

**Filing of the Black Point Beach Club Association Board of Governors
January 27th, 2022 Meeting Motions and Deferred items Summary.**

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.

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.

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.

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

MOTION (3)

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

Dr. Beauchene seconded the motion.

Motion carried, 7-0-0.

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

due 02/24/22

FILED

Feb 3, 20 22 AT 10:55 AM/PM
Brooke L. Thomas ATC
EAST LYME TOWN CLERK

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

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.

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.

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.

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

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

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

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: 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, Al Capozza, Treasurer, Ruth Ames, Tax Collector, Brooke Stevens, Recording Secretary

Location: Via Zoom

DISCUSSION

1. CALL MEETING TO ORDER & ATTENDANCE

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.

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

2. PUBLIC COMMENTS

There were no Public Comments.

3. REPORTS

3-1. Tax Collector

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.

3-2. Treasurer

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.

3-3. Association Manager

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

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.

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.

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.

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.

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.

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.

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.

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

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.

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.

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.

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.

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.

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.

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.

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

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.

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. - 02/24/22

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.

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. Will Fountain, BOG Member - 02/24/22

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

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 this 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.

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

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

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.

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

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

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.

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.

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.

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.

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?

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

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

Mr. Cellino briefly discussed last year's premiums.

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. - 02/24/22

4-6. Capital Investment Planning

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.

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. - 02/24/22

The Board briefly discussed how this item merits investigation.

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.

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. Tom Meggers, BOG Member.

5. OLD BUSINESS

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

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.

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

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

BLACK POINT BEACH CLUB ASSOCIATION
TAX COLLECTOR REPORT
1/22/2022

	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	\$245,181.46	\$2,392.11	Represents 571 paid in full, 3 partial payments, 6 unpaid of the total 580 properties

NOTE: Delinquent statements were sent to outstanding accounts with due date of 1/31/2022.

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Total Operations		\$59,350	\$35,119	-\$24,231	\$59,350	59%
Other Expenses						
Black Pointer		\$3,760	\$3,670	-\$90	\$3,670	98%
Capital Expenditures - Current Yr.		\$10,000	\$22,494	\$12,494	\$22,973	225%
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	\$3,123	\$623	\$3,123	125%
Miscellaneous		\$2,135	\$897	-\$1,238	\$2,135	42%
Website		\$800	\$227	-\$573	\$800	28%
ZB/ZBA		\$1,800	\$1,595	-\$205	\$1,800	89%
LT Shoreline Capital Projects Fund		\$33,300	\$0	-\$33,300	\$33,300	0%
Total Other Expenses		\$84,827	\$37,534	-\$47,293	\$98,329	44%
Personnel Services						
Beach Patrol		\$8,500	\$5,121	-\$3,379	\$5,121	60%
Medicare		\$1,200	\$841	-\$359	\$1,200	70%
Recreation Personnel		\$20,812	\$18,370	-\$2,442	\$18,370	88%
Unemployment Comp.		\$500	\$0	-\$500	\$500	0%
Association Manager		\$22,000	\$14,333	-\$7,667	\$23,500	65%
Secretary		\$7,500	\$4,975	-\$2,525	\$8,100	66%
Treasurer		\$7,500	\$4,375	-\$3,125	\$7,500	58%
Tax Collector		\$8,500	\$0	-\$8,500	\$8,500	0%
Zoning Officer		\$14,000	\$8,167	-\$5,833	\$14,000	58%
Total Personnel Services		\$90,512	\$56,182	-\$34,330	\$86,791	62%
LT Shoreline Capital Projects Fund-						
Expenditures		\$25,000	\$0		\$25,000	
TOTAL EXPENSES		\$339,452	\$175,224	-\$139,228	\$349,126	52%
NET INCOME		\$0	\$110,441	\$110,441	-\$5,595	
Bank Balances- statements dated as of :			12/31/2021			
Checking and Sweep Acct			\$199,680			
LT Capital Savings Acct			\$113,024			
		Total	\$312,703			

					FY2021-22				
Black Point Beach Club Association					mil rate 1.73				
Financial Report-Budget Vs Actual-2021-22					Grand List \$		\$143,106,110		
YTD Actual to 12/31/21									
		July 1 2021- June 30 2022	YTD Actual to 12/31/2021	Variance from budget	Estimated Year End 6/30/2022	Act % vs Budget @12/31/21			
		BUDGET							
INCOME									
Fees and Donations									
Zoning Applications		\$10,000	\$7,560	-\$2,440	\$10,000	76%			
Rec Program		\$26,612	\$30,091	\$3,479	\$30,091	113%			
Total Fees and Donations		\$36,612	\$37,651	\$1,039	\$40,091	103%			
Grand List Taxes									
Current Year Taxes		\$248,040	\$245,169	-\$2,871	\$248,040	99%			
Liens & Interest		\$500	\$373	-\$127	\$500	75%			
Prior Year Taxes		\$500	\$7	-\$493	\$500	1%			
Total Grand List Taxes		\$249,040	\$245,549	-\$3,491	\$249,040	99%			
Other Income									
Club Use Fee		\$900	\$1,500	\$600	\$1,500	167%			
Fund Surplus		\$25,000	\$0	-\$25,000	\$25,000	0%			
Investment		\$1,000	\$297	-\$703	\$1,000	30%			
Miscellaneous		\$100	\$5	-\$95	\$100	5%			
ZBA Permits		\$1,800	\$450	-\$1,350	\$1,800	25%			
Total Other Income		\$28,800	\$2,252	-\$26,548	\$29,400	8%			
LT Shoreline Capital Projects Fund-									
Transfer IN		\$25,000	\$0		\$25,000				
TOTAL INCOME		\$339,452	\$285,452	-\$29,000	\$343,531	84%			
EXPENSES									
Contractual Services									
Audit Fee		\$3,500	\$3,500	\$0	\$3,500	100%			
Grass Cutting		\$3,600	\$3,600	\$0	\$3,600	100%			
Computer Services		612	\$452	-\$160	\$612				
Insurance		\$23,251	\$17,464	-\$5,787	\$23,251	75%			
Legal Fees		\$10,000	\$4,475	-\$5,525	\$10,000	45%			
Payroll Services		\$2,000	\$1,309	-\$691	\$2,000	65%			
Security Patrol		\$5,000	\$5,651	\$651	\$5,651	113%			
Recreation Program		\$5,800	\$5,042	-\$758	\$5,042	87%			
Master Plan		\$26,000	\$0	-\$26,000	\$26,000	0%			
Total Contractual Services		\$79,763	\$41,493	-\$38,270	\$79,656	52%			
Operations									
Clubhouse		\$3,500	\$3,123	-\$377	\$3,500	89%			
Grounds Maintenance		\$4,000	\$1,235	-\$2,765	\$4,000	31%			
Liens		\$100	\$10	-\$90	\$100	10%			
Playground		\$2,000	\$61	-\$1,940	\$2,000	3%			
Supplies		\$2,250	\$435	-\$1,815	\$2,250	19%			
Tennis Courts		\$5,500	\$2,289	-\$3,211	\$5,500	42%			
Utilities		\$6,000	\$3,699	-\$2,301	\$6,000	62%			
Waterfront Maintenance		\$36,000	\$22,429	-\$13,571	\$36,000	62%			

aac

2/3/2022

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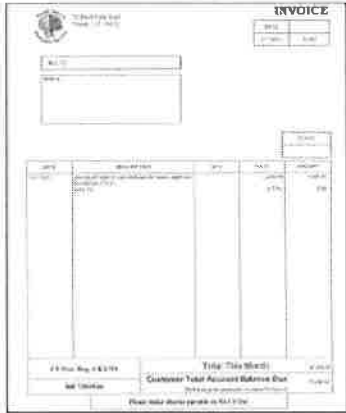
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Total Operations			\$59,350		\$33,282		-\$26,068		\$59,350		56%
Other Expenses											
Black Pointer			\$3,760		\$3,670		-\$90		\$3,670		98%
Capital Expenditures - Current Yr.			\$10,000		\$16,537		\$6,537		\$23,073		165%
Contingency Fund			\$25,000		\$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		\$3,122		\$622		\$3,122		125%
Miscellaneous			\$2,135		\$895		-\$1,240		\$2,135		42%
Website			\$800		\$227		-\$573		\$800		28%
ZB/ZBA			\$1,800		\$1,595		-\$205		\$1,800		89%
LT Shoreline Capital Projects Fund			\$33,300		\$0		-\$33,300		\$33,300		0%
Total Other Expenses			\$84,827		\$31,575		-\$53,252		\$98,428		37%
Personnel Services											
Beach Patrol			\$8,500		\$5,121		-\$3,379		\$5,121		60%
Medicare			\$1,200		\$780		-\$420		\$1,200		65%
Recreation Personnel			\$20,812		\$18,370		-\$2,442		\$18,370		88%
Unemployment Comp.			\$500		\$0		-\$500		\$500		0%
Association Manager			\$22,000		\$12,500		-\$9,500		\$23,500		57%
Secretary			\$7,500		\$4,350		-\$3,150		\$8,100		58%
Treasurer			\$7,500		\$3,750		-\$3,750		\$7,500		50%
Tax Collector			\$8,500		\$0		-\$8,500		\$8,500		0%
Zoning Officer			\$14,000		\$7,000		-\$7,000		\$14,000		50%
Total Personnel Services			\$90,512		\$51,871		-\$38,641		\$86,791		57%
LT Shoreline Capital Projects Fund-											
Expenditures			\$25,000		\$0				\$25,000		
TOTAL EXPENSES			\$339,452		\$158,220		-\$156,232		\$349,225		47%
NET INCOME			\$0		\$127,232		\$127,232		-\$5,694		
Bank Balances- statements dated as of :					11/30/2021						
Checking and Sweep Acct					\$219,181						
LT Capital Savings Acct					\$113,000						
Total					\$332,181						

December 2021 Association Manager's Report

Just about every morning, during the off-season, I check the Clubhouse grounds and Association properties during my daily walk. I'm always looking for anything amiss or for any irregularities. I pick up plastics, empties, butts, golf balls, discarded paper, 🤮, anything to keep our beaches clean.

I pick up mail every day and distribute it accordingly.



Niantic Lawn & Caretaker Service completed 2021 mowing services of our Clubhouse and ROW's every Tuesday and did a great job.

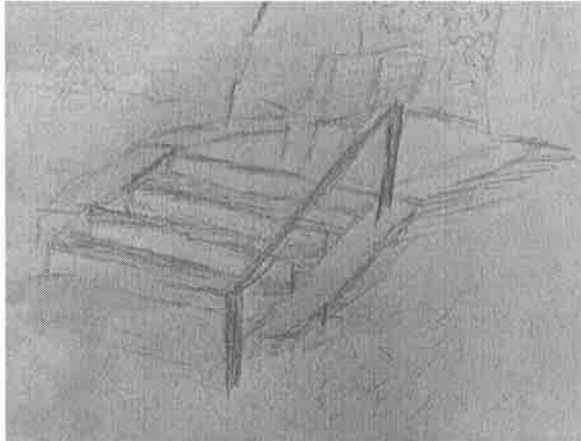
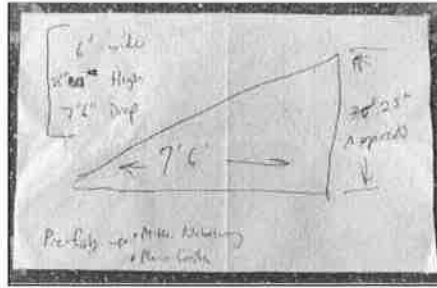


I put out garbage barrels on Sunday nights and return them on Monday mornings, as necessary.

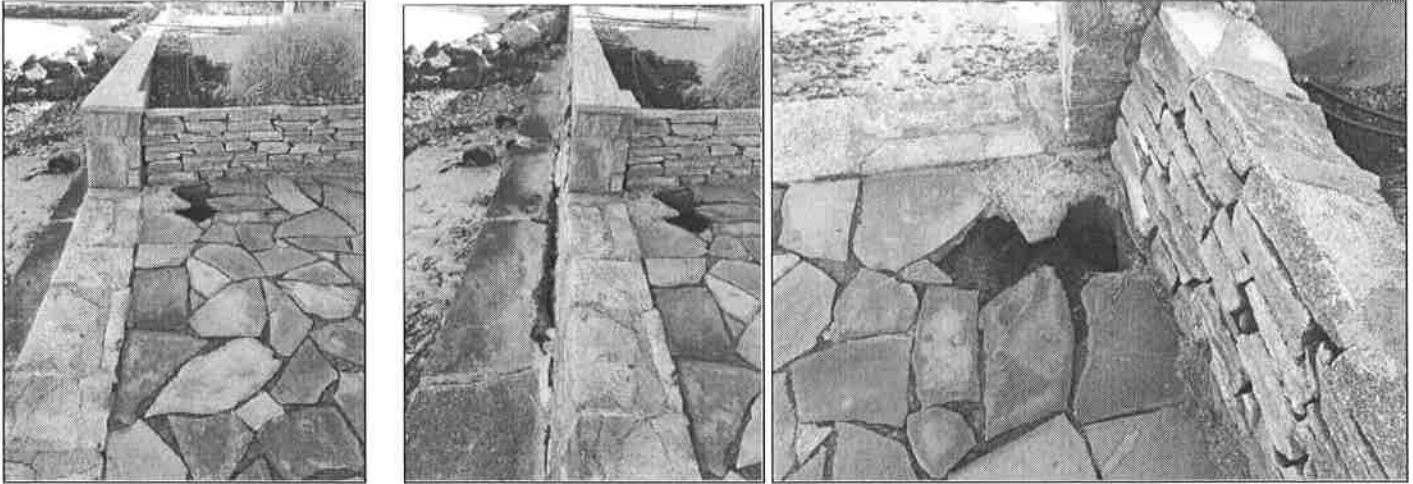
Write up monthly reports.

Set up/take down Clubhouse tables/chairs & Zoom for special BOG and FOI meeting.

Waiting on product lighting from Jamco for relamping basketball court with high efficiency *LED* lighting at = \$760 (Approved) and benches for Hard courts. (COMPLETED 12/30/21).



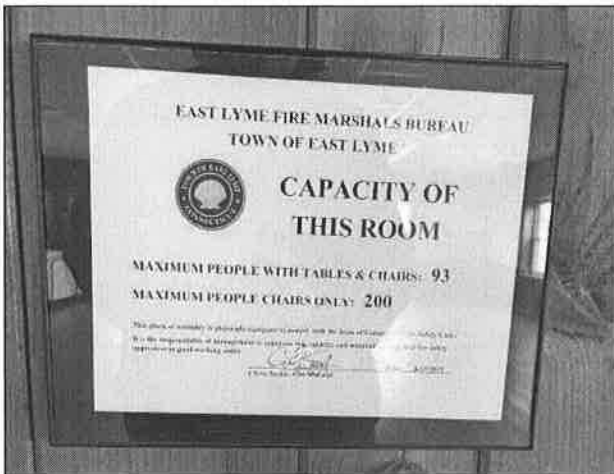
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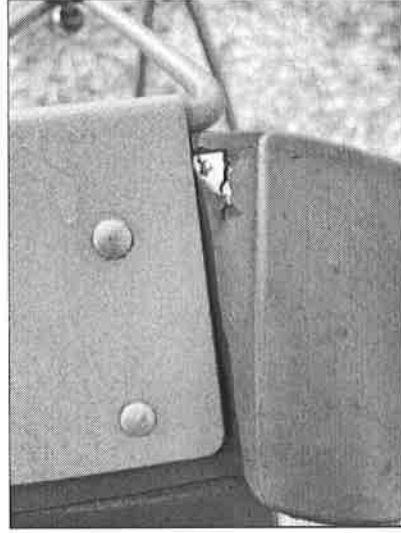
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I put out garbage barrels on Sunday night and returned them the next day.



Reached out to East Lyme Fire Marshall - (860-739-2420) to update certifications for Clubhouse.





Eastern Jungle Gym Heavy-Duty High Back Full Bucket Toddler Swing Seat with Coated Swing Chains Fully Assembled, Green

Visit the Eastern Jungle Gym Store
\$49.99 (Suggested Retail Price)
\$39.99 (Current Price)
on Play & Safety Seats by Easton

Price: \$56.12 & FREE delivery

Save up to 20% with the coupon. Sign up for free Amazon Business to get more.

Available at a lower price from other sellers that may not offer free Prime shipping.

Size: Full Bucket

Brand: Eastern Jungle Gym

Color: Green

Material: Polyethylene, Elastic

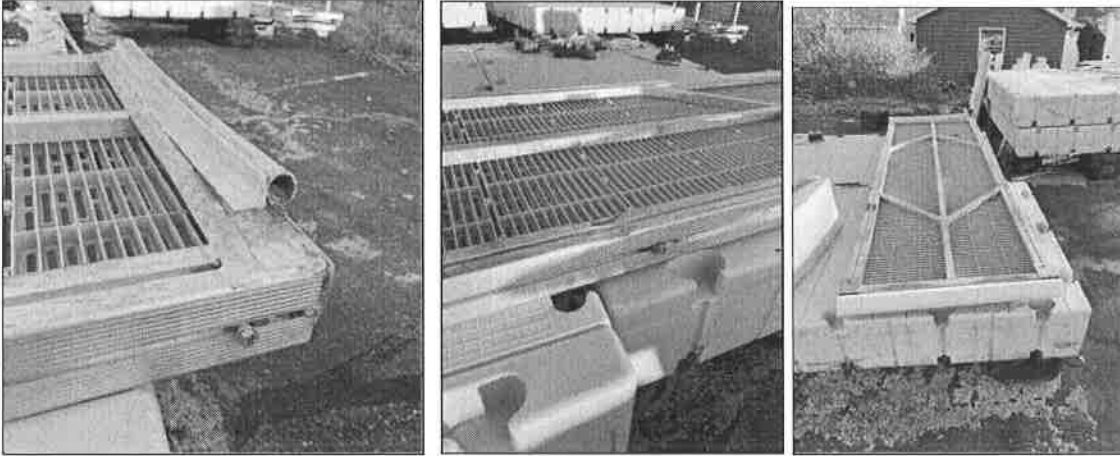
Item Weight & Package Dimensions: 10 x 13 x 12 inches

Item: L1W1H1

Need to replace one of the infant swings at the playground with a suggestion.



Replaced infant seat at Clubhouse and raised other infant seat - per Wreckin' Crew.



Spoke to Dennis Pangelinan, Hillery Company, Groton, regarding custom metal fabrication to repair gangway. We will meet after Thanksgiving, as he's on vacation. Worked with them and transported it to their shop.

Per Janet and Al ok to release the \$\$ for the mats, as approved by BOG, placed order for mobi-mats and cart.

Meeting with Tim to coordinate the piling at Sea View Boat launch. That needs to be completed and we'll need to install the dock - Tim said he needs the float in place to line up the piling. It's about weather and tides.

Installed the last two sheets of the PVC over the designated South Beach and Nehantic EZ-floats - Continued with repairs to docks using existing pvc as the template and finished the job up.

Reported to EL Public Works regarding STOP sign down at Saltaire/East Shore Dr.

Niantic Plumbing turned off the water at the clay courts.



Worked with Skip and Jim Mastria to secure the PVC sheets to the docks as we prepare for next season.



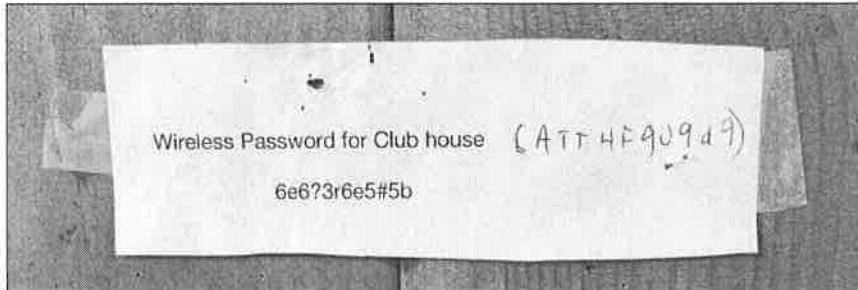
At Whitecap ROW, I shoveled the washed up shells to the back of the rocks to fill it in as it looks better.

Purchased screws for work on docks.



Purchased the remaining two (2) benches for the hard courts.

11/29/2021 - Spoke to Tim Londregan re installing piling at Sea View boat dock - As Londregan wanted, we'll have the dock set up on extremely short notice for and then return all equipment back to Whitecap Lot on the same day.



New wireless Password for Clubhouse wifi is now **"BPclubhouse"**



Wreckin Crew at work



Possible Paddleboard rack example



Before



After

Chuck Casey replaced rock that fell out of the face at the Belliare ROW.



Invoice from Casey for replacing stone.

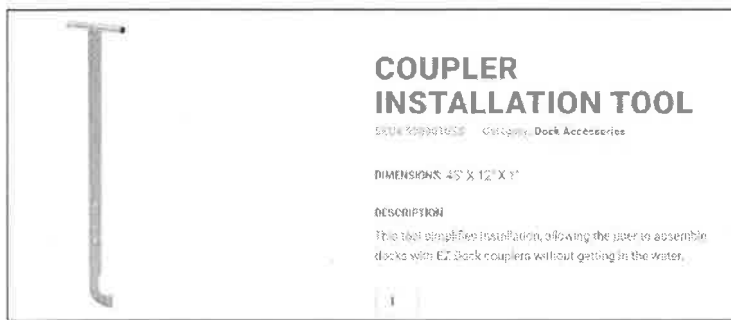
The following are potential hazard areas at Sea View that need to be addressed soon per consult with Will.



This is a Sea Breeze/Sea View walkway.
Form, fill concrete and level/square off.



At Sea View Boat beach.
Cut, remove slab and replace with sloped concrete.



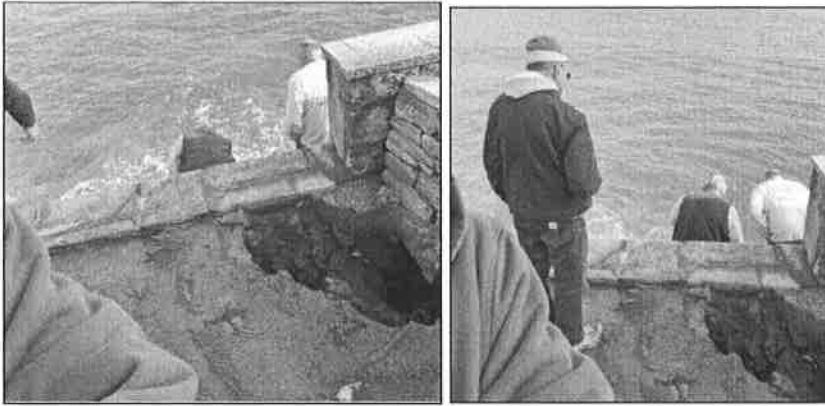
Purchased this tool (\$85). Located in garage.



Wreckin' Crew in Action moving the docks to Sea View in preparation for piling install.



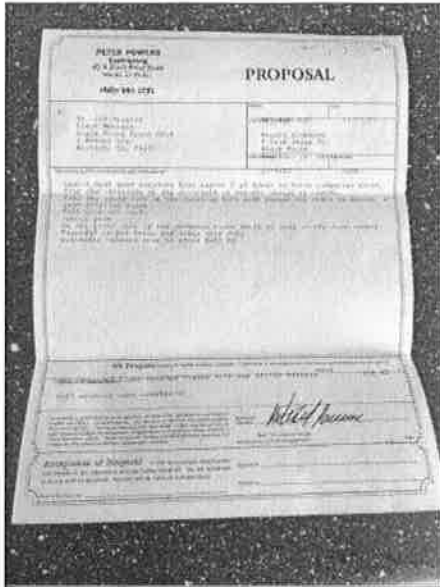
Tick spraying at Clubhouse playground.



Interviewed contractor, Pete Powers, to fill hole at Bellaire ROW.



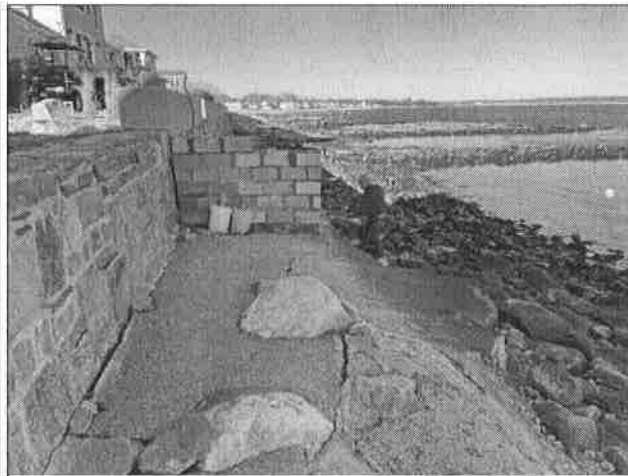
Reset thermostat to off. Water is off. Clubhouse is closed but "Jas. J. Smith Room" has heat available.



Proposal by Pete Powers to repair the Bellaire ROW. Accepted and informed him to proceed -12/14/21.



Winterized the clay tennis courts' sprinkler system.



The homeowner at Bellaire ROW continues to illegally build a wall on the scour wall.



Wreckin' Crew assisted in transporting gangway to repair shop.

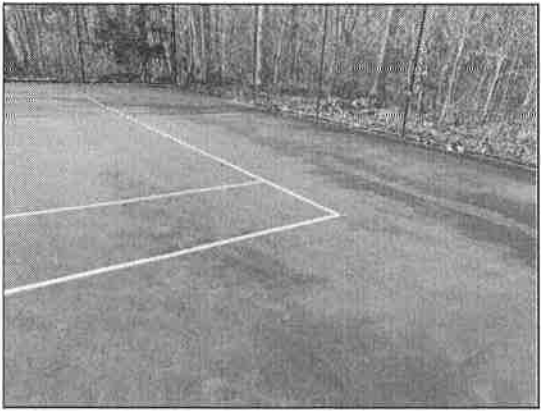


Repaired chair tips - $\frac{7}{8}$ " to a few of the chairs in the Clubhouse.

Submit estimate for consideration to convert Clubhouse fluorescent bulbs to LED's.

Jamco relamped Basketball court lights.

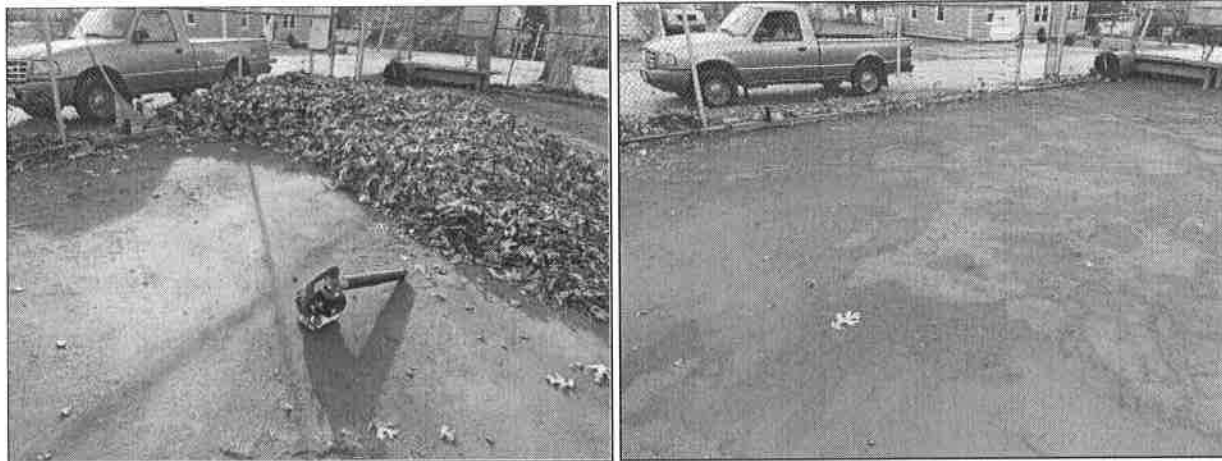
Call out to the Wreckin' Crew for their help with removing leaves from the tennis court facilities. Huge THANK YOU to Steve, Jimmy and Mike.



Moving leaves at the Clubhouse.



Moving different leaves at the Clay courts.



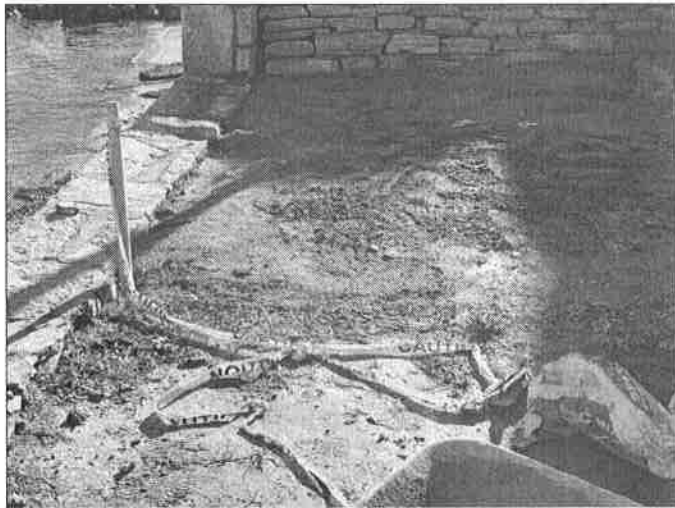
Thanks again to the Wreckin' Crew for their help - Jimmy Allen, Steve Beauchene and Mike Johnson!



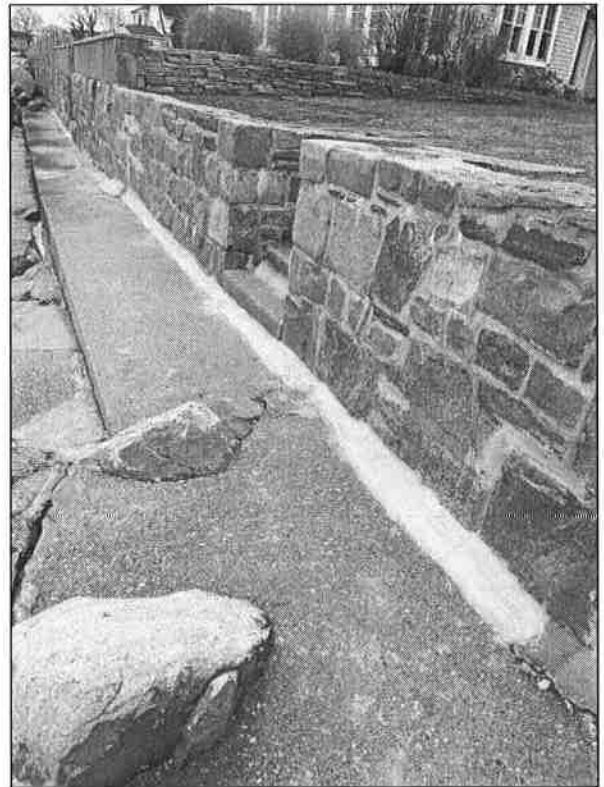
Started clean up Whitecap Lot.



Pete Powers started filling the hole at Bellaire ROW.



Pete Powers completed filling sinkhole at Bellaire ROW.



Pete Powers completed. Recent pictures 1/3/2022.

November 2021 Association Manager's Report

Just about every morning during the offseason, I check the Clubhouse grounds and Association properties during a daily walk looking for anything amiss or any irregularities. I pick up plastics, empties, butts, golf balls, discarded paper, 🐞, and just about anything 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.

I pick up mail every day and distribute it accordingly.



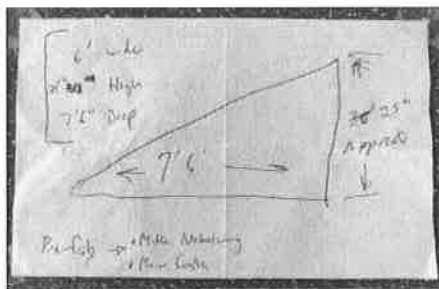
I put out garbage barrels on Sunday nights and return them on Monday mornings, as necessary.

Write up monthly reports.

Set up/take down Clubhouse tables/chairs & Zoom for special BOG and FOI meeting.

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

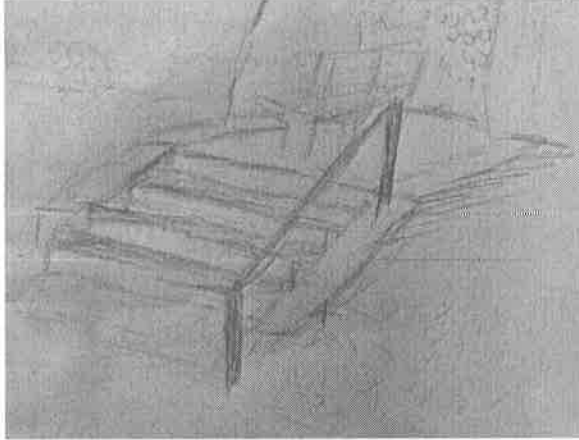
Waiting on product lighting from Jamco for relamping basketball court with high efficiency *LED* lighting at = \$760 (Approved) and benches for Hard courts.



Bid submitted by Mike Nebelung/Phil Harrison (Classic Concrete) as low bid - \$2,700. Railing will be made part of the project, but we will buy the product. Consulted with Will and thought it best to wait for project completion and then install railing.

Coordinated Clubhouse rental during the month of October and Involved the coordination of cleaning and securing proper paperwork. Coordinated use of Clubhouse for Men's Club and meetings in November. Contacted Niantic Plumbing to turn off water on Nov 23rd - Completed!

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



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

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.

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

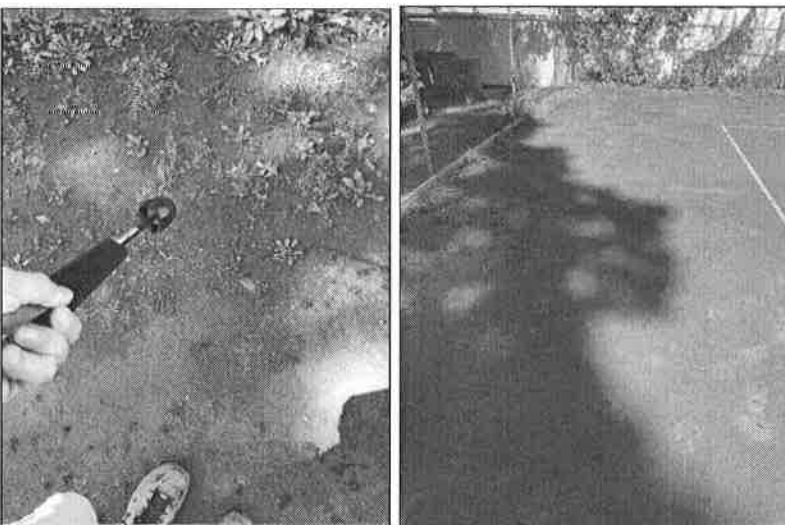
Power-washed Swim Buoys and prepare for repairs and painting.



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.



The homeowner at the Bellaire ROW built an illegal wall.



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



Opened and assisted with Men's Club soup event, cleaned/mopped next day.



Opened and assisted with the Men's Club Veterans Day event, cleaned/mopped next day.

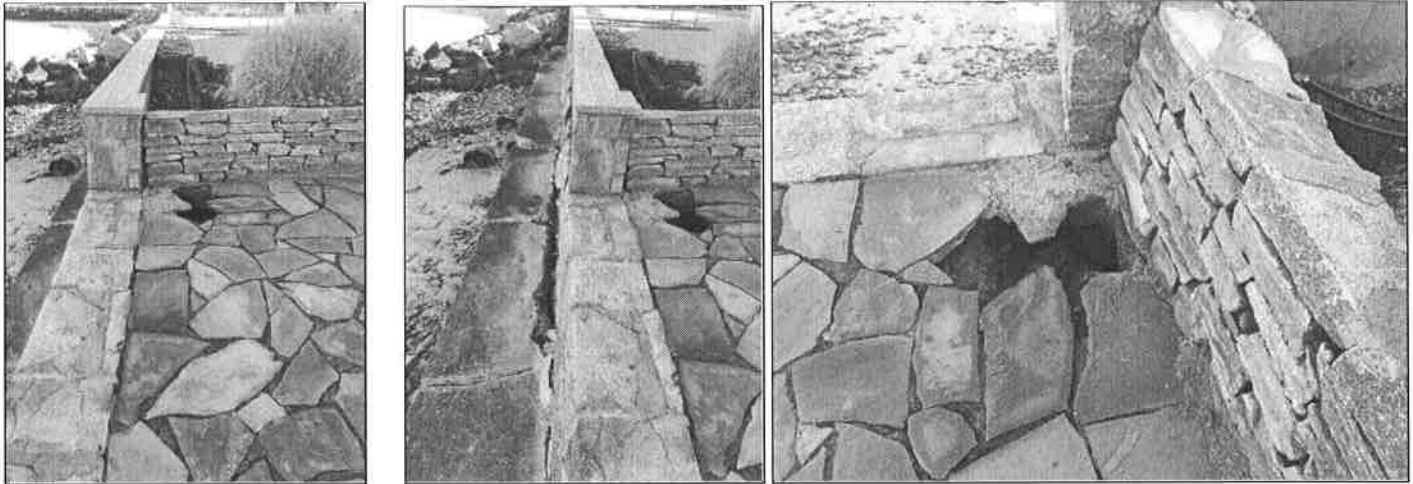
I was compelled to participate in a deposition regarding the Bellaire ROW. Drove to The Hamden office of the Attorney. It was a three (3) hour deposition and then returned home.



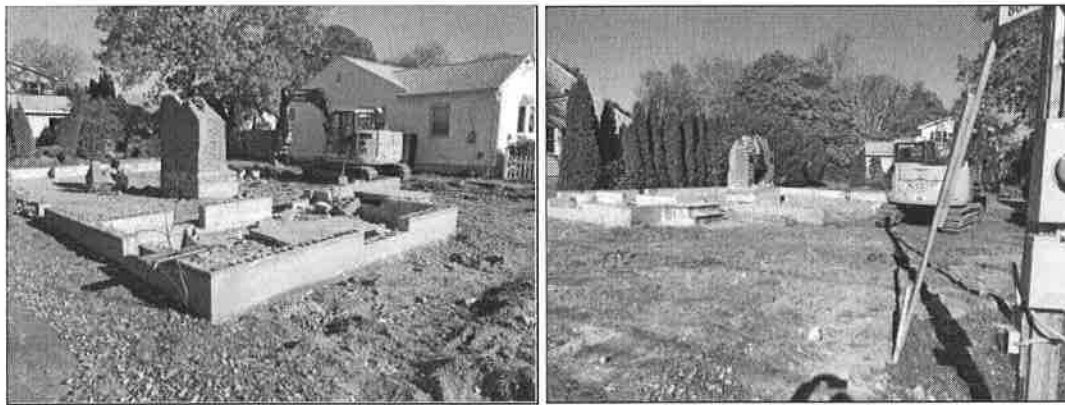
Closed the clay tennis courts for the season and put away lines, nets, and equipment.



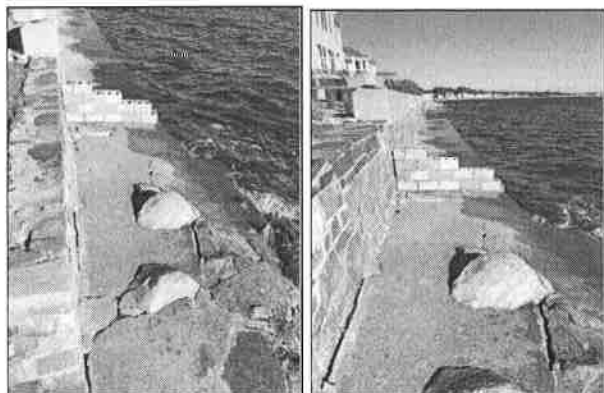
Cleaned up after the unexpected October 27th Nor'Easter. Thanks to the Wreckin' Crew for securing lines to kayak racks. Nebelung moved them up to WhiteCap Parking Lot the next morning.



The above sinkhole was recently discovered following the Nor'Easter. I have placed yellow tape around it and met with BOG Will and John C regarding next steps. Decided to fill with concrete leftover from the South Beach stairs project.



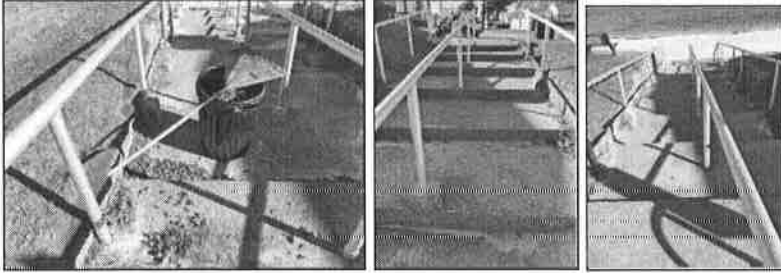
Received complaint from Barbara Johnson regarding health effects related to demolishing house next to her. Forwarded complaint to the internet.



New wall at the bottom of Bellaire ROW - a hazard and should not be allowed.

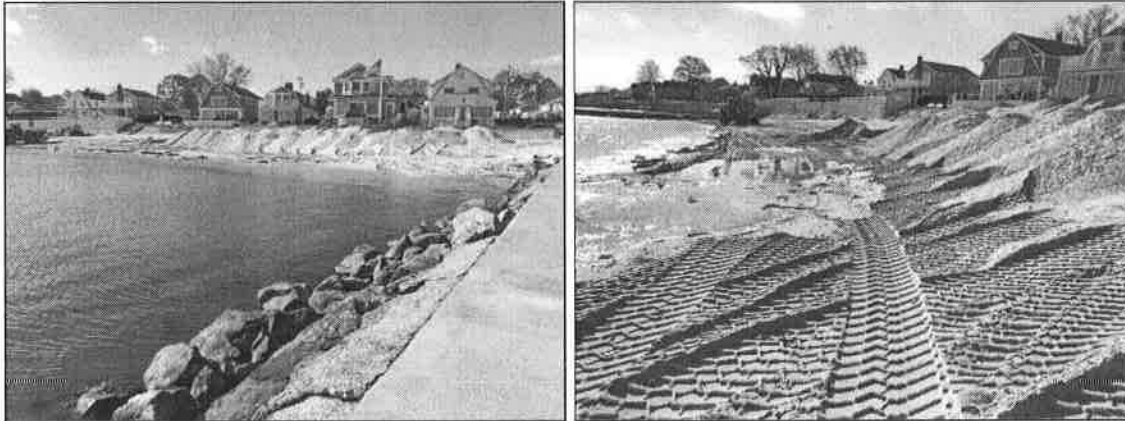


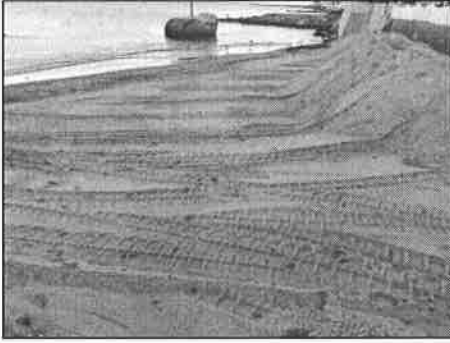
Moved the kayak racks to Whitecap Parking lot.



Cleaned stairs at Cahill Way.

Nebelung pushed sand up to protect beach for winter.





November 10th - Mike Neebelung and his Team pushed sand up at the Main, Sea Breeze and South Beach beachheads.



Cleaned up area from debris at the Sea View Boat Launch beach.

EVERSOURCE

Account Number: **5199 100 3077**
 Customer ID: **00000000000000000000**
 Statement Date: **10/21/21**
 Service Provided to: **BLACK POINT READY OILS LLC/SCS**

Site Name: **MITCHELL DR** Address: **2100 E 10TH ST**
 State: **ND** Zip: **58503**
 Company Name: **EVERSOURCE** Phone: **701-231-0173**
 Your Read Rate for the month: **Rate for 10/21**

Block Number	Original Read	Previous Read	Current Read	Reading Type
0000000001	2	2	0	Actual

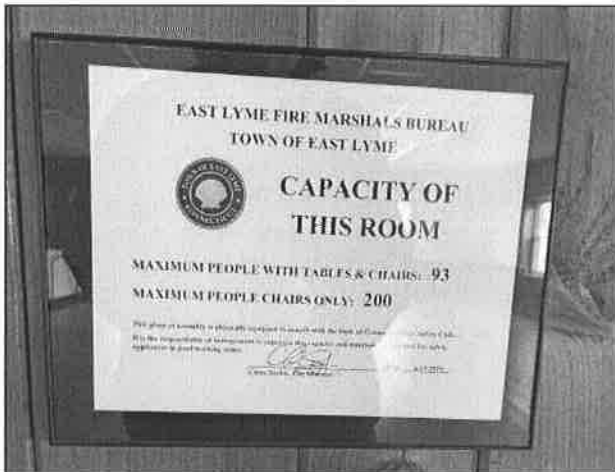
Usage						
Oct	Nov	Dec	Jan	Feb	Mar	Apr
0	0	0	0	0	0	0
0	0	0	0	0	0	0

Contact Information:
 Energyway, 300 24th Street
 450 Westinghouse Bldg
 Bismarck, ND 58501-3000
 P.O. Box 5500 701-231-0173
 1000 1st Avenue 701-231-0173

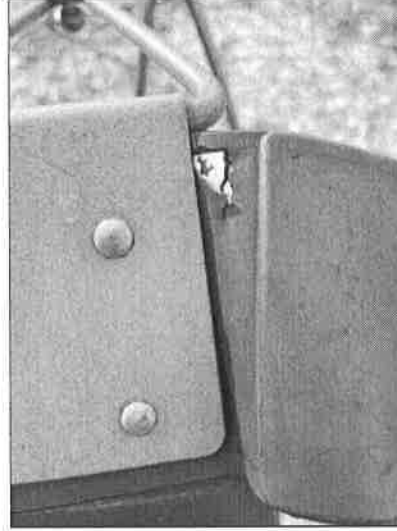
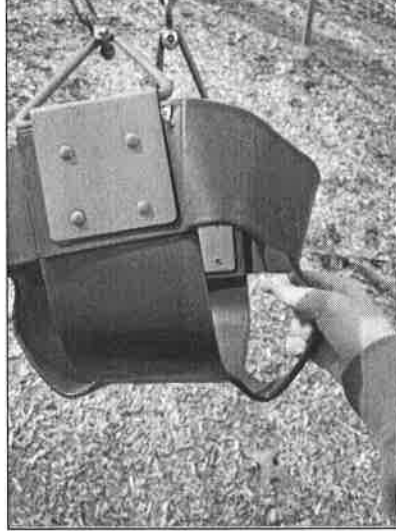


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I put out garbage barrels on Sunday night and returned them the next day.



Reached out to East Lyme Fire Marshall - (860-739-2420) to update certifications for Clubhouse.





Swingset High Back, Full Bucket Toddler and Baby Green Swing with Fully Assembled Vinyl Coated Chain

brand **Swingset**

★★★★☆ [12 Reviews](#)

Reg Price: ~~\$86.00~~ Save 10%

Sale \$78.29

Sale ends in: 2 day 13 hr

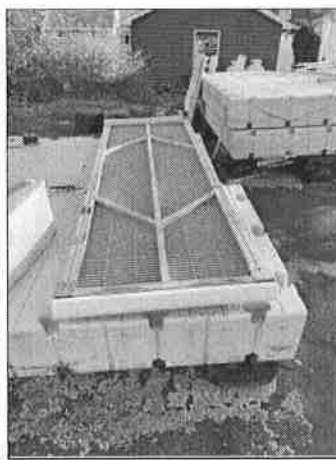
 High Satisfaction Item

Type (1): Swing Seats

Swing Seats

Age (1): Toddler

Need to replace one of the infant swings at the playground with a suggestion.

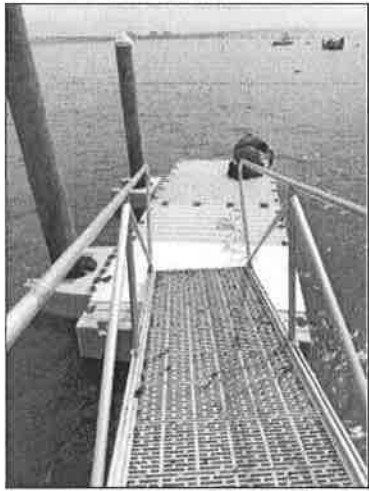


Spoke to Dennis Pangelinan, Hillery Company, Groton, regarding custom metal fabrication to repair gangway. We will meet after Thanksgiving, as he's on vacation.



Niantic Plumbing turned off the water at the clay courts.

Working with Dennis to repair gangway - we might have to transport it to their shop. I talked to Janet and Al will let me know in the next week or so to release the \$\$ for the mats and replacement piling, as they were approved by BOG.



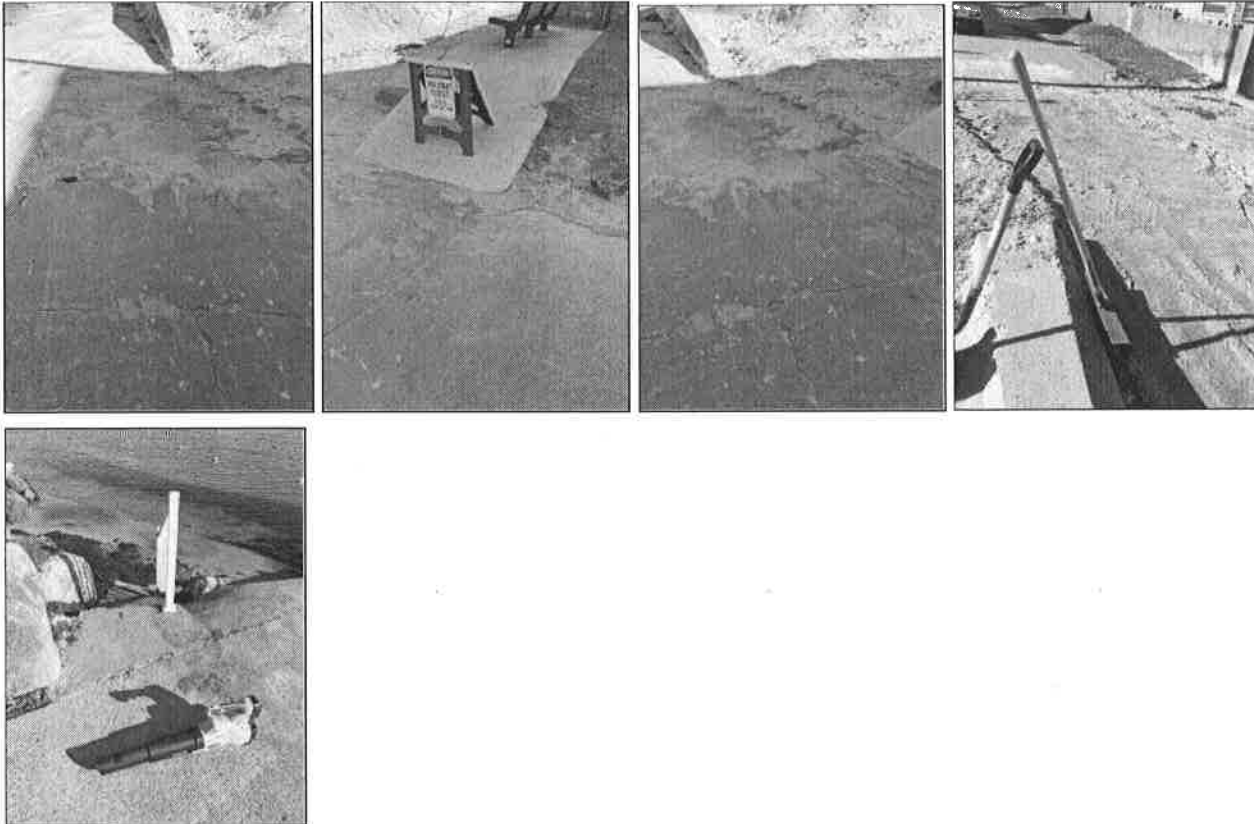
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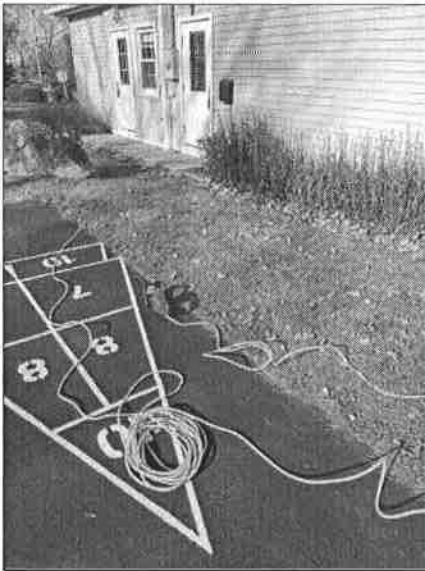
Reached out to the band, *Mass Confusion*, to book for our Beach Bash 2022. We are looking for a Saturday Night, 6pm to 10pm, in late July or early August 2022. They are asking for \$1,500 - splitting 3 ways.



Cleaned sand and seaweed off of piers so people can walk freely.



Trimmed/cleaned up bushes at Clubhouse.



Trimmed/cleaned up bushes at Clubhouse.



Worked with Skip & Jim Mastria to secure the PVC sheets to the docks as we prepare for next season.



I shovelled seashells by the seashore that were washed up shells to the back of the rocks to fill it in.



Wreckin' Crew in action.



Cleaned leaves off of hard courts for Pickleballers, but they didn't play.



Purchased screws for work on docks.



BELSON O M T G D S X		527 Avenida Drive Naperville, IL 60563 www.belson.com	Tel: 630-513-1668 Phone: 1-800-917-5455 Fax: 630-513-1671	INVOICE # WQ 298984
Bill To		Ship To		
Company: Black Point Beach Club Facilities Name: Jim Maffei Address 1: 811 Blue Villa Address 2: City: Naples State: FL Zip Code: 34109 Country: US Phone: 813-460-7541 Fax: Email: jlmaffei@jpmc.com		Company: Black Point Beach Club Address: Jim Maffei Address 1: 811 Blue Villa Address 2: City: Naples State: FL Zip Code: 34109 Country: US Phone: 813-460-7541 Fax: Email: jlmaffei@jpmc.com		
Model #	Description	Qty	Unit Price	Unit Total
B1188P-EA	8" Park Style Backless Bench, Portable Extruded Metal - Advantage Coating Orange Seat Black Frame	71	\$296.00	\$21,012.00
Subtotal		142		\$21,012.00
			<input type="checkbox"/> DISCOUNT Tax	\$0.00
			Shipping	\$690.43
			Grand Total	\$21,692.43

Cleaned off the pier/walkway at Sea Breeze. Purchased the remaining benches for the hard courts.



Wreckin' Crew in action.

Tick application at Clubhouse grounds.



Changed the password for the Clubhouse to a simpler "BPclubhouse"

January 2022 Association Managers Report

Q: Reached out to the band, Mass Confusion, to potentially hire them as the talent for our Beach Bash 2022 next summer at the Clubhouse. The Band is requesting \$1,500 plus tip (\$150) - (Costs are split 3 ways) - requesting ok to hire.

Q: A few of the lights/ballasts in the Clubhouse have failed and need to be repaired. Since the electricians have to repair a few of the lights anyways, I think it's an opportune time for consideration to convert all the Clubhouse fluorescent bulbs to LED's, and it can be completed for \$980, including the failed lights/ballasts. Do we pursue?

Q: The application fee for the use of the Clubhouse is currently \$300. (A "temporary" increase due to additional Covid cleaning from the regular \$250 per day). The rentals of other similar venues are considerably higher (i.e., Westbrook VFW gets \$1,200 per day) and I think we should make the rental cost of our Clubhouse at \$300 permanent.

Q: On January 16, 2022, there was a weather event that flooded area beaches. We were fortunately spared from losing power and any real damage. One issue we have is where the sand that gets pushed up at the Beaches every fall has significantly fallen back into the water. Below are pictures of Before/After the Jan 16th high surf. The "Before" pictures are from October when Mike Nebelung uses heavy equipment to push the sand up. The "After" picture is from the resulting high surf on Jan 16th. My question to the BOG is do we want to expend the funds to push the sand up back up again after the latest storm? (\$1,900).



Before



After



Before



After



FYI, the picture on the left is a recent photo after the sinkhole was filled on January 5th at the Bellaire ROW. The January 16th weather event where we experienced extremely high surf also damaged the Bellaire ROW scour wall. The picture on the right is a closeup where at the Bellaire ROW I'm referring to. As a result of that high surf, a hole on the scour wall, in front of our sea wall, has created a hazard where someone's foot could get caught if stepped in.



Proposal by Pete Powers to fill hole - est. \$970

I check the Clubhouse grounds and Association properties during a walk-thru. I look for anything amiss or any irregularities.

I pick up mail just about every day and distribute it accordingly.

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

Write up monthly reports.

~~Waiting on product lighting from Jameco for relamping basketball court with high efficiency LED lighting at = \$760 (Approved) COMPLETED.~~



Gathered bids to replace South Beach ramp with concrete-formed steps. Bid submitted by Mike Nebelung/Phil Harrison (Classic Concrete) as low bid - \$2,700. Due to circumstances, bid has been withdrawn, and interviewing a replacement contractor.



Before

After

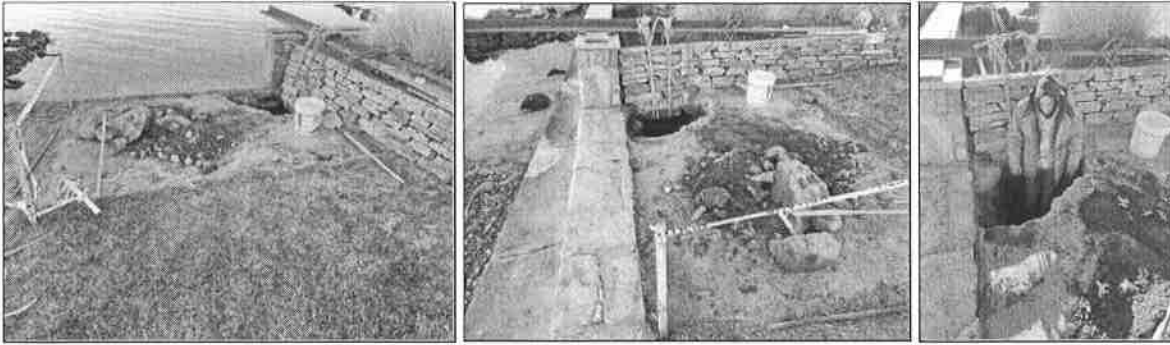
Chuck Casey replaced rock that fell out of the face at the Bellaire ROW.



Invoice from Chuck Casey for replacing stone. **COMPLETED.**

Proposal by Pete Powers to repair sinkhole at Bellaire ROW. Bid was Accepted and informed him to proceed -12/14/21.

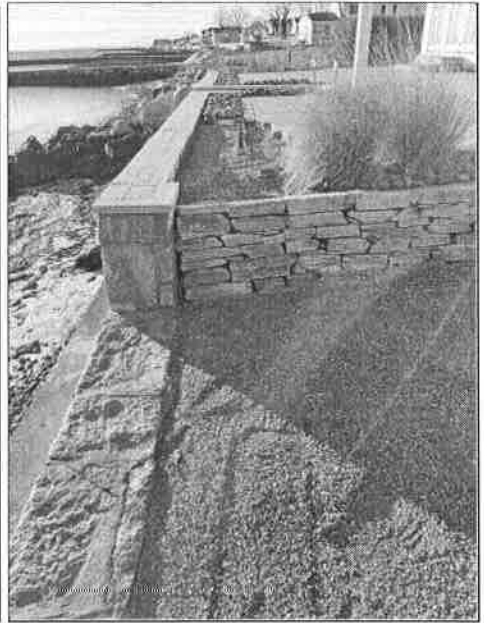




Pete Powers started filling the hole at Bellaire ROW.



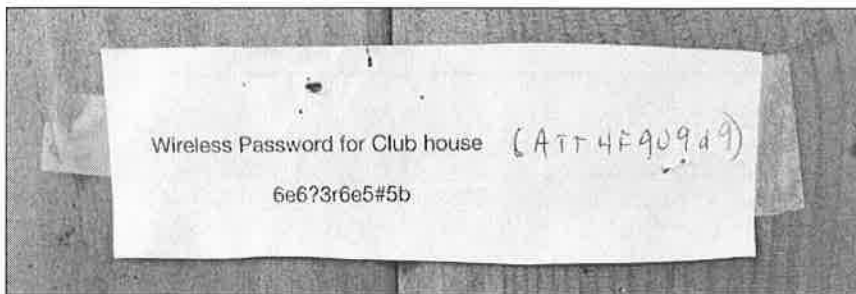
Pete Powers completed filling the sinkhole at Bellaire ROW.



Pete Powers completed the project to our satisfaction. **COMPLETED.**

Spoke to Dennis Pangelinan, Hillery Company, Groton, regarding custom metal fabrication to repair gangway. Worked with them and transported it to their shop.

Per Janet and Al ok to release the \$\$ for the Mobi-Mats, as approved by BOG, placed order for mobi-mats and cart.



New wireless Password for Clubhouse wifi is now **"BPclubhouse"**

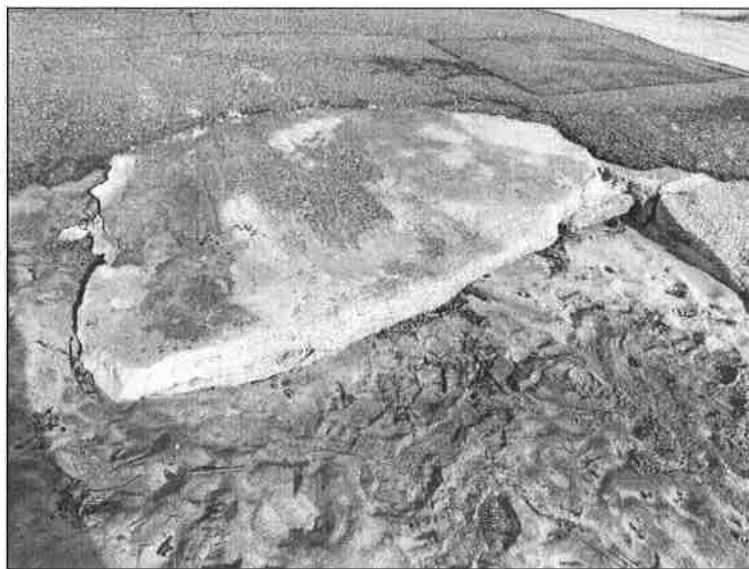


Possible Paddleboard rack example for next season.

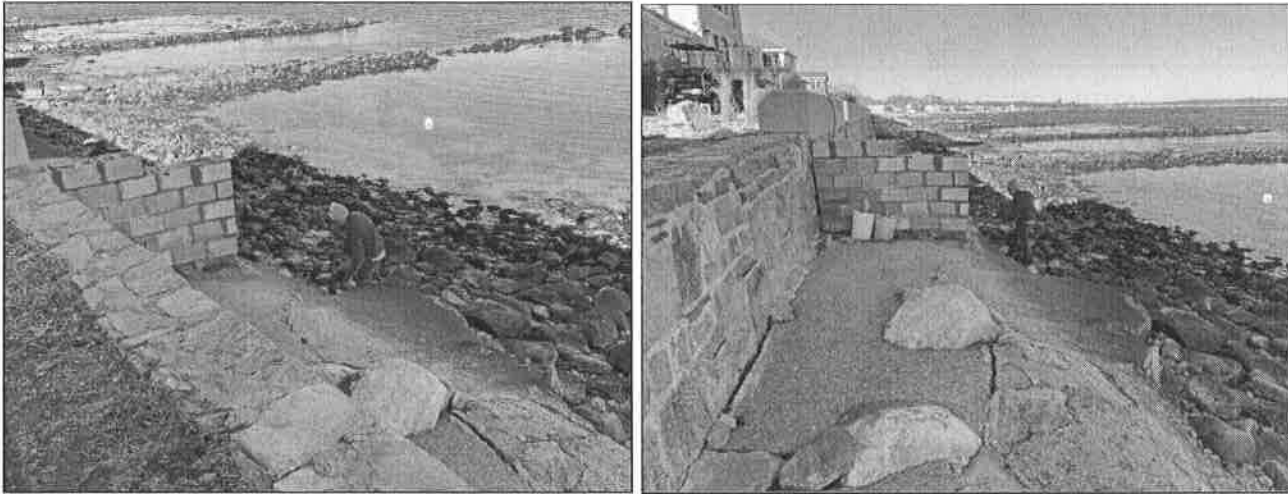
Potential hazard areas at Sea View that need to be addressed soon per consult with Will.



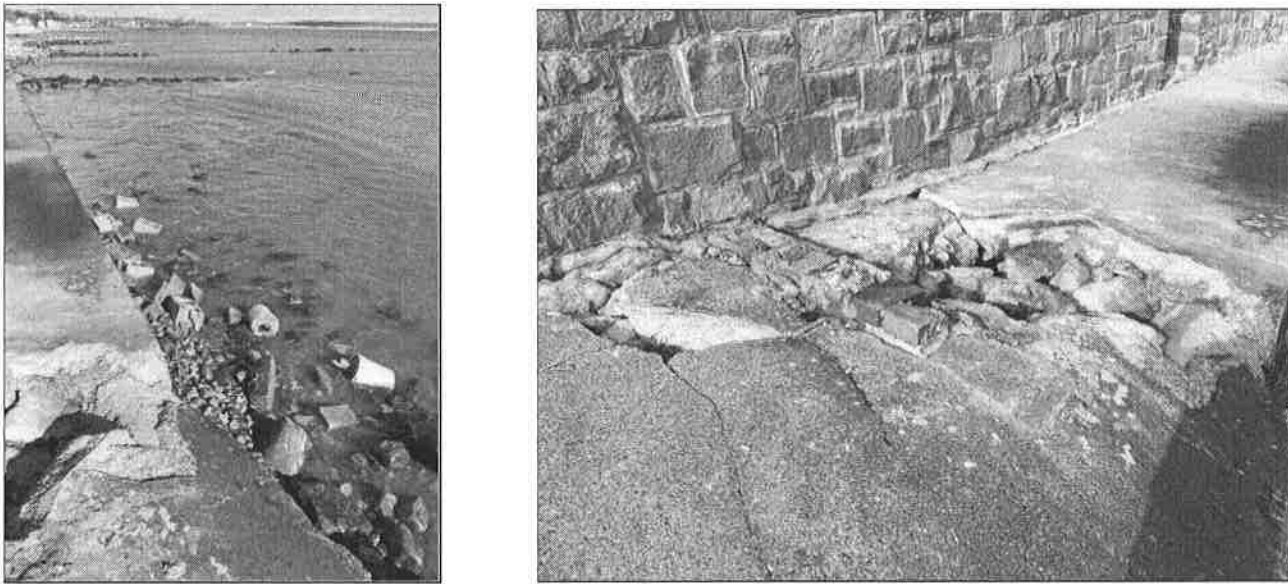
This is a Sea Breeze/Sea View walkway.
Form, fill concrete and level/square off.



At Sea View Boat beach.
Cut, remove slab and replace with sloped concrete.



Illegal wall at Bellaire ROW before the high surf on Jan 16th.



After Jan 16th high surf.

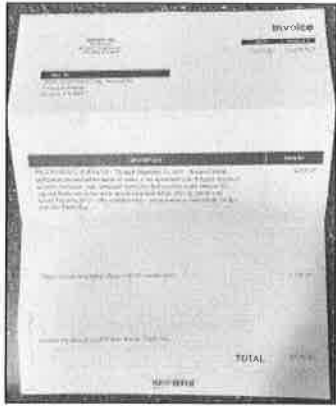
James Electric		ESTIMATE	
12345 Main Street Houston, TX 77001 713-555-1234		Project No. 12345 Estimate No. 123	
Item	Description	Qty	Unit Price
1	Convert 100 fluorescent bulbs to LED's	100	\$0.50
2	Remove and dispose of 100 fluorescent bulbs	100	\$0.25
3	Install 100 LED bulbs	100	\$0.25
4	Test and balance system	1	\$100.00
Total		301	\$175.00

James Electric
12345 Main Street
Houston, TX 77001
713-555-1234
james@jameselectric.com

Submitted estimate for consideration to convert Clubhouse fluorescent bulbs to LED's.

Attended BOG Special Meeting via Zoom.

Received a phone call from Ms. Jamie Sydoriak, (860) 634-3527, an Inspector with DEEP. She said she recently inspected the built wall in front of Willard's at the Bellaire ROW and is issuing a cease and desist. I gave her the phone number of our legal representative for the Association.



Invoice from Docko for engineering assessment and services on sinkhole/wall failure at Bellaire ROW.

The day after Jan 16th storm, contacted EL Highway Dept regarding downed STOP signs at East Shore/Indianola and East Shore/Sea Crest.

Reached out to the band, *Mass Confusion*, to book for our Beach Bash 2022. We are looking for a Saturday Night, 6pm to 10pm, in late July or early August 2022 and coordinating on behalf of Women & Men's Clubs. The Band is asking for \$1,500 - (We would be splitting 3 ways.)



Unexpected high surf on January 15, 2022 washed away sand.

On January 16, 2022, there was a weather event that flooded out area beaches such as Crescent Beach and McCook's. We were fortunately spared from losing power and any damage. The only issue we had was where the sand that gets pushed up at the Beaches every fall was significantly fallen back into the water. Below are pictures of Before/After yesterday's high surf. The "Before" pictures below are

from October when Mike Nebelung uses heavy equipment to push the sand up. The "After" picture is from today.

My question to the BOG is do we want to expend the funds to push the sand up back up again after the latest storm? (\$1,900)



Before



After



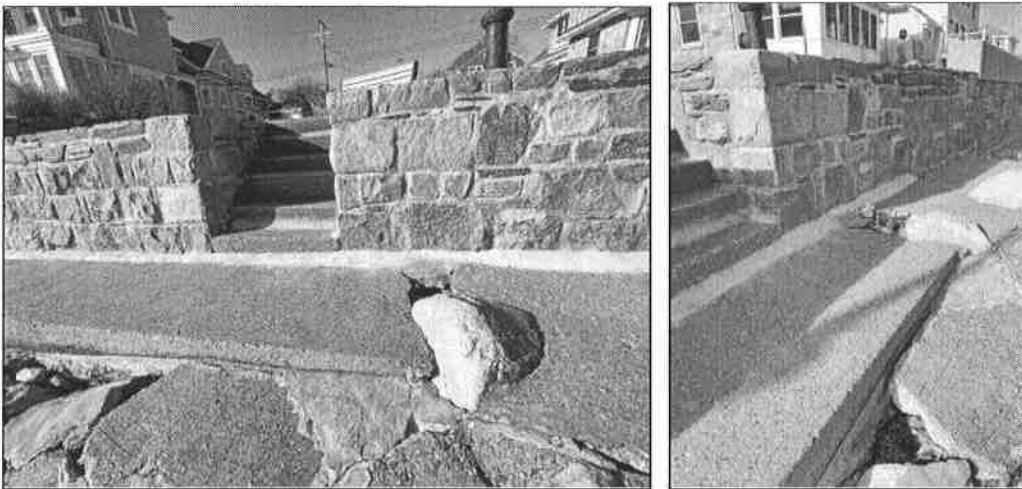
Before



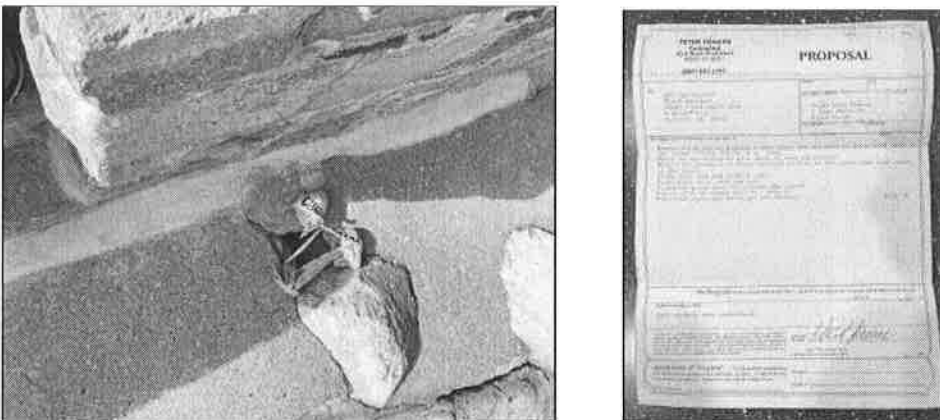
After



FYI, the picture on the left is a recent photo after the sinkhole was filled on January 5th at the Bellaire ROW. On January 16th, we had another weather event where we experienced extremely high surf. The picture on the right is a closeup where at the Bellaire ROW I'm referring to. As a result of that high surf, a hole on the scour wall, in front of our sea wall, has created a hazard where someone's foot could get caught if stepped in to.



Placed yellow caution tape at hole by the stairs at Bellaire ROW.



Proposal by Pete Powers to fill hole - est. \$970