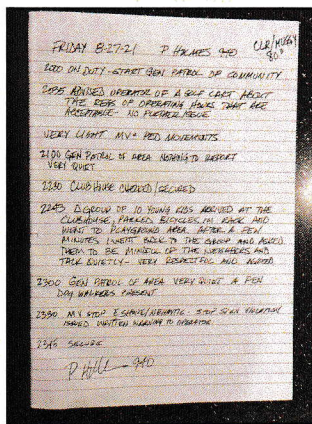
Gathered bids to replace South Beach ramp with concrete-formed steps. Bid submitted by Mike Nebelung/Phil Harrison (Classic Concrete) as low bid - \$2,600. Railing will then be added at approx. \$900.



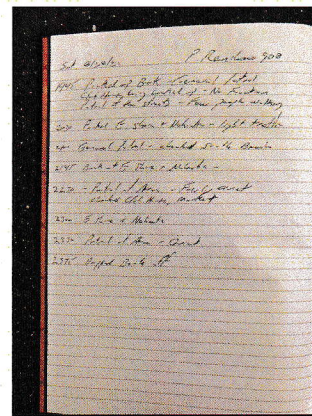
8/20/21 - ELPD Summer Patrol
No major issues - warning issued
for stop sign violation.



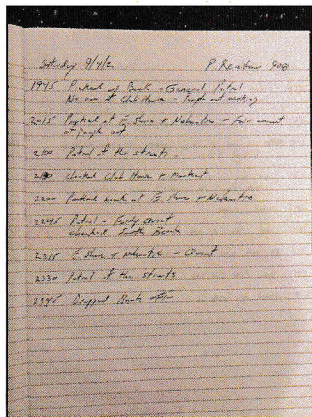
8/21/21 - ELPD Summer Patrol
No major issues



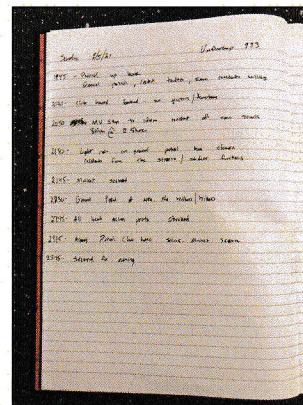
8/27/21 - ELPD Summer Patrol
No major issues - warning issued
for stop sign violation.



8/28/21 - ELPD Summer Patrol
No major issues



9/4/21 - ELPD Summer Patrol
No major issues.

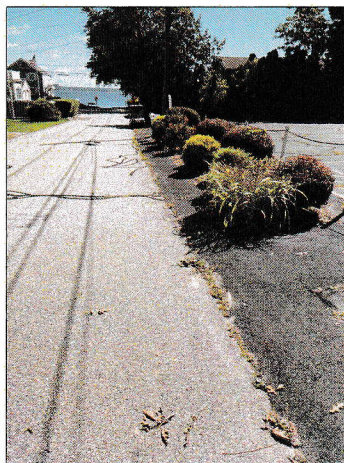


9/5/21 - ELPD Summer Patrol
No major issues.



Before

Trimmed bushes at WhiteCap Parking Lot.



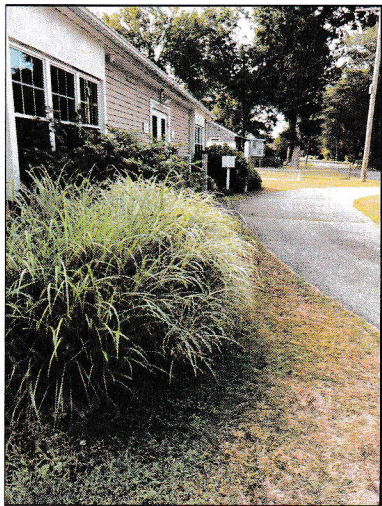
after

****Decision was at August BOG Meeting to remove all beach equipment, swim rafts, geese lines, gangways right after Labor Day.**



Before
Trimmed/Cleaned up WhiteCap Parking Lot.

after



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.



Replaced "No Parking" signs at South Beach ROW.

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

Coordinated three (3) Clubhouse rentals during the month. Involved the coordination of cleaning and securing proper paperwork.

Contacted Putnam Tennis courts and scheduled the clay court closing for the week of October 25th.

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

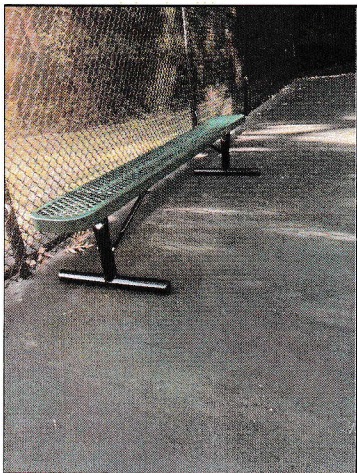


Gathered bids to replace South Beach ramp with concrete-formed steps. Bid submitted by Mike Nebelung/Phil Harrison (Classic Concrete) as low bid - \$3,000. To begin after Labor Day. Railing will then be added at approx. \$900. Chuck Casey was over bid and his solution was to use timbers at approximately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

There were 31 beach cleanings during the month of August 2021. Removed 3 large loads of heavy seaweed in late August.

Used Mike Nebelung to replace gangway ramps at all beaches after passing of hurricane Henri.

Removed 2 docks, 2 Swim Rafts including 2 safety lines, 2 Swim or "Geese" lines and 10 SWIM Buoys all were taken to WhiteCap lot to be cleaned, repaired and stored.



-Received, 2 new benches for hard courts and put it together (along with the Wreckin' Crew") and placed at the hard courts.



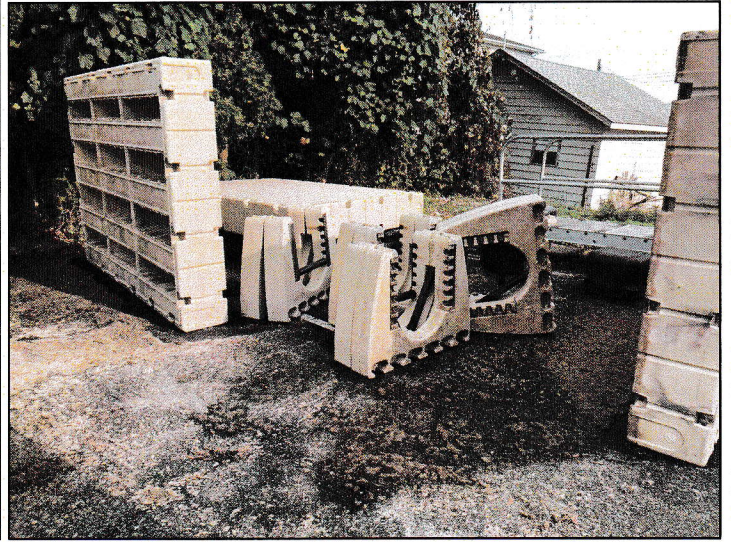
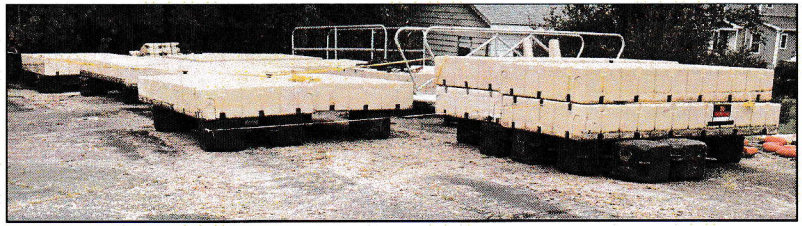
Power Washed the rafts, docks, and Swim Buoys.



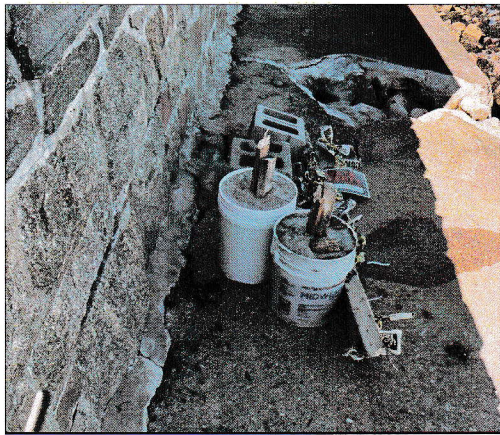
Power-Washed and checked lines for repairs and painting - will touch up "SWIM AREA" by hand.



-Power-washed Swim Buoys and prepare for repairs and painting.



-Prepped and Powerwashed all beach equipment and ready for winter storage at WhiteCap lot.



-Access to the stairs on the scour wall at the Bellaire right-of-way is continually being blocked with a tacky sign creating a liability and safety issue for the Association -- It is clearly on Association property. I then removed the obstacle and placed it to the side area off of BP property in an effort to stop the nonsense.

From: mrwill34@gmail.com,

To: bog@blackpointbeachclub.com,

Subject: Access mats-facts, figures and my thoughts

Date: Mon, Sep 20, 2021 9:17 am

Recently John Cellino and myself met with Dave Putnam director of the East Lyme Parks and Recreation, here are some of the questions and his answers to questions I asked. Q-Is the handicap access mat at Hole in the Beach the only one the town owns? A- yes Was it purchased with town funds or a grant? A-the town purchased it no outside funding was available, but we do have two mobi- chairs that were purchased with a joint donation from three civic organizations in town Q - How long is the mat A- 80 feet and it is positioned next to the rock jetty at Hole in the Wall Beach Q-do you anchor it in place A- yes with the appropriate anchors Q-Do you use a roller to roll up the mat? A-No it is easily rolled up by hand using two men Q- How do you deal with keeping the mat clean A- Beach personnel keep it cleaned Q- Does it get much use A- Yes people use it daily, by mothers with young children in strollers, others use it to take their beach carts to their favorite spot on the beach along with handicapped people in wheel chairs and others using walkers. One man uses the mobi chair on the mat to go swimming daily all Summer, the mat stays on the beach from Memorial Day until Labor Day Q- Do you secure the mobi- chairs at the beach overnight? A- No, not with the acts of vandalism that occur these days, we roll them to the service building where they are stored locked up every night Q- Would you purchase a mat just to access the beach area A-No the mats were designed to get people to the water.. Some facts a 5X 50 ft mat is \$2,019.00 a n 80 ft mat is \$3,289.00 A mobi-chair cost is \$1,849.00 Things for the board to consider. Where do we locate it? How do we install a mat and still keep the beach groomed? The mat cannot be driven over by any beach cleaning equipment per the manufacturer. Who is going to sweep it off with a broom to keep it clean (this is the recommended method to keep it cleaned by the manufacturer)? Can users deal with a short walk on sand to access the mat? These are just some issues I have thought of I'm sure the board members have more.

From: mrwill34@gmail.com,
To: slbvmd@sbcglobal.net, bog@blackpointbeachclub.com,
Subject: Re: FW: 9-17-21 Black Point Beach Club Bellaire Rd Seawall Draft
Date: Fri, Sep 17, 2021 3:58 pm

Plans look like overkill to me The most I would want to do is repair the scour wall or replace it with rip rap and abandon the stairs all together How many families out of roughly 600 property owners use this stairway?

On 9/17/2021 3:08 PM, slbvmd wrote:

In the interest of keeping all informed I am forwarding the plans Docko has come up with for the ROW repair. I cannot say I see a need for a stairway or railing to the ground. Something to discuss at the next meeting. I will see if Keith from Docko can attend. Please review and share your thoughts at the next meeting on the 23rd as comments via email are not kosher according to FOIA.

Thank you
Steve

Sent from my Verizon, Samsung Galaxy smartphone

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

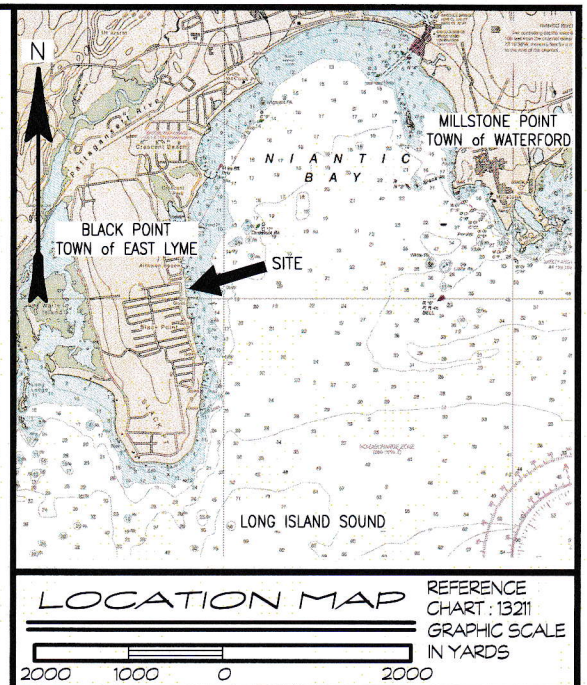
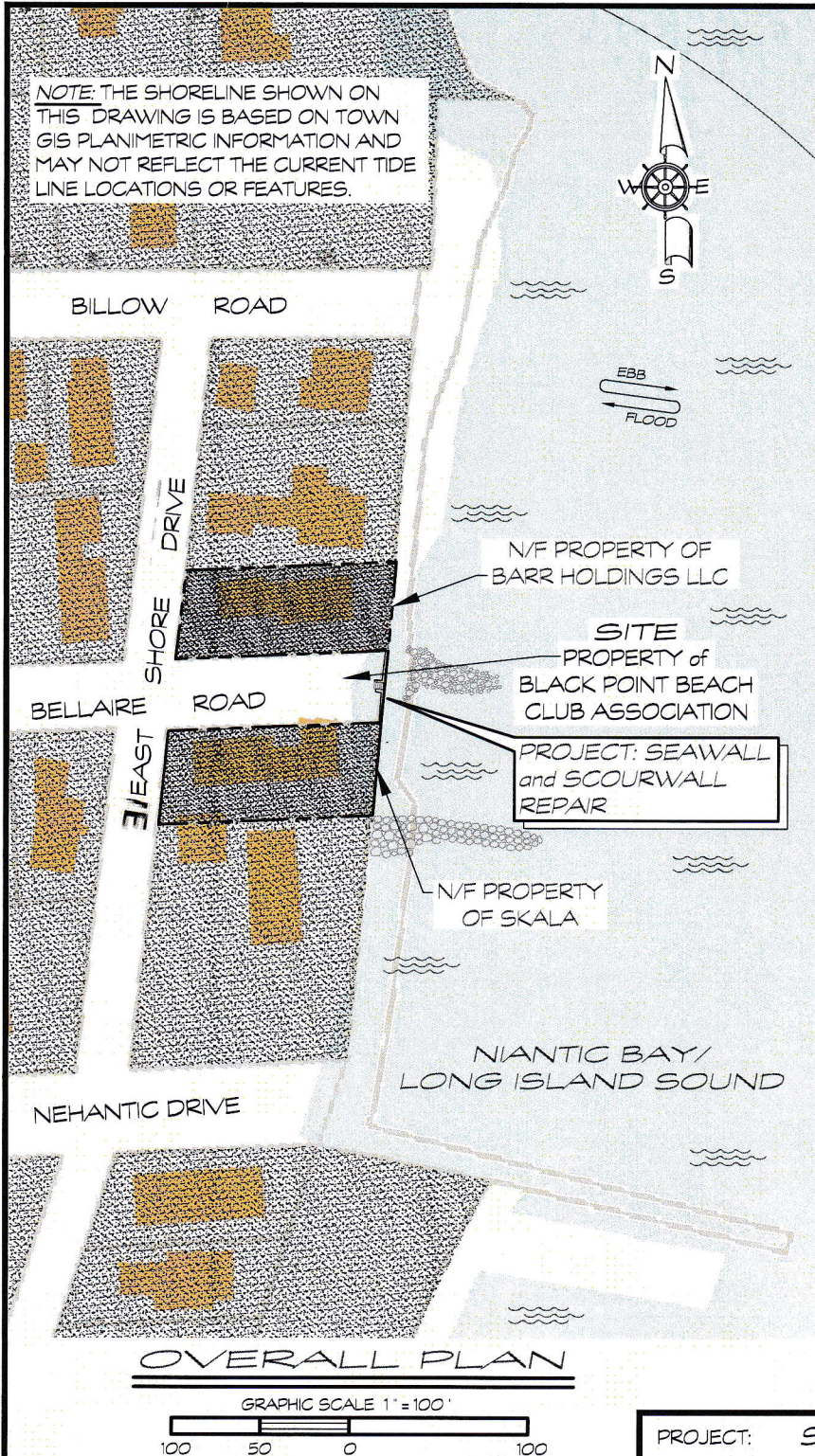
From: Docko Engineering <Engineering@docko.com>
Date: 9/17/21 11:50 AM (GMT-05:00)
To: "Beauchene, Steve (slbvmd@sbcglobal.net)" <slbvmd@sbcglobal.net>
Subject: 9-17-21 Black Point Beach Club Bellaire Rd Seawall Draft

Good afternoon Steve'

I have attached a set of Draft seawall/scour wall permit drawings for the Bellaire Rd seawall. Please look these over when you get a chance and let us know of any questions or comments that you may have.

Thank you, Bill

NOTE: THE SHORELINE SHOWN ON THIS DRAWING IS BASED ON TOWN GIS PLANIMETRIC INFORMATION AND MAY NOT REFLECT THE CURRENT TIDE LINE LOCATIONS OR FEATURES.



NOTES:

- ELEVATION DATUM IS NAVD '88.
- TIDE DATA IS TAKEN FROM 2021 NOAA TIDE TABLES REFERENCE: NEW LONDON CJL IS TAKEN FROM THE COASTAL JURISDICTIONAL LINE FACT SHEET: EAST LYME
- PROJECT DESCRIPTION: PROJECT DESCRIPTION: REMOVE 100+/-CY OF DAMAGED AND DETERIORATED CONCRETE OVER 300+/-SF AND REBUILD A CAST IN PLACE CONCRETE SCOUR WALL 75+/-CY OVER 25+/-SF AT AND LANDWARD OF THE HIGH TIDE LINE AND CT COASTAL JURISDICTION LINE.
- PROJECT PURPOSE: THE SCOUR WALL IS TO PROTECT AND PRESERVE A PRE 1939 STONE AND CONCRETE SEAWALL WHICH PROTECTS A RESIDENTIAL NEIGHBORHOOD AND INFRASTRUCTURE.
- THESE APPLICATION DRAWINGS REPRESENT A COMPILATION OF SURVEYS FOR ENVIRONMENTAL PERMIT PURPOSES. THEY ARE NOT CONSTRUCTION CONTRACT DOCUMENTS. A TOWN BUILDING PERMIT MAY BE REQUIRED.
- ADJOINING PROPERTY OWNERS:
 NORTH: BARR HOLDINGS LLC
 24 POND HILL
 LYME, CT 06371
 SOUTH: JOHN W & DONNA L SKALA
 10 EAST SHORE DRIVE
 NIANATIC, CT 06357

DRAFT

PROJECT: SEAWALL and SCOUR WALL REPAIR

LOCATION: BLACK POINT - TOWN OF EAST LYME
 NEW LONDON COUNTY, CONNECTICUT
 WATERWAY: NIANATIC BAY/LONG ISLAND SOUND
 DATE: SEPTEMBER 15, 2021
 APPLICANT: BLACK POINT BEACH CLUB ASSOCIATION
 AGENT: SHEET 2 OF 4

DOCKO, INC.

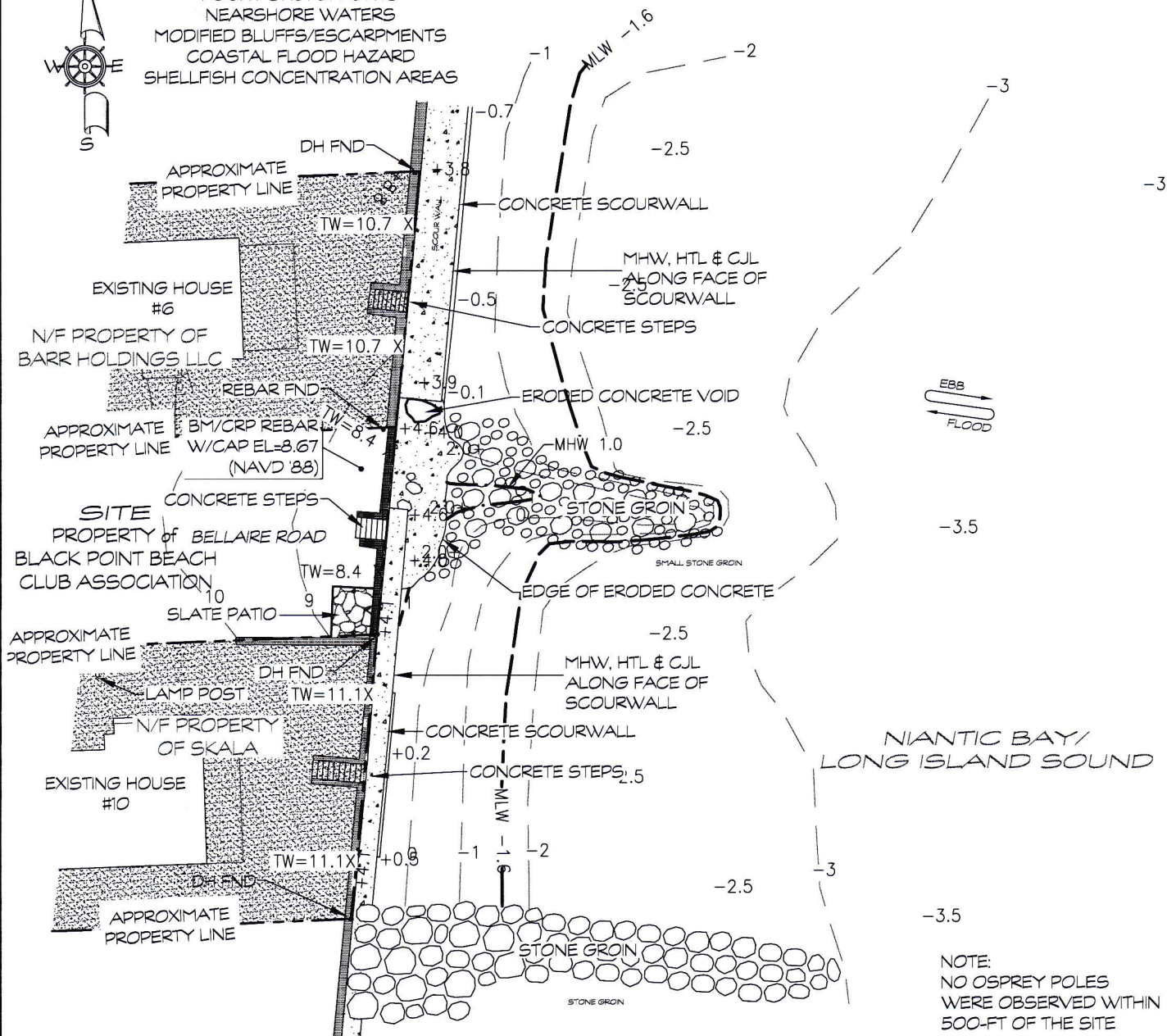
Keith B. Nelson, PE
 Mystic, CT 06355
 860 572 8939 FAX 860 572 7569
 EMAIL: office@docko.com



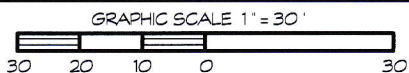
DWG 21-05-3176



DEP RESOURCES
BEACHES AND DUNES
ROCKY SHOREFRONTS
NEARSHORE WATERS
MODIFIED BLUFFS/ESCARPMENTS
COASTAL FLOOD HAZARD
SHELLFISH CONCENTRATION AREAS



EXISTING CONDITIONS



SURVEY by SURVEY BY J. DEMPSEY & ASSOCIATES
ELEVATIONS ARE BASED ON NAVD '88

DRAFT

PROJECT: NEW PIER

LOCATION: BLACK POINT - TOWN OF EAST LYME
NEW LONDON COUNTY, CONNECTICUT

WATERWAY: NANTIC BAY/LONG ISLAND SOUND

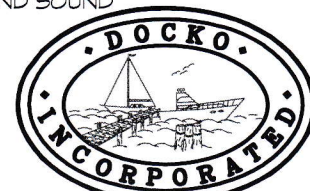
DATE: SEPTEMBER 15, 2021

APPLICANT: BLACK POINT BEACH
CLUB ASSOCIATION

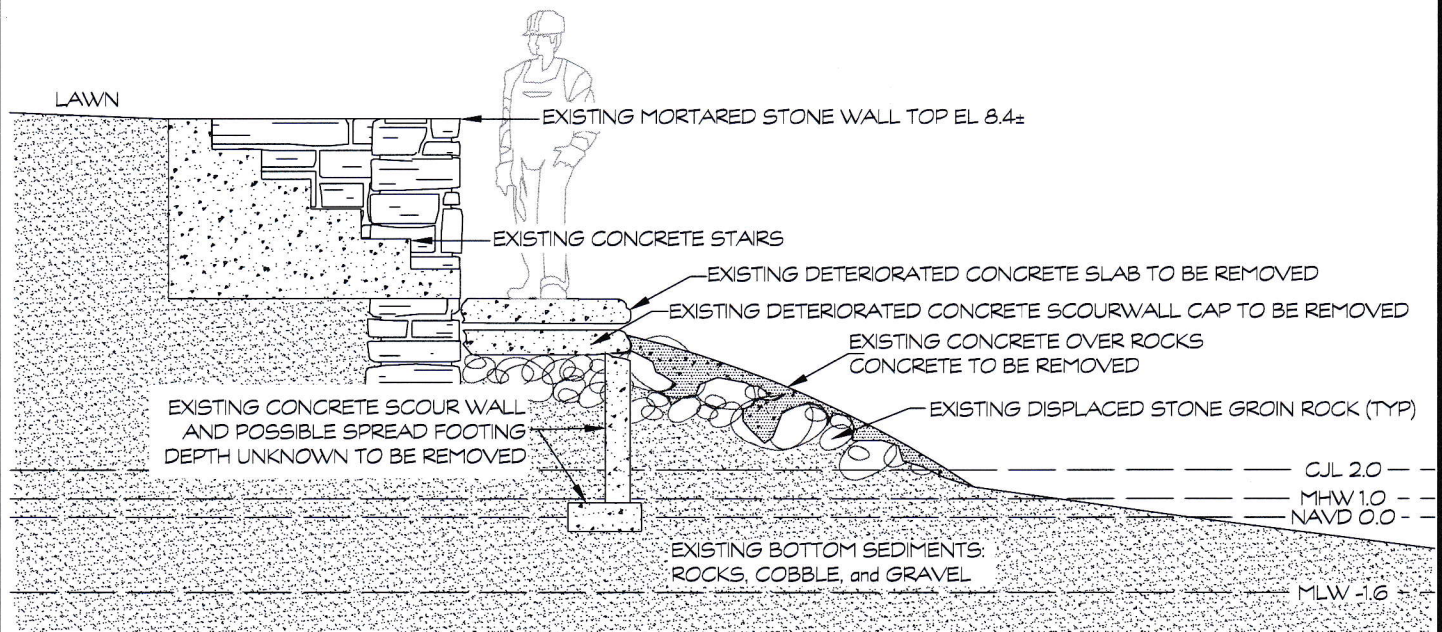
AGENT: SHEET 2 OF 4

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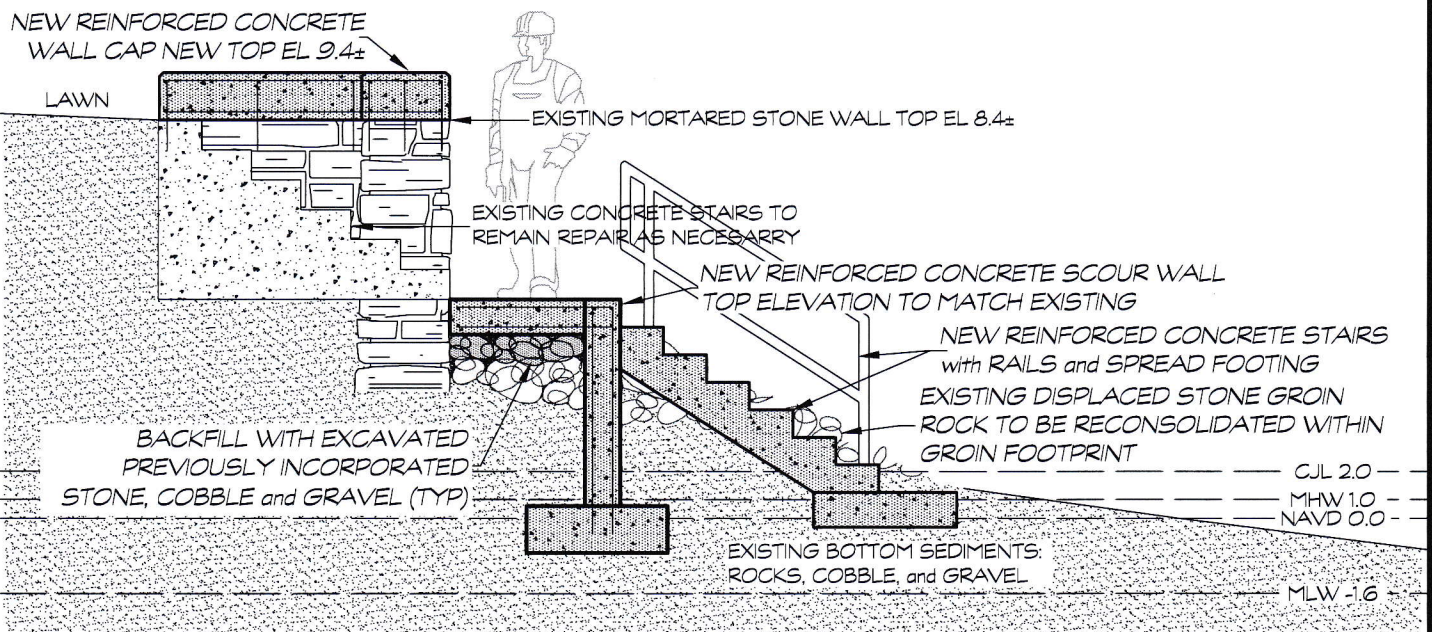


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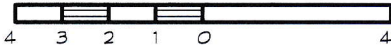
EXISTING SECTION

GRAPHIC SCALE 1" = 4'



PROPOSED SECTION

GRAPHIC SCALE 1" = 4'



ELEVATIONS ARE BASED ON NAVD '88

DRAFT

PROJECT: SEAWALL and SCOURWALL REPAIR

LOCATION: BLACK POINT - TOWN OF EAST LYME
NEW LONDON COUNTY, CONNECTICUT

WATERWAY: NANTIC BAY/LONG ISLAND SOUND

DATE: SEPTEMBER 15, 2021
APPLICANT: BLACK POINT BEACH
CLUB ASSOCIATION

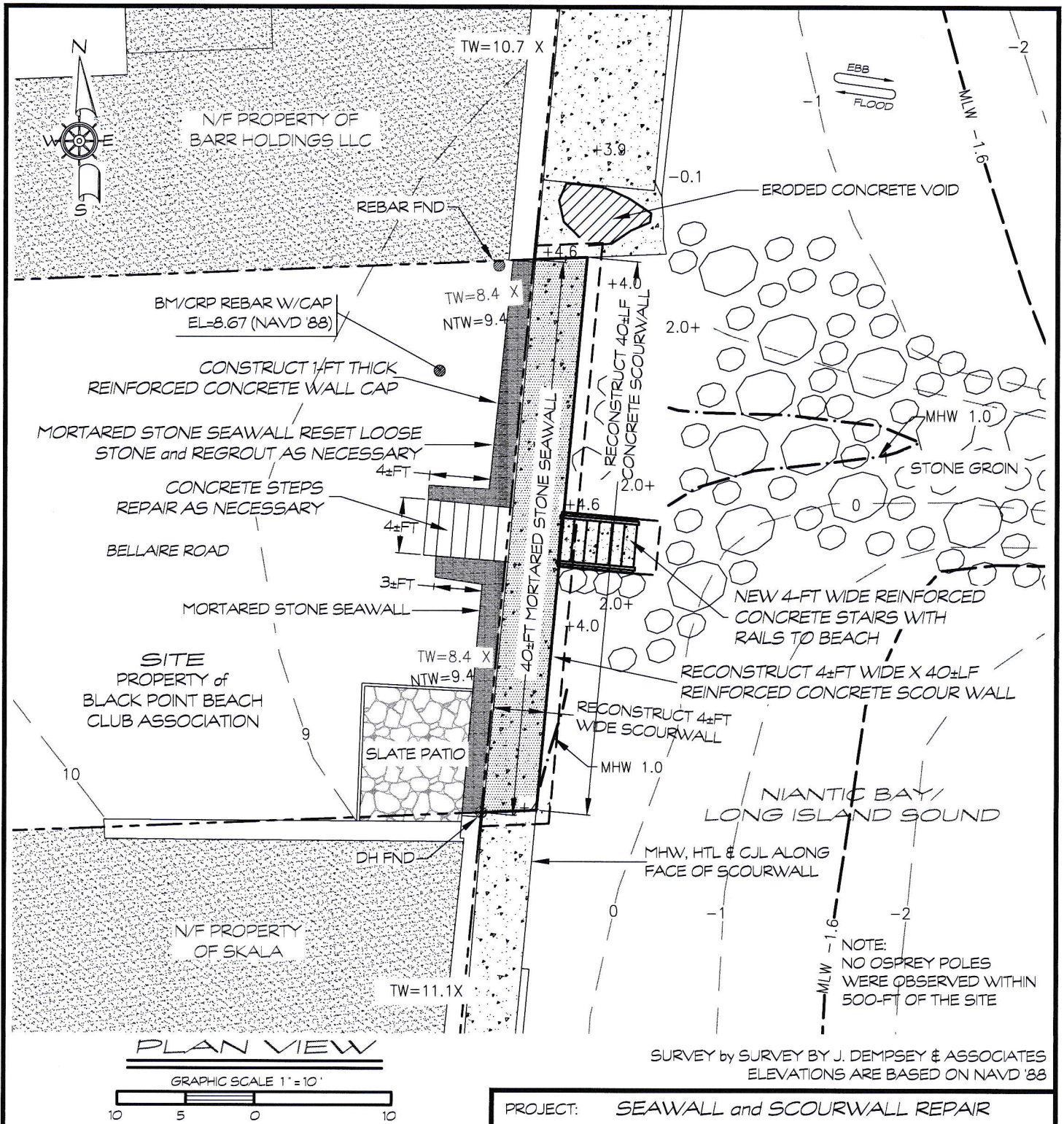
AGENT: SHEET 4 OF 4

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SURVEY by SURVEY BY J. DEMPSEY & ASSOCIATES
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