

**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, thomasmegggers3@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

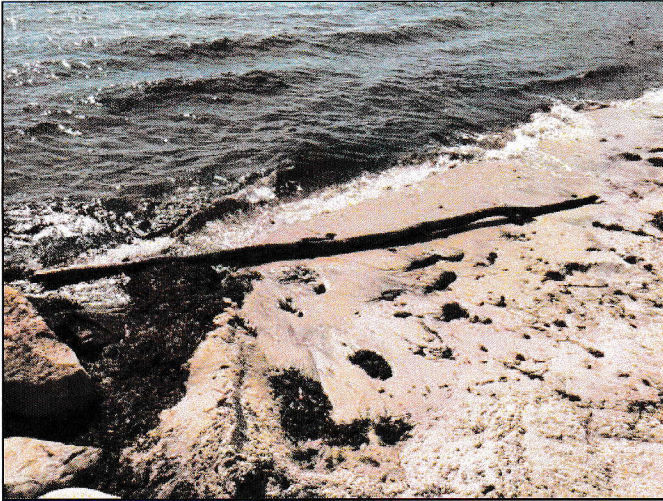
aac
11/7/2021
C:\Users\SMayo.DESKTOP-3J4GHFV\Downloads\Financial Report Budget VS Actual as of 10-21-21

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

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.



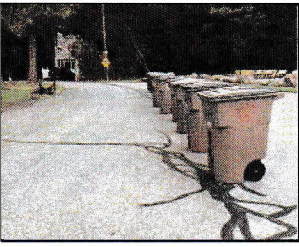
I pick up plastics, empties, butts, discarded paper, 🍷, to keep our beaches clean. This includes walking out on the piers where I have found left-behind fishing hooks, broken glass, and even razor blades.



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.

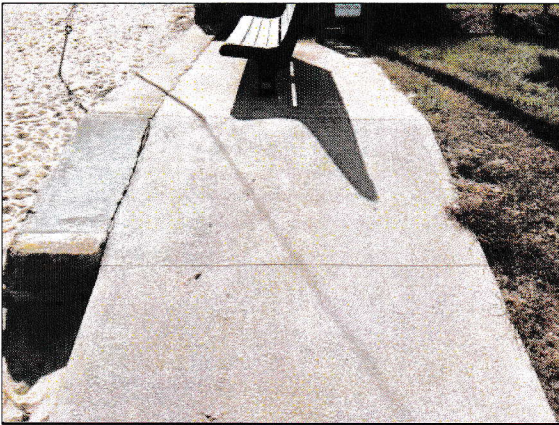
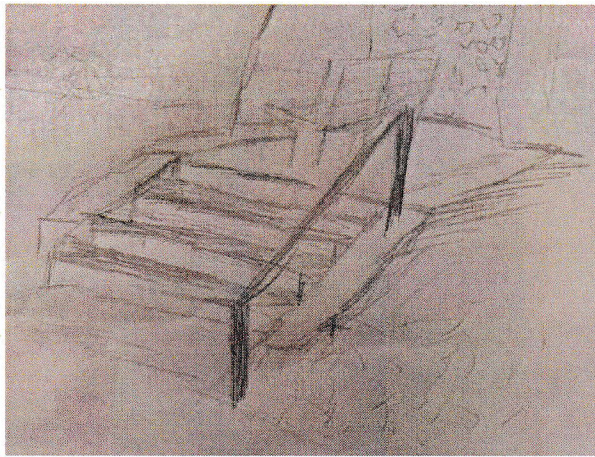
Sweep, roll and groom clay tennis courts on the weekends.

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**

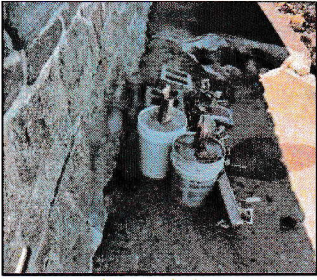
How far back is each step? **12 inches**

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

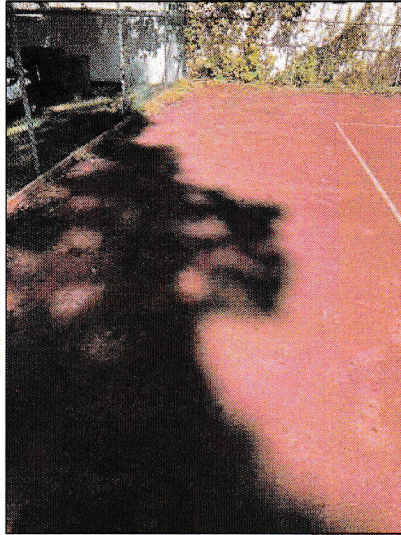
Currently working with *Harry Plaut* to secure piling at the Sea View Boat launch that was lost over Labor Day weekend. Estimated cost is \$1,300 including piling for installation later this fall (but maybe early April).



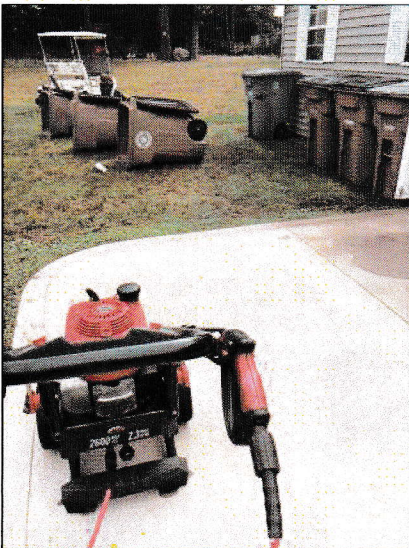
(picture from May 2020)



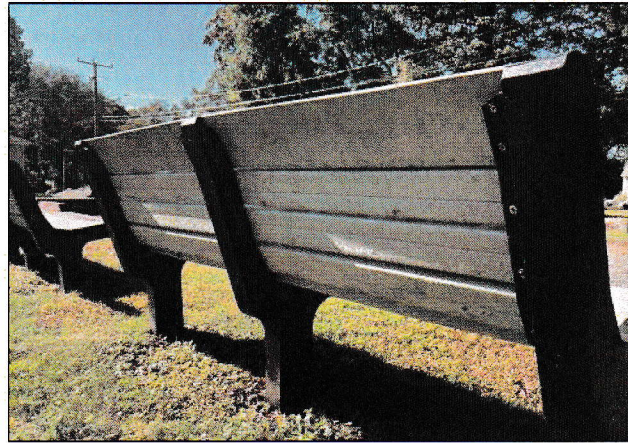
Access to the stairs on the scour wall at the Bellaire right-of-way is continually being blocked with a tacky sign creating a liability and safety issue for the Association -- It is on Association property. Removed the obstacle and placed it to the side area off of BP property.



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.

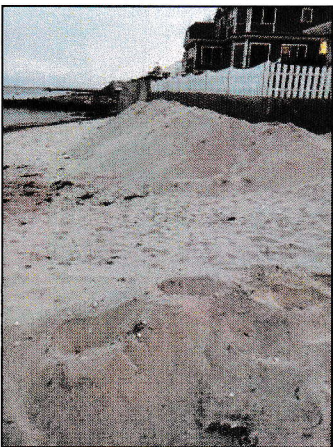


-Powerwashed the bocce court benches.



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°29'7686 and 72°20'3161.

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.

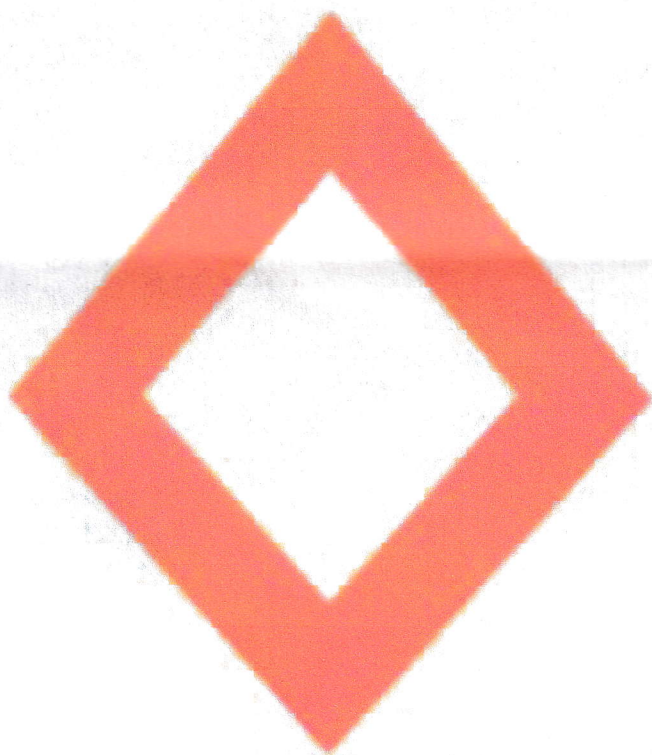
3. We could install an ABS plastic floating buoy - 9" in diameter and 61 "in height (minimum 31" exposure above the surface of the water) with a marine warning sign stating **"DANGER ROCKS"**

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)

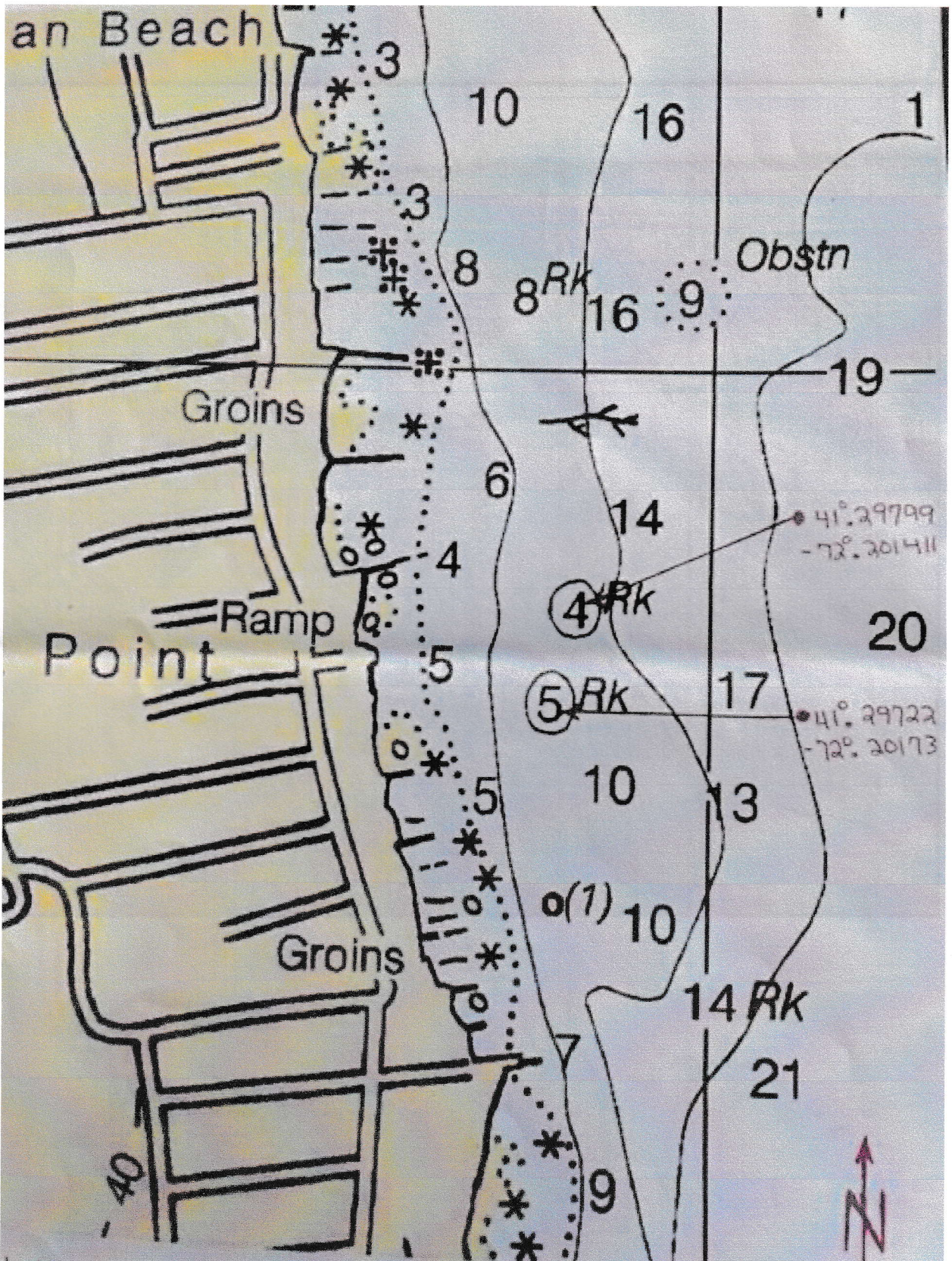
DANGER



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