

Minutes of BPBCA BOG April 6th, 2023, Special Meeting Amended - 04/06/23

Date and time: 04/06/23 6:00 PM to: 04/06/23 9:02 PM

Present: Brooke Stevens, 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

CC: 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/898884824694?pwd=WW42bFlteXRWaUwxOXZFY3pTZnZnUT09>
Meeting ID: 898 8482 4694
Passcode: 458432
One tap mobile
+1309

Link: <https://app.meetingking.com/meetings/394963>

Topics

1. Call to Order

Note Chairperson Bonelli called the April 6th, 2023, Special Meeting of the BPBCA Board of Governors to order at 6:00 p.m., did rollcall, and noted a quorum was present.

Note Ms. Bonelli said this is a budget meeting, but she's aware that many people are in attendance to talk about something else, and given that, they're going to hear public comments before they discuss the budget.

2. Additions to the Agenda

Note As this is a Special Meeting no additions to the agenda are permitted.

3. Communications

Note email #1

 [Member Letter to the Board of Governors 2023.docx](#)

Note email #2

 [Zito_email.pdf](#)

Note Zito attachment

 [bog_letter_alphabetized.docx](#)

Note BOG Response Letter to the Membership

 [BOG Response to Member Letter 20230329.pdf](#)

Note email #3- Guzy

 [Untitled_document_\(4\).pdf](#)

Note email #5

 [Lombardo_correspondence.pdf](#)

4. Public Comments

Note Ms. Bonelli welcomed Peter Meggers to the Board, and briefly discussed how the work of the Board is very time consuming, Mr. Mastria previously resigned from the Board, and it became apparent that a full Board was needed for budget season.

Ms. Bonelli said some of the following:

The only thing she was able to change, is the Board's resources.

It's not uncommon for her and other members of the Board to be up well past midnight doing work for Black Point.

She recalled that she had a person who stood up at the last annual meeting, who ran, and was willing to participate.

He happens to compliment everything she needed for the Board.

He's a lawyer.

He's a standup guy.

He has small children in the community.

It didn't occur to her to circulate an internet interest check since they already had a candidate who had run.

She contacted Peter Meggers, asked if he was willing to still serve, and he agreed.

She doesn't think she made a bad choice.

Note Ms. Hayes, Vice Chairperson, welcomed everyone, and said the following:

The way the Board communicates with the members is on the Black Point website, please go there for your information.

The monthly meeting agendas and minutes are posted there.

If you can't make the meeting, please read the minutes.

If you can't make the meeting or don't want to read the minutes, you are welcome to call them.

All of their contact information is posted online.

She thinks the letter the Board sent out was not interpreted as it was intended (see item #4 above, under communications, for letter.)

They were by no means saying that they need notice of your opinions.

All they were saying is that they would have liked to have been asked what transpired.

Only two members of the public were actually in attendance at that meeting where they elected Peter Meggers to the Board.

Please just ask the Board if you have questions, they're here to help.

She wants to also clear up something she has seen that is incorrect, all correspondence that's sent to the Board of Governors email is attached to agendas, and any meeting meetings.

This has always been the practice.

Their Recording Secretary has a day job, yet she turns around requests very quickly.

They can't make changes to an online agenda 24 hours before a meeting, and they are always subject to Ms. Stevens' availability.

If you get your correspondence in early, it's your best shot at getting it on the agenda.

And if it's not on this month's agenda, it will be on the next agenda, since it missed the deadline.

For example, Mr. Lombardo's email was sent to the Board of Governors at 6:46 p.m. on April 4th.

It was posted to the agenda under communications on April 5th at 5:23 p.m., less than 24 hours later and right before the 24-hour deadline.

Please be patient and don't perpetuate a false narrative online or otherwise, that anything is being hidden by the Board.

There are strict rules of governance, and the Board follows them.

All discussions that require a vote happen in a public forum and are recorded in the minutes.

Thank you for coming.

They hope to have this level of attendance at every meeting.

Note Ms. Bonelli said everyone keeps saying the word "transparency." She asked if anyone wanted to stand up and tell her who authored the letter sent to the Board and what the intent was?

Ms. Bonelli added that a letter was sent, retracted, and then another was sent (see first 3 attachments under communications for letters.)

Note Ms. Bonelli called for Public Comment.

4-1. James Schepker of 46 Indianola Road

Note Mr. Schepker offered the following comments:

He would like to thank all the Board members for their tireless and talented efforts on our behalf.

He'd also like to thank them, for their assistance and endorsement for making these meetings now available to all members, through our new hybrid technology introduced here tonight.

Year-round residents are at 30% to 40%, so 60% to 70% of our members would not otherwise join in person fall and winter meetings.

A community that is informed, is engaged and energized to do great things.

Black Point has historically been that community.

Thank you for these new hybrid technology capabilities that will now help to strengthen that tradition even more.

4-2. Carolyn Boyle of 4 Sea View Ave

Note Ms. Boyle offered the following:

She has been an active member of our community for the past 36 years.

In that time, she has attended a fair amount of annual meetings and in person meetings.

She's seen lots of Boards, in various iterations.

In the past our community and the Boards were very tolerant of friends and neighbors with different points of view.

Opinions were expressed but civility reigned.

We're all here to enjoy our community.

She did sign the letter because she's very disappointed in this Board's process.

The Board's response letter states that "the Board makes themselves available and accessible for questions and comments... Members could have asked for an explanation prior to signing the letter so a more fully informed opinion could have been made considering both sides."

She hasn't found this to be the case with this Board.

Direct contact is discouraged and only one email address is listed.

Even the Town of East Lyme's Board of Selectmen list their email addresses.

As for personal experience of communicating with this Board, last summer, during member comments, she raised questions regarding legal fees in our new law firms.

The two firms that we have are great quality law firms, she's not questioning that.

She's speaking to how she was quickly shot down by two Board Members.

Based on the way she was treated, along with the treatment of other members at Board meetings, she would never think that she could approach her own neighbors about anything going on with this Board.

We operate under Robert's Rules of Order, which bars the Board from making any response to her.

They're just to listen, as previous Boards did.

Make a response, if necessary, under an agenda item called response to membership.

This procedure makes for a more civil relationship, stops things from getting out of hand, and prevents back and forth arguments.

This Board ignores those rules and that gives her the impression that they believe they're above them.

She doesn't want to believe that, but that's what comes across.

That's why she didn't try to discuss this with the Board and signed the letter.

It was one way to communicate her frustration with how things are going.

She has no concern with the Meggers family, they are her neighbors.

It's with the way members are treated.

4-3. Steve Consedine of 47 Indianola Road

Note Mr. Consedine discussed how the Board is permitted to appoint Peter Meggers to the Board per Section 6 of the Black Point Charter, but there's a word in that clause, which is "may."

He said given that, some people were concerned, and want to have a bit more input.

Mr. Consedine also discussed how there is a lot of expertise here in different areas that they should start to utilize more. He added that the fact that all of these members came here tonight illustrates their willingness to work with the Board.

Note Mr. Consedine asked if Peter Meggers is filling a seat until May, and Ms. Bonelli clarified that he is completing a term that ends in 2025.

Note Ms. Bonelli said people have commented that there were a handful of people willing to serve on the Board; she's been on the Board for 3 years and has had to beg people to become involved.

She added that she didn't think they were making a mistake by taking the one person who stepped up.

4-4. Marci Brody of 10 Billow Road

Note Ms. Brody made the following comments:

She considers herself to be pretty objective because she's not familiar with this Board.

But the attitude at the start of this meeting totally put her off.

We know it's a thankless position, we've all been on a school or business board.

You had a defiant attitude.

Now that she's seen this, she wouldn't run for a position either.

4-5. Skip Guzy of 17 Woodland Drive

Note Mr. Guzy offered the following:

He thinks it was insulting getting a letter from an attorney something that he could read in the Charter.

Add to that that the letter is something they paid for as part of the Association.

He doesn't think the letter was needed to tell us that, you could have communicated that better.

He knows it's thankless job.

You said you were short on resources and are going to use Peter Meggers as a resource.

Isn't litigation a major part of his job?

His point is that the conflict of interest is that Peter cannot get involved in any of the litigation.

You have someone who is not 100% available for that activity on the Board.

So, you pick someone who actually has less resources than someone else would.

4-6. Tom Kelly of 21 Billow Road

Note Mr. Kelly shared the following:

He previously served as Chairman on the Board of Governors.

At that time, they attended the Freedom of Information Seminar, which he recommends.

Many members are concerned about the meeting you had on March 29th on zoom.

There was no opening call, no attendance was taken.

As far as they're concerned, you didn't have a meeting.

Note Mr. Kelly detailed the rules of executive session per Robert's Rules of Order.

Note Mr. Kelly said the meeting notice wasn't proper under FOI, because discussing correspondence isn't a legitimate reason for executive session.

4-7. Robin Meggers of 15 Sea View Ave

Note Ms. Meggers shared some of the following:

She appreciates the work the Board is doing.

She was on the Board for 10 years and served as Chairperson for two terms.

She was appalled and disappointed by the mob type mentality letter that was blasted out through an email.

Mary Cahill's signature was listed as though it was sent from her.

When she spoke to Ms. Cahill, she was also appalled and dismayed.

People have told her it's about the process, not the Meggers family.

It is about the Meggers family given that nepotism was mentioned.

It's not actually nepotism, it's called volunteerism.

We need volunteers in the community.

She implores people to volunteer, do this job, and actually see what it's like.

She feels as though she and her family were bullied.

Many of you are educators, lawyers and doctors, and so forth, and you know better.

It's bullying when you send out a mass email intentionally including Mary Cahill's name so that people conclude that she endorses it, when she does not.

No one has owned up to actually writing the email.

That's bullying, when nobody stands up.

Note A party who did not identify themselves interrupted the Public Comments and Ms. Bonelli said she would adjourn the meeting if matters got out of control.

4-8. Andrea Montovani of 41 Sea Breeze Ave

Note Ms. Montovani had some of the following remarks:

She's a principal by day at a pre k school, and one of the areas of focus, is to teach how we treat one another.

It doesn't matter that there are two sides to this story, we are one community.

She thinks we need to metaphorically restart this meeting.

She thinks they can have a respectful meeting.

She is a neutral party here.

She attended because she felt that it would be necessary to have someone do a "restart."

Everyone has the right to have their own opinion, but it needs to be expressed in a respectful manner.

We need to take the tones out of our voices and emails and be neighborly.

4-9. Alice Baril of 17 Sea Breeze Ave

Note Ms. Baril shared the following:

The Meggers are their neighbors and are wonderful people.

She likes the idea of a restart, they're a small community, and we should be able to communicate in a respectful manner.

She has a question about the process, not about nepotism, not about what law firm someone works at.

Since she's been here several years, she probably could have learned the process more, as far as public comments, and items not on the agenda.

That information was helpful, and she thanked Ms. Hayes for that email.

She questions why there seemed to be a sense of urgency.

What wasn't it handled the same way Jim Fox handled an opening for Zoning?

Why wasn't it put on the website that this position needs to be filled ASAP?

She's not saying that Peter Meggers still wouldn't have been the choice, why wasn't it brought up instead of only contacting the person who chose to run last May?

4-10. Bev Melo of 6 Cottage Lane

Note Ms. Melo said the following:

She knows there was concern about a conflict of interest.

She can't see where there is a conflict with having a lawyer from a law firm that represents the Board, be part of the Board.

She imagines that if there was something that really was an issue, he would be happy to recuse himself.

You guys put a lot of time and effort into this.

It's time that she herself doesn't have, so she's happy and grateful for whoever wants to volunteer.

4-11. Daniel Delmastro of 48 E Shore Drive

Note Mr. Delmastro briefly detailed his business background and how he sits on 3 boards as we speak.

He gets paid for sitting on those boards, that's what he does for a living.

He feels embarrassed and is appalled about the people in this room that have created a witch hunt, for people who don't even get paid for all that they do.

This was not an illegal process.

He's never seen anything like this in his whole life.

He thanks everyone on the Board, and apologizes to all of them, for what they have to put up with.

It's a great choice bringing Peter Meggers on the Board.

He was born here, and his family is here.

4-12. Julia Magnuson of 7 Park Court

Note Ms. Magnuson offered the following:

She agrees with Mr. Delmastro, and she's ashamed as well.

Peter Meggers is a great choice for this Board.

She herself has two small children, and it's nice to see someone on the Board who represents where she is at in her life.

She disagrees and does not think that Ms. Bonelli had an attitude.

She thinks there was a lot going on with the letter.

4-13. Colleen Hayes of 20 Sea Breeze Ave

Note Ms. Hayes said the following:

She's making a comment as a member of the community.

To the point about hybrid meetings, this is great, and they did want to test it before there was a great need and desire.

They're making it work.

And to that end, they've also changed the bylaws so that we will be able to do online voting.

It won't happen this year since they have to vet out the process, but ultimately, if you can't make it to the Member Meeting, you will still have a voice and you can vote on the budget and board members.

Not everyone's here by May 31st.

This is something they've done to try to get more community involvement.

Note Ms. Hayes said the agenda for the special meeting was posted on time, it said they were entertaining executive session, they came back in, said the executive session was adjourned, and so forth. She appreciates the research Mr. Kelly did but she doesn't think it applies in this case. Ms. Hayes said everything that happened is reflected in the meeting minutes.

Note The Board further discussed the executive session that was held and when the meeting started and adjourned.

Note Ms. Bonelli said if you consult Robert's Rules, even if a zoom call fails, they are allowed to proceed as long as they have a quorum. She stressed that they're still testing out and working on perfecting the technology.

4-14. Robin Meggers of 15 Sea Breeze Ave

Note Ms. Meggers clarified that when she was Chair of the BOG, her law firm actually represented the Board; there was no conflict and she recused herself anytime there was something she was directly involved in.

4-15. Cynthia Etienne of 48 Nehantic Drive

Note Ms. Etienne had the following remarks:

She wants to make it perfectly clear that they have nothing against Peter Meggers or the Meggers family. It was the way things carried out that caused the tension.

It didn't seem on the up and up.

It was nothing about the Meggers, so she doesn't know why there is bullying.

4-16. Wendy Pagani of 32 Sunset Ave

Note Ms. Pagani said the following:

She's shocked that all of this is going on.

Peter Meggers is her nephew, people say it's not personal, yet she couldn't believe what she was reading in those letters.

She asked Peter if he was still going to want to be on the Board after all of this, and he said he still wants to volunteer.

She went on facebook and saw the messages people were writing.

Shame on people who go on social media and write these kinds of messages.

Shame on you.

Thank the Board for volunteering and thank Peter for sitting through this.

4-17. Marci Brody of 10 Billow Road

Note Ms. Brody had the following remarks:

She never got an email and never got a notice about a meeting.

She gets nothing from Black Point and doesn't know why.

Now she knows who Peter is, and what is going on.

Note Ms. Hayes explained that Ms. Brody can sign up via the website to receive emails from the Board.

Note Ms. Hayes added that the website is also undergoing a redesign, they understand it's a blog format, every time something new gets posted, everything gets pushed out, so they're changing it.

Note Ms. Hayes said two will be expiring if people would like to run and explained that terms are staggered. She added that she took over for someone who resigned midterm, it does cause chaos, so if you're going to step up, please consider being available for the whole term.

4-18. Tom Kelly of 21 Billow Road

Note Tom Kelly said he looked at the minutes and it says you opened the meeting at 6:30 p.m.; he was on zoom at that time, and the message he received is that the meeting is being hosted by another party. He said they don't seem to understand that they had an illegal meeting.

4-19. James Mastria of 8 Bellaire Road

Note Mr. Mastria asked how we're going to fix this? He said there was a hole in the fabric of this community, and now it's torn. He added that they can fix it, but they have work to do.

Note Ms. Hayes said that Ms. Stevens wrote in the chat that anyone can email her their email address and she can verify they're on the email list. She said people should also check their spam folder if they're subscribed and didn't receive anything.

4-20. Kevin Callahan of 22 Sea Crest Ave

Note Mr. Callahan said the following:

He spent his time on the Board and did a lot of extra work when he was on the Board.

Regardless of how Peter got on the Board he would like to welcome him and thank him for coming forward.

It's a thankless job and a lot of work.

Note Mr. Cellino discussed how the member letter brought up the legal issue of a conflict of interest, he saw no conflict, but thought it best to get some legal advice on the subject, which he detailed.

Note Mr. Cellino discussed his history on the Board and stressed how they want public input and for people to be engaged, even if they have conflicting viewpoints.

4-21. Sally Cini of 28 Sea Breeze Ave

Note Ms. Cini briefly discussed her husband's years as First Selectmen, the nature of meetings, and perception. She said just because there is a perception of conflict of interest, it doesn't mean there actually is one.

4-22. Patty DeAngelis

Note Ms. DeAngelis thanked the Board for the hybrid option. She said it did feel like things weren't above board, it was really the process that is at issue, and she encouraged the Board to make the process more transparent.

5. Reports

5-1. Treasurer

Note see attached report.

 [Financial Report Budget VS Actual as of 3-23-2023.xls](#)

Note see attached legal fee breakdown.

 [Legal fees as of 3-17-23.xlsx](#)

Note Mr. Capozza briefly discussed his report for March (see first attachment above.)

Mr. Capozza noted the Men's Club contributed \$1,800 towards the new Clubhouse television and he received a late bill for grass cutting totaling \$5,600.

Note Mr. Capozza briefly discussed the breakdown of legal fees requested by Ms. Chapin (see second attachment above.)

Note Ms. Chapin said they're over budget in legal fees and asked if they're over budget in this particular line, and under budget in another line, they just spend up to the budget? Although she has been a proponent of reviewing these regulations for years, she questions if this is the best time given that they're already over budget.

Note Ms. Chapin said she's not very comfortable with this and used the analogy of remodeling her bathroom; if her hot water heater breaks at the same time, she's going to halt her bathroom renovation. She reiterated why would they choose to continue discretionary spending when we're so over budget?

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

Note Ms. Ames was not in attendance.

5-3. Association Manager

Note see attached report.

 [March 2023 Association Managers Repor \(1\).pdf](#)

Note Mr. Moffett reviewed his report (see above attachment.)

Note Mr. Cellino reminded the Board about the discussions they've had at the previous meetings for a concrete pad to go underneath the tent, which the Board again discussed.

Note Tom Meggers discussed how the concrete pad will also allow for greater accessibility for the community residents, noting it's difficult for the elderly to move their chairs on the grass.

Decision MOTION (1)

Mr. Cellino moved to approve an expenditure of \$6,000, for the purpose of constructing a concrete pad to go underneath the Clubhouse tent.

Mr. Cherry seconded the motion.

Motion carried, 7-0-0.

5-4. Wrecking Crew

Note see attached report.

 [04 06 2023 BOG Wrecking Crew Update .docx](#)

Note Ms. Hayes read the report (see above attachment) of the Wrecking Crew into the record and noted that Mr. Fountain will be stepping down as the head of the Wrecking Crew effective May 1st, 2023. The Board thanked Mr. Fountain for his great work and tireless contributions.

5-5. Liaison Reports

Note Mr. Cellino detailed how he attended the March 17th, 2023, Zoning Commission meeting and how the Attorney is doing a thorough review of the Zoning Regulations.

Note Ms. Chapin asked about ex-officio assignments and said she doesn't recall Mr. Cellino being appointed as the Zoning Board Ex-Officio.

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

Note Mr. Cellino also detailed how there are two upcoming Zoning Board of Appeals Hearings scheduled for April 10th, 2023, and April 20th, 2023; details and the submitted applications can be found on the Black Point website, at <https://www.blackpointbeachclub.com/wp-content/uploads/2023/03/22-E-Shore-combined-file-w-agenda.pdf>, and at <https://www.blackpointbeachclub.com/wp-content/uploads/2023/04/53-Niantic-Dr-complete-with-agenda.pdf>.

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 Ms. Hayes and Ms. Bonelli said they have notes they want to supply to Ms. Stevens in regard to the February 23rd, 2023, meeting minutes, and they suggested tabling these until the next regularly scheduled meeting.

6-2. March 29th, 2023, Special Meeting Minutes

Note see attached minutes.

 [March_29th_2023_Special_Meeting_Minutes.pdf](#)

Note Ms. Chapin offered the following remarks:

She'd like to speak to these minutes since Mr. Kelly brought up some concerns in process.

She would like to clarify some things that they have done over the year.

Every time they've had an executive session, they've done the formal process of making a motion voting, approving, and going into executive session.

They have consistently done that process.

As Mr. Kelly had pointed out; they did not do that process on the 29th.

What's done is done.

She thinks they need to pay much more attention to the actual process and be accountable to our process.

Whenever we go into executive session, we have to say in the public, we are doing this, even if there's nobody in the room.

She wants to emphasize that they should and must follow that process and they did not.

Thank you, Mr. Kelly, for pointing that out.

Note Ms. Hayes said she respectfully disagrees and made the following remarks:

The way it was done in the past, people came to the meeting, the Board said they're entering executive session, and those people had to sit there for an hour.

In the interest of not wasting people's time, when all they're going to say is that they're opening the meeting.

Note Ms. Chapin said she agrees it's cumbersome and it feels kind of ridiculous, but we have to respect the process and do better going forward.

Note Ms. Hayes said in this particular case, she thinks they can chalk that up to a hybrid snafu, because normally they meet in person, and that is done.

Note Tom Meggers pointed out that they also didn't realize they were on mute, and no one could hear them. He said generally speaking they were feeling frustrated, wanted to resolve the letter, and perhaps made a misstep, but this is not a habitual misstep.

Decision MOTION (2)

Ms. Bonelli moved to approve the meeting minutes of March 29th, 2023, as submitted.


Ms. Hayes seconded the motion.

Motion carried, 6-0-1.

Peter Meggers abstained from the vote since he was not in attendance for the meeting.

7. Budget Discussion

Note see attached budget worksheet.

 [Budget_-D1-FY2023-24-3-23-2023.xls](#)

Note Mr. Capozza did a general run through of the budget calendar timeline and Ms. Hayes noted they have to have the budget finalized by the end of the next meeting so it's ready for the mailing.

Note Mr. Capozza led a discussion on the budget for FY 2023/2024.

Note Mr. Capozza noted that based on the draft budget, the estimated taxes required to balance the budget is \$279,825; When the required taxes are divided by the Grand List (in thousands) of \$182,891.900 (last year= \$182,597.67), this yields a mill rate of 1.53., while the current year Mill rate is 1.49.

Note The Board and Mr. Capozza had an in-depth discussion about the actual financial results for the last fiscal year, the actual results as of March 23rd, 2023, the current year budget, the estimated June 30th, 2023, estimated yearend financial results, and the draft budget for FY 2023/2024.

Note Mr. Capozza discussed revenue said some of the following:
He consulted Mr. Ventres about the zoning application revenue, and that estimate is for \$12,000.
He consulted Ms. Hayes and they're estimating the Rec program to yield \$46,000, like they did last year.
The fund surplus remains the same as last year, and that's the amount that we would use in case we get some extraordinary losses.
Investment Income is \$1,000, which is the same level that it will be at the end of this year.
They're estimating \$100 in miscellaneous, \$1,800 in zoning permit appeals, which is also the same as this year.
The next line item is the long-term shoreline land-based capital projects.
This is the amount that we would fund for replacement, repairs, and/or maintenance for our assets.
He kept it at the same level, \$55,000.

Note Mr. Capozza discussed the expense side of the budget and said some of the following:
The first line is a Accountant fee \$4,300.
The firm we utilize takes our data and prepares accounting acceptable reports.
This year we're looking at \$5,600 in grass cutting, the vendor says that that's going to increase to \$6,000, versus the \$5,800 budgeted for the current year.
He's budgeted \$650 for the Quick Books accounting software we use.
We're looking at a \$2,000 increase in insurance, from last year.
He added \$15,000 for legal fees but this is obviously an item that they will have to revisit.
Payroll services is increasing their fee this year, to \$2,350.
Mr. Moffett has already had some discussions with the town, and for security patrol, they're looking at \$5,000.
\$16,000 for the Rec program is actually two numbers; \$12,000 is for the expenses to run the program, and \$4,000 represents a reserve, that's to handle any future equipment request.
There's no budget for the Master Plan because we already have the funds for that in our bank account.

Note Ms. Chapin shared that her goal is that that'll those funds will be spent out by the end of June. She added they might not be finished, but that at the rate they're going it will be, and then they'll just become report writers in this community.

Note Mr. Capozza further said the following:

Under operations, Clubhouse, \$4,500 is budgeted for cleaning after events.

This amount includes the \$5 wage increase the employee is requesting.

Ground maintenance has \$6,000 budgeted, they have an \$800 request for a leaf blower.

\$2,500 for tree trimming, which is basically the same as this year.

Playground is \$3,000, which is primarily the safety mulch.

\$3,250 is budgeted for supplies which includes the parking stickers and printing of the annual meeting mailing.

Tennis courts are staying the same, \$5,500 for maintenance.

Utilities is up around 4% and is estimated to be \$8,600.

They did go with a vendor called Xoom, and they've given us a .14 cent kilowatt hour versus .24 cents with Eversource.

The Black Pointer is 8 issues, and each issue is \$200, which is the same as last year.

The increase in this line is for the printing of the telephone book.

He put \$25,000 in Capital Expenditures again, but this is one of the items that has to be decided.

He also put \$25,000 in the contingency fund.

For the donation line, he put it back to \$150.

For East Lyme taxes, they're looking at a 5% increase in their mil rate.

For social events, \$4,300 is budgeted, and this covers the 4th of July festivities and beach concert.

He put in \$2,000 for the website, since they may need that next year.

They also need to talk about the \$50,000 for the Longterm Shoreline/Land Base Fund, that's the money they put aside for replacement and miscellaneous jobs.

They need to discuss taking this money out of Liberty Bank and putting it into a CD.

Task Mr. Capozza asked that the CD discussion being added to the agenda for next month.

Owned by Brooke Stevens, Recording Secretary due 04/27/23

Note Mr. Capozza further added the following:

Beach Patrol is \$7,000, which is 3 staff members, and a minimum wage increase to \$15/hr.

Medicare is \$1,400, and that's for the Association share for Medicare.

Rec program has 12 aide counselors, a Director, and a Deputy Director, with a budget of \$30,000.

Total anticipated expenditures is \$423,525.

7-1. Budget questions

Note Ms. Hayes asked what our balance is in the capital fund, and Mr. Capozza replied that it's \$128,000.

Note Ms. Hayes asked Mr. Capozza if he could add it to the budget paperwork. She thinks it's also good to see what's in there.

Note Mr. Cellino noted they raised the Capital Fund allocation from \$33,300 to \$50,000 this year and said they should discuss raising the mil rate: on the long-term items, there's much more work needed, more money should be donated to long-term capital project maintenance.

Note Mr. Cellino further explained that he would like to see that \$50,000 be perceived as sacred money, that would be utilized for a replacement, and they could fund something needing for immediate maintenance separately.

Note Ms. Chapin pointed out the following:

They've already been squirreling away these types of funds for the last three years. Changing it from \$55,000 to \$100,000 is going to be a very expensive hit, but it will probably be an expensive hit anyway.

For the last four years, we've seen a 20% increase in our budget every year. Because of this, they should also be looking at other funding opportunities.

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For the last four years, we've seen a 20% increase in our budget every year. Because of this, they should also be looking at other funding opportunities.

Note Ms. Hayes said when that study was done looking at our long-term assets, it was suggested that they put aside \$85,000 per year.

Note The Board further discussed long-term capital assets.

Note Ms. Chapin said the long-term capital asset report is nice to have, but unfortunately, those numbers are no longer valid; what we really need to be doing is to reevaluate and understand what our priorities are, because there are some issues in Nehantic that never showed up in that report.

Note Ms. Chapin further offered the following remarks:

Now is the time that they should probably take some of the money that they've squirreled away.

Take \$10,000, go to an engineer, get the assessment, create an SD schematic design.

Understand what the permitting process and turnaround is going to be.

Get estimates on that, so they have a fully formed go forward plan, that they can possibly implement the following year.

Note Tom Meggers had the following remarks:

We've already put money into the Master Plan, and that committee is supposed to be addressing the prioritization of the most important items they should be looking at.

One storm can easily take away all the money that has been squirreled away.

Note Ms. Chapin further discussed the importance of formulating a financial plan for projects and annual maintenance.

Note Mr. Capozza suggested the possibility of making a separate expense line item within the budget for this kind of work, that requires engineers and may require permitting, and so forth.

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

Note Ms. Hayes asked if there were any proposed changes to income, and there was none.

Note Ms. Hayes asked if there were any proposed changes to expenses, and some of the following was discussed:

Tom Meggers asked about security patrol, Mr. Moffett confirmed the rate for the police is \$60/hr., and Ms. Hayes suggested hiring them for special events only; she doesn't know that they need to police themselves that way.

Mr. Capozza suggested cutting the number of patrolled nights in half, and Ms. Hayes said they should count the number of special events and provide those dates to the Police for patrol.

Peter Meggers said Police presence, even if only once in a while, is beneficial, especially if regulated to weekend hours.

Note The Board further discussed security patrol and Peter Meggers said they should ask the Police if they would be willing to cover their special events only.

Note Ms. Hayes asked Mr. Moffett about the tennis courts and stated that she thought a much higher number was needed for the hard courts as well as pickleball.

Note Mr. Capozza replied that would be a capital expenditure, and Ms. Chapin said Ms. Hayes doesn't see that number, because it's not in there yet.

Note Mr. Cellino recalled that they discussed resurfacing the courts last fall, and the estimate was \$8,000.

Note Ms. Chapin said it would have been over \$20,000 to fix the courts, and that's one of the items they have to pin as a future project, and steadily plan for.

Note The Board discussed how the pickleball players plan to tape the courts.

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 Ms. Hayes said hopefully they don't need it, but perhaps they should increase legal fees.

Note Ms. Hayes said she got updated quotes on the two additional pieces, and it's around \$3,000 more for the exact same stuff. She doesn't know that it will happen this year, they'll see how much the program makes this year, and then go from there.

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

Note The Board further discussed the Rec program.

Note An unidentified member from the audience said the way they explained the Rec program, how all those funds are funneled back into the community specifically as it relates to kids, is exactly the kind of information that they need to be made aware of.

Note Ms. Hayes said she's happy to answer any questions, but everything is in the past meeting minutes.

Note Tom Meggers had the following remarks:

They've talked about the annual golf tournament in the past, and the \$5-\$6,000 that it generates. The money usually goes towards scholarships, but the scholarship fund is also self-sustaining. They could utilize that money to offset some of the expenses they have in other areas.

Note The Board continued to discuss the budget and Ms. Hayes asked if a municipality could buy bonds, which led to a brief discussion about creating an investment policy.

Note Mr. Fountain said the following:

He would like the OBP kayak launch considered.

On file, they have an approved DEEP permit from the Army Corps of Engineers and an approved design.

In the very least, current bids could be sought.

Jim Allen, Mike Johnson, and Peter Borough could be asked to assist.

Note Tom Kelly said he thinks that permit may have expired 5 years ago which the Board and Membership present discussed.

Note Mr. Capozza asked about salaries and Ms. Hayes said they will discuss that in an executive session, and then let him know what their determinations are.

Note The Board discussed what the capital projects will be for next year.

Note Mr. Capozza said the mailing for the annual meeting needs to be ready by May 1st, 2023.

8. Adjournment

Note The next BPBCA BOG Meeting is scheduled for April 27th, 2023.

Decision MOTION (3)

Ms. Hayes moved to adjourn the April 6th, 2023, Special Meeting of the BPBCA BOG at 9:02 p.m.

Tom Meggers seconded the motion.

Motion carried, 7-0-0.

Note Respectfully Submitted,
Brooke Stevens, Recording Secretary

Next Meeting

Meeting title: [Bpbca bog april 27th, 2023, regular meeting](#)

Date and time: 04/27/23 06:00 pm to: 04/27/23 08:30 pm

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=VWwvyV05hTW8xVHI0WG5EQmlybDZmZz09>

Meeting ID: 871 4816 3744
Passcode: 742256
One tap mobile
+1646

Task Summary

New Tasks

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

Task Mr. Capozza asked that the CD discussion being added to the agenda for next month.

Owned by Brooke Stevens, Recording Secretary 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

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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