

Black Point Beach Club
Master Plan Steering Committee
2023-01-25 Meeting Notes

A Master Plan Steering Committee was held on Wednesday, January 25, 2023. The meeting was held over Zoom.

Attendance:

Colleen Chapin, Phil Lombardo, Arlene Garrow, Ed Zito, Peter Baril, Frank Carmon, Tom Meggers, Rick Diachenko Al Galati and Charlie Bruce (pending BOG appointment) were unavailable for this session.

An additional 16 members of the public were also in attendance (approximately)

Agenda:

Begin development of long term goals – What do we want to accomplish over the next 10 years.

Discussion:

Rick Diachenko led off with an overview of the process, identifying key areas of the community and culminating in 4 key goal themes. The full document is included at the end of these notes. The key themes highlighted:

1. **Black Point Beach Club** - maintenance and improvement of “club” assets which include shoreline and club member public areas
2. **Private** - Maintain the status as a private beach club to members and their guests only who reside in the boundaries as defined by the state legislature
3. **Shoreline/Beach** - Maintain and improve our beaches, piers and right of ways for our members use
4. **History/Longevity** - Move forward to the next generation of improvements of Black Point Beach Club while honoring the key principles that established Black Point Beach Club as a very sought after residential shoreline community

Peter Baril offered a list of goals/actions generally organized around anticipated cost/effort. This document is also included at the end of these notes.

A draft set of goals was also reviewed during the meeting. The large goals are shown in bold with associated items that could be included within these goals. These goals are not all-inclusive but serve to start the process.

Invest in and improve waterfront resources for long-term resiliency and community access.

e.g., pier projects, backwater access, storm response, BEACHES, BOATING DOCKS, STORM DRAIN EROSION (requires town coordination)

Foster a healthy and vibrant lifestyle for all community members through safe and comfortable access to resources.

e.g., year-round clubhouse, dog park, handicap accessibility improvements, YOUTH RECREATION/PLAYGROUND, PRIVATE

Improve the financial sustainability and fiscal accountability of the Association

e.g., emergency response funding, capital investment funding, annual budget transparency, revenue generating opportunities, COMMUNICATION, ENDOWMENT, SUSTAINABILITY FUND

Strengthen and build organizational efficiency and structure to support a proactive, collaborative, and accountable association governance.

e.g., review and update bylaws, rules, policies; improve governance recruitment and succession planning

While there is rough alignment among these three lists, more work will be required to unify and align and identify other areas of focus for goal development. Next steps to work on this will be done with the consultants (S/L/A/M) to help guide us through this process.

With respect to a general timeline, the intent is to develop in-person “workshops” in late spring/early summer to help continue to identify and prioritize the goals and objectives.

Ultimately, the plan with goals and objectives – if adopted by the community – would be used to guide the Board of Governors in planning and implementing. Community participation throughout the process is required to help ensure that concerns are covered and that community priorities are appropriately assigned.

The next virtual meeting is planned for mid-February with continued focus on the goal development with guidance from the consultant team.

Questions and comments should be addressed to Colleen Chapin – bpbog.chapin@gmail.com – for inclusion in future discussions.

Master Plan Meeting - Wednesday, 25Jan2023, 7PM, Zoom Meeting - Rick Diachenko

After reviewing the Zoom video and the notes from the meeting, there are issues with the draft vision statement as written from a technical viewpoint. At this point, I'd ask that we revisit that later.

The purpose of this meeting is to look at our:

Mission: A roadmap of the purpose and focus of the Black Point Beach Club to achieve the Vision and serve its members

Goals:

The outcomes desired

Background:

Why are we here?

Most of us are here by:

- Purchasing a single family residence to enjoy a shore line community
- Acquiring a family residence that was originally purchased for others to enjoy a shoreline community

Black Point Beach Club is almost a six hundred single family home development structured for the benefit of its residence members and their guests. It has transitioned over the years from vacation cottages to full time homes. Home values have soared to current ranges of about a half million to \$2 million dollars. We are a sought after destination.

We have many more amenities than other shore line communities with several beaches and piers, a clubhouse, playgrounds and sports courts. Our peninsula location, with limited access points into our community, provides a sense of privacy and security.

Driving Questions:

But what makes us special? What is our Mission and our key Goals to maintain?

Published Answer:

There are 4 core points of the Black Point Beach Club that are posted on the sign at our main entrance!

First in bold letters in the middle of the sign

Black Point Beach Club

We are a "CLUB" which is an association dedicated to the particular interests of our members (*and their guests?*), as well as the maintenance and improvements of "club" assets

Second

PRIVATE

Black Point Beach Club is a quasi-municipality that collects taxes to maintain and improve the assets, both shore and club member public areas, for the specific use of the financial shareholders, the Black Point Beach Club members. Private implies that it is for the use of tax paying residences and their guests only that reside within the boundaries stated in documents filed with the state legislature.

Third
Beach

The shore line is our biggest draw and asset. It is a high priority goal to maintain and improve this asset

Fourth

75th Anniversary 1931 to 2006

With pride, the Black Point Beach Club is 92 years old this year. A lot of hard work of it's members helped build this Club to what it is today, one of the top private beaches on the CT shoreline. This history needs to be embraced and built on as we transition forward to the next generations of life on the Point.

Proposal

Proposed Mission Statement Elements:

- Black Point Beach Club - Remain an association dedicated to the interests of its members
- Private - Remain a PRIVATE Beach Club
- Shoreline/Beach - Maintain and improve our key asset
- History/Longevity - Continually evolve and improve the assets of the Black Point Beach Club with consideration and respect of our history and the hard work of those before us since 1931.

So the four **Key Goals** that should be listed in our Master Plan and alluded to in our Vision Statement are:

1. **Black Point Beach Club** - maintenance and improvement of "club" assets which include shoreline and club member public areas
2. **Private** - Maintain the status as a private beach club to members and their guests only who reside in the boundaries as defined by the state legislature
3. **Shoreline/Beach** - Maintain and improve our beaches, piers and right of ways for our members use
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Thoughts on Key Master Planning Items

- A. "Big Ticket Items" (i.e. costly requiring mid- to long term budgetary planning)
1. Groin/Pier improvements (repairs to replacement)
 - i. Review existing engineering reports as guide;
 - ii. Conduct studies to better understand conditions & prioritizations;
 - iii. May need to obtain a preliminary design to better assess costs.
 2. Clubhouse Modernization
 - i. Installation of A/V system (ongoing);
 - ii. Improve heating and insulation of existing structure (as necessary);
 - iii. Modernize interior lighting system (LED);
 - iv. Building enlargement to accommodate increased member usage including off-season use;
 - v. Requires architectural assessment & design (i.e. enlarge footprint and/or build a second story);
 - vi. Must make sure not to significantly decrease outdoor recreational area;
 - vii. Construct permanent roofed Pavilion for outside concerts, etc.
 3. Use of Clubhouse Undeveloped Land (approx. 1.3 acres)
 - i. Hire specialist to conduct wetland assessment (vegetation & soils);
 - ii. Prepare a property/topographic survey;
 - iii. Evaluate potential usage of the land (i.e. bocce, pickleball courts, children recreation, dog walking park, etc.).
 - iv. Perform preliminary design and construction cost (this may be done after completion of Master Plan?);
- B. Moderate Ticket Items
1. Beach nourishment & sand quality;
 2. Dead seaweed/eelgrass removal (done more frequently and removed off-site: this will require additional yearly budgeting);
 3. Stormwater quality management (runoff outfalls directly onto beach area);
 - i. Issue is periodic e-coli increases that have caused swimming shutdowns;
 - ii. Requires engineering studies and design for installation of certain Best Management Practices (BMPs) to limit particulates into waters at beaches;
 - iii. Will also require input/buy-in/\$\$\$ from Town DPW to construct BMPs;
 - iv. This may actually be a Big Ticket Item;

4. Eelgrass Management: this is probably a non-starter due to CTDEEP restrictions but should be researched and evaluated by Committee as part of Master Plan.
 5. Old Black Point Road Kayak “marine” / wooden boardwalk off of Woodland Drive.
- C. Lower Ticket Items (i.e. small infrastructure cost or tasks dealing with labor for management, and rules and regulation changes.
1. Golf Cart Parking issues;
 2. Boat Beach (SeaView Ave.) safety issues;
 3. Auto traffic/child safety issues;
 4. Development and installation of historic placards at beach overlooks;
 - i. This will require our review of historic information, collection of photos and artwork, text development, and artistic layout;
 5. Additional ADA access on beaches and elsewhere;
 6. Create formal liaison with Town DPW and neighboring beach associations;
 7. Evaluation of renting issues and rules;
 8. Communications/Member Connectivity
 - i. Upgrade BPBCA Web Site (this is supposed to be ongoing via BOG);
 - ii. Make web site more interactive and usable;
 - iii. Develop outreach campaign so members are more aware of web site’s importance in keeping current with Association matters and activities;
 - iv. Have multiple “web masters” so content can more easily add content and keep the site current;
 - v. Explore secondary social media communication methods (as necessary).
 - vi. Make BlackPointer year-round, create off-season issues electronically and, as with summer season issues, posted on BPBCA web site.