

Agenda for BPBCA BOG April 29th, 2023, Special Hybrid Meeting - 04/29/23

Date and time: 04/29/23 10:00 AM to: 04/29/23 11:30 AM

Organizer: Brooke Stevens

Participants: Recording Secretary, John Cellino, BOG Member, Colleen Hayes, BOG Member, Colleen Chapin, BOG Member, Tom Cherry, BOG Member, Will Fountain, Emeritus , Janet Bonelli, BOG Chair , Tom Meggers, BOG Member , Peter Meggers, BOG Member

Optional: Jim Moffett, Association Manager, Al Capozza, Treasurer, Ruth Ames, Tax Collector

Location: Hybrid- in person at the BPBCA Clubhouse, 6 Sunset Avenue, Niantic, CT, 06357, & via Zoom:
Join Zoom Meeting
<https://us02web.zoom.us/j/87148163744?pwd=VWwyV05hTW8xVHI0WG5EQmlYbDJmZz09>
Meeting ID: 871 4816 3744
Passcode: 742256
One tap mobile
+1646

Link: <https://app.meetingking.com/meetings/397219>

Topics

1. Call to Order

Note Please note:

The previously scheduled Regular Meeting set to take place on April 27th, 2023, has been cancelled due to scheduling conflicts. A Hybrid Special Meeting will now take place on Saturday April 29th, 2023, at 10:00 a.m., immediately following a Special Executive Session Meeting, which will commence at 9:00 a.m.

2. Additions to the Agenda

3. Communications

Note see attached email #1.

 [Colangelo_email.pdf](#)

Note see attached email #2.

 [Kelly_email.pdf](#)

Note see attached email #3.

 [Baril_email.pdf](#)

Note see attached email #4.

 [Johnston_email.pdf](#)

Note see attached email #5.

 [Trocki_email.pdf](#)

Note see attached email #6.

 [Kelly_email_2.pdf](#)

Note Kelly attachment to email.

 [BlackPoint_Letter_DanCunningham_2010_West_Lane_status.pdf](#)

Note see attached email #7.

 [bees_knees_email.pdf](#)

Note see attached email #8.

 [Kelly_email_3.pdf](#)

Note see attached email #9.

 [Muccilli_email.pdf](#)

Note see attached email #10.

 [Ogle_letter.pdf](#)

Note see attached email #11

 [Suzanne_Smith_Black_Pointer_email.pdf](#)

Note see attached email #12

 [Hickey_email.pdf](#)

Note see attached email #13

 [BPBOG_Data_Center_Letter.docx](#)

Note see attached email #14

 [Trocki_email_April_27.pdf](#)

Note see attached email #15

 [Guzy_email.pdf](#)

Note see attached email #16

 [McAndrew_email.pdf](#)

4. Public Comments

5. Reports

5-1. Treasurer

Note see attached report.

 [Financial_Report_Budget_VS_Actual_as_of_4-27-2023.xls](#)

Task Ms. Chapin asked Mr. Cellino if he could get a monetary estimate of what the review of the Zoning Regulations is actually going to cost them?

Owned by John Cellino, Ex-Officio to Zoning & ZBA

5-2. Tax Collector

5-3. Association Manager

5-4. Wrecking Crew

5-5. Liaison Reports

Task Ms. Bonelli said they voted on it at a previous meeting, she will consult her notes and minutes, and get back to her in regard to when it was done.

Owned by Janet Bonelli, BOG Chair

6. Approval of Meeting Minutes

6-1. February 23rd, 2023, Regular Meeting Minutes

Note see attached minutes.

 [Minutes of Black Point Beach Club BOG Regular Meeting 02 23 23.pdf](#)

Note This item was tabled from the previous meeting; Ms. Bonelli and Ms. Hayes will be providing corrections for Ms. Stevens.

6-2. April 6th, 2023, Special Meeting Minutes

Note see attached minutes.

 [Minutes of BPBCA BOG April 6th 2023 Special Meeting Amended 04 06 23 \(2\).pdf](#)

7. New Business

7-1. BP Investment Policy

Note see attached draft of investment policy for discussion.

 [B P Beach Association-investmt policy-draft -updated 4-17-23.docx](#)

Note a. CD Discussion

7-2. Request for Volleyball Court

7-3. Tennis Discussion

7-4. Basketball Lessons

7-5. Board Replacement Language

7-6. Waterford Data Center

8. Old Business

Task Ms. Chapin asked Mr. Moffett to get an updated number for resurfacing the hard courts, as well as the lead time necessary.

Owned by Jim Moffett, Association Manager due 04/27/23

Note see attached budget draft for review and discussion.

 [Budget -D2-FY2023-24---4-22-23.xls](#)

8-1. Budget Discussion

Note see attached document for budget discussion.

 [Cont.BlackPtBeachAssoc.NorthGroinEval.27Apr23.pdf](#)

8-2. Website Update

8-3. Club Update

8-4. Master Plan Update

Note see attached Master Plan Update.

 [2023-04-29 Master Plan Update for BOG.pdf](#)

9. Adjournment

Note The next BPBCA BOG Meeting is scheduled for May 25th, 2023.

Note Respectfully Submitted,
Brooke Stevens, Recording Secretary

Tasks from previous meeting(s)

Tasks from previous meeting(s)

Previous meeting: [BPBCA BOG April 6th, 2023, Special Meeting Amended - 04/06/23](#)

Tasks completed since previous meeting

Task Ms. Chapin said Ms. Stevens informed her that the library can now host hybrid meetings, and this might be a great opportunity to see how they're handling hybrid meetings, so we can make sure that we have the right kind of equipment and setup. Mr. Moffett said he will visit the library and view their setup.

Owned by Jim Moffett, Association Manager

Open Tasks From Previous Meeting(s)

Task Ms. Chapin asked Mr. Moffett to get an updated number for resurfacing the hard courts, as well as the lead time necessary.

Owned by Jim Moffett, Association Manager due 04/27/23

Task Mr. Cellino discussed separately the Rec program more clearly on the budget, since it's self-sustaining. Mr. Capozza said he will look into doing this.

Owned by Al Capozza, Treasurer due 04/27/23

Task Ms. Chapin said she will speak with the engineer that has done work with them in the past, solicit a proposal to assess Nehantic, and provide a schematic level treatment recommendation, with rough cost estimate and permitting requirements.

Owned by Colleen Chapin, BOG Member

Task Ms. Chapin asked Mr. Cellino if he could get a monetary estimate of what the review of the Zoning Regulations is actually going to cost them?

Owned by John Cellino, Ex-Officio to Zoning & ZBA

Task Ms. Bonelli said they voted on it at a previous meeting, she will consult her notes and minutes, and get back to her in regard to when it was done.

Owned by Janet Bonelli, BOG Chair