

Minutes of Black Point Beach Club Association BOG January 27th, 2022

Special Meeting - 01/27/22

Date and time: 01/27/22 06:00 pm to: 01/27/22 07:56 pm

Present: Brooke Stevens, Al Capozza, Treasurer, Ruth Ames, Tax Collector, Janet Bonelli, BOG Chair, John Cellino, BOG Member, Will Fountain, BOG Member, Steve Beauchene, BOG Member, Tom Meggers, BOG Member, Tom Cherry, BOG Member, Colleen Hayes, BOG Member, Jim Moffett, Association Manager

Location: Via Zoom

Link: <http://app.meetingking.com/meetings/371032>

Topics

1. Call Meeting to Order & Attendance

Note The Special Meeting of the Black Point Beach Club Association Board of Governors, was held on Thursday January 27th, 2022 at 6:00 p.m., Via Zoom; a separate Zoom link was active for Executive Session and Ms. Hayes, Mr. Meggers, and Mr. Cellino were in that waiting room when the Special Meeting was called to order.

Ms. Bonelli called the meeting to order at 6:05 p.m., did roll call, and noted a quorum was present.

Decision MOTION (1)

Dr. Beauchene moved to enter Executive Session for the purpose of discussing litigation and related items to the Bellaire ROW.

Mr. Cherry seconded the motion.

Motion carried, 4-0-0.

Note The Board exited Executive Session at 6:45 p.m. with no action taken.

2. Public Comments

Note There were no Public Comments.

3. Reports

3-1. Tax Collector

Note Ms. Ames referenced her report (attached) and noted the following:

She has worked for several associations and BPBCA has by far the highest rate of collection.

She sent out delinquent statements to the nine delinquent taxpayers and they will get a notice that a lien will be put on their property if she doesn't receive anything by the end of January.

She thanked Mr. Capozza for collecting the mail.

 [TAX COLLECTOR REPORT 1-22-2022_for 2021-2022.pdf](#)

3-2. Treasurer

Note Mr. Capozza reviewed his report (attached) and offered the following comments:
Total YTD Income amounted to \$285,665 an increase of \$213 vs last month YTD report. Items contributing to the increase were: Zoning application fees (\$150), and all others (\$66).
Total YTD Expenses amounted to \$175,224, an increase of \$17,004 vs last month YTD report. Items contributing to the increase were:
Current year Capital Expenses(\$5,957), Payroll(\$4,312), Insurance(\$4,213), Waterfront Maintenance (\$885), Playground(\$624), Legal Fees (\$375), Utilities (\$329),and all others (\$309).
We've got \$312,700 in the bank, including the cash sweep and the long term funds.

 [Financial Report Budget VS Actual as of 1-27-22.xls](#)

 [Financial Report Budget VS Actual as of 12-31-21.xls](#)

3-3. Association Manager

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

 [Jan 2022 Association Managers Report \(1\).pdf](#)

 [Dec 2021 Association Managers Report \(1\).pdf](#)

 [November 2021 Association Managers Report \(1\).pdf](#)

Note Mr. Moffett discussed the success of the Beach Bash held last year and said some of the following:
He would like to again book the band "Mass Confusion" and split the cost between the Association, the Men's Club, and Women's Club like they did last year as well.
It would be \$1,650 which is less than what they have budgeted in the past.
He was able to talk down the cost from \$2,200.
They won't need to pay until the night of the concert, he's just looking for the okay to book the band.

Note Mr. Cellino observed that the Beach Bash last year was one of the best parties they've had in the last 20 years and suggested holding it at the Clubhouse this year.

Note Mr. Capozza asked if the Men's Club and Women's Club had been approached and Ms. Bonelli shared that the Clubs approached them, and with tip the cost will be \$550 each.

Decision MOTION (2)

Dr. Beauchene moved to approve the August 2022 Beach Bash with the intent of booking the band "Mass Confusion."

Mr. Cellino seconded the motion.

Ms. Bonelli noted this item will be part of next year's budget.

Vote:

Motion carried, 7-0-0.

Note Mr. Moffett reported there are few lights in the Clubhouse conference room and rec closet that are out and he spoke with Jamco about converting all the lights to LED. He was given an estimate of \$980 for repairing the two lights as well as converting all the lights to LED, which he would like the Board to consider.

Note Ms. Bonelli suggested voting on this item in May and perhaps tying it in with some of the other technology upgrades they've previously discussed. She said maybe they could obtain an estimate for all the desired upgrades together.

Note Mr. Cellino said in general he's 100% in favor of converting to LEDs; it will be a significant savings for years to come which will offset its cost.

Note Mr. Fountain recommended putting this in as a budget line item to be voted on in May so they don't have to find more funds for this year.

Note Ms. Hayes noted Jamco is very busy and that they should see about being scheduled for June.

Note Ms. Bonelli suggested having Jamco look at the Clubhouse to help determine what technology upgrades they might want to entertain as well as the cost associated with said upgrades.

Note Mr. Moffett said Jamco did have an initial walkthrough and some discussions about the audio and visual.

Task ☐ Ms. Bonelli asked that Mr. Moffett contact Jamco to devise potential plans for discussion but not to execute any work at this time.

Note Mr. Moffett reminded the Board that they bumped up the cost of renting the Clubhouse to \$300 two years ago, to cover an extra cleaning due to Covid; he's wondering if the rental amount should remain at this price as a kind of inflation adjustment. He added that the cost is still a bargain.

Note Ms. Bonelli said she's fine with this idea as long as it's clear that people are still responsible for cleaning up after their rental themselves and that the cost is for extra sanitation after. She noted that she's okay with keeping the cost at \$300 for now and that they can consider the rental price again each year.

Decision MOTION (3)

Mr. Cherry moved to keep the Clubhouse rental rate at \$300.

Dr. Beauchene seconded the motion.

Motion carried, 7-0-0.

Note Mr. Moffett said the last item he wanted to mention was the severe weather event that occurred on January 16th, which moved a lot of sand on the beach. He referenced the photos in his report which showcase this problem and would like the Board to consider utilizing more machinery to move the sand back. Mr. Moffett noted they did the same in October to move the sand and that it really helped matters.

Note Mr. Celino said he thinks it would be better to wait until the Spring since it's so late in the season and Mr. Meggers said they're predicting 50 mph winds on Saturday so it's going to get worse, and he thinks they shouldn't do something before then.

Note Mr. Fountain said he doesn't recall ever farming sand twice during one season. He said sand is not his area of expertise and was unable to ascertain if it will get worse if they don't do anything. He recommends investigating this further and speaking about it again in February.

Note Mr. Moffett said his concern is about preserving the beach.

Note Ms. Bonelli said she doesn't feel any of them know enough about sand to make this decision. She recommended revisiting this at the next meeting and seeing if they're able to get some advice on this matter.

Note Mr. Fountain reminded everyone that the rock removal at South Beach is going to be a major project.

Task ☐ Mr. Meggers asked that the moving of the sand be put on the next meeting agenda.

due 02/24/22

Note Mr. Moffett said the last storm created a hole at the bottom of the stairs, at the Bellaire right-of-way. He included a \$900 estimate from Pete Powers in his report to address this problem.

Note Mr. Cellino said he feels this is a minor item which could be rectified by filling the hole with rocks from the beach and utilizing adhesive or cement and suggested having the wrecking crew look at it.

Task ☐ Mr. Moffett and Mr. Fountain said they will examine the hole at the bottom of the stairs at the Bellaire right-of-way, to ascertain how to proceed.

Owned by Will Fountain, BOG Member due 02/24/22

Note Mr. Cherry said he's willing to lend a helping hand as well.

4. New Business

4-1. Determine dates, times, and format for Regular Meetings/Review agenda items we would like added to future meetings

Note The Board briefly discussed what meeting format and times would work best and after canvassing each Board Member agreed that it would be best to continue to meet on the 4th Thursday of each month at 6:00 p.m. The Board also agreed that the Annual Meeting in May needs to occur in person, but to maintain the hybrid format for all other meetings for now and revisit in the future.

Decision MOTION (4)

Ms. Bonelli moved that the Board continue to hold their meetings on the 4th Thursday of the month at 6:00 p.m.

Dr. Beauchene seconded the motion.

Motion carried, 7-0-0.

Note Meeting Dates:

Thursday February 24th, 2022- 6:00 p.m. Regular Meeting

Thursday March 24th, 2022- 6:00 p.m. Regular Meeting

Thursday March 24th, 2022- 6:00 p.m. BOG Budget Meeting (Limited agenda, Members' comments – 1 session only)

Thursday April 21st, 2022- 6:00 p.m. Regular Meeting

Thursday May 26th, 2022- 6:00 p.m. Regular Meeting

Saturday, May 28th, 2022. – 9:00 a.m. Annual Association Meeting

Saturday, May 28th, 2022 (immediately following Annual Meeting) – Organizational Meeting

Thursday June 23rd, 2022- 6:00 p.m. Regular Meeting

Thursday July 28th, 2022- 6:00 p.m. Regular Meeting

Thursday August 23rd, 2022- 6:00 p.m. Regular Meeting

Saturday, August 27th, 2022. – 9:00 a.m. Annual Association Informational Meeting

Thursday September 22nd, 2022- 6:00 p.m. Regular Meeting

Thursday, October 27th, 2022 (If needed) – 6:00 p.m. Regular Meeting

Note Ms. Bonelli asked people to think about future agendas and send her items of anything they might like to see on a future agenda. The Board discussed creating a Share Point or Goggle Document as a means of drafting future agendas.

4-2. Little Libraries

Note Ms. Bonelli said this item was voted on two or three years ago and the intent was for Suzanne Smith to take the lead on this; after the wrecking crew looked at this, they determined at that time it would cost \$300 to construct one.

Note Mr. Capozza suggested voting on this item again since it was not a specific budget item.

Note Mr. Fountain said he and the two other members of the wrecking crew can construct the Library, but they would like an additional \$425 to build two more; the new approval would be for \$725. He added that they will be located at the Clubhouse, Main Beach, and South Beach, and that Suzanne Smith and her friends would paint them.

Decision MOTION (5)

Dr. Beauchene moved to approve \$725 for the construction of three Little Libraries.

Ms. Bonelli seconded the motion.

Motion carried, 7-0-0.

4-3. "Mass Confusion" rental

Note Ms. Bonelli noted they discussed this item earlier in the meeting.

4-4. Update the BOG as to the capital spending status and suggestions as to how to find budget funds to pay for them.

Note Mr. Capozza offered some of the following comments:

Through yesterday they have 15 approved capital expenditures totaling \$63,000.

11 of them totaling around \$30,000 have sufficient budget funds to cover the expenditures.

The remaining four totaling around \$21,000 are assigned to a line item called current year capital expenditures and that budget is only \$10,000.

They need to cover this overage and he's recommending that they transfer \$18,700 from the contingency fund line item.

Decision MOTION (6)

Dr. Beauchene moved to transfer \$18,700 from the contingency fund to the current year capital expenditures fund.

Mr. Cellino seconded the motion.

Motion carried, 7-0-0.

Note Mr. Moffett noted this expenditure includes the cost of the new piling which they briefly discussed.

4-5. Update the BOG about a Workers Comp Insurance premium issue that was successfully resolved.

Note Mr. Capozza made some of the following comments:

Our Association by Connecticut Law is required to provide workers compensation insurance for all employees.

It's unlike other insurance policies where you pay a premium and you get coverage for workers comp; you pay an initial premium, and then when the coverage period is over, you submit your actual payroll hours which gives you an adjusted premium.

When we did this processing of auditing and submitting the numbers last year, the Hartford Insurance Company charged us an additional \$4,700.

He spoke with Bill Budds the Insurance Broker and discovered the way that the Treasurer and Secretary positions are submitted to the insurance company, they look like full time positions.

To correct this the two positions were excluded, and the \$4,700 admission premium was removed.

This year under the current policy, the Secretary and Treasurer positions are not covered under the current workers comp policy and he would like to know if they would like them covered like they have historically been.

Note Mr. Cellino said these are administrative part-time jobs done primarily from their homes and these individuals aren't out in the field like the Association Manager is; are these individuals required to be covered?

Note Mr. Meggers asked Mr. Capozza what his thoughts are and he replied that he's only looking at what has been done historically.

Note Ms. Hayes said Liability insurance would cover any accident they might occur at the Clubhouse and asked what Mr. Budds is recommending.

Note Mr. Cellino briefly discussed last year's premiums.

Note Ms. Hayes asked if Mr. Budds could get these positions accurately represented to reflect that they're fully remote positions and part-time clerical.

Task ☐ Mr. Capozza said he will consult with Mr. Budds again and come back with the info so the Board can make a decision.

due 02/24/22

4-6. Capital Investment Planning

Note Ms. Bonelli said Ms. Hayes brought up this item which is something the Board has discussed in the past and Mr. Cellino noted this item needs to be more fully explored and revisited.

Note Mr. Cellino said they need to determine a safe conservative approach such as a CD.

Task ☐ Mr. Capozza observed that since they're a quasi-municipality they need to determine if there are investment limitations.

due 02/24/22

Note The Board briefly discussed how this item merits investigation.

Note Ms. Hayes discussed how it would be helpful to form a subcommittee consisting of financial savvy community members with the understanding that the approach needs to be conservative.

Note Ms. Hayes asked about sending a mass email or notice on the website seeking individuals.

Task ☐ Mr. Meggers suggested contacting Chris Gent who handles West Hartford Teachers and their funds. Mr. Meggers said he will email him to seek some advice.

Owned by Tom Meggers, BOG Member

5. Old Business

5-1. R.O.W's Surveying, Pinning and Mapping Status

Note Dr. Beauchene said he reached out to their surveyor who had a pretty destructive shoulder injury last fall. He's now healed up and should be able to finish the field work the week after next, and will produce the final mapping the week after that. Dr. Beauchene said there will be a third sheet for the remainder of the streets that he still has to set corners on and thanked everyone for their patience.

Note Mr. Cellino asked if they could get the information as soon as his work is complete in case they have any questions. Dr. Beauchene replied that he will send them his report as soon as it's filed and they can respond with any questions they have, which he will forward to the surveyor.

6. Further Public Comments

Note There were none.

7. Adjournment

Decision MOTION (7)

Mr. Meggers moved to adjourn the Black Point Beach Club Association Board of Governors January 27th, 2022 meeting at 7:56 p.m.

Mr. Cherry seconded the motion.

Motion carried, 7-0-0.

Respectfully Submitted,
Brooke Stevens, Recording Secretary

8.

Task Summary

New Tasks

Task ☐ Ms. Bonelli asked that Mr. Moffett contact Jamco to devise potential plans for discussion but not to execute any work at this time.

Task ☐ Mr. Meggers asked that the moving of the sand be put on the next meeting agenda.

due 02/24/22

Task ☐ Mr. Moffett and Mr. Fountain said they will examine the hole at the bottom of the stairs at the Bellaire right-of-way, to ascertain how to proceed.

Owned by *Will Fountain, BOG Member* due 02/24/22

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