

Minutes of BPBCA BOG May 25th, 2023, Regular Meeting Hybrid Meeting - 05/25/23

Date and time: 05/25/23 6:00 PM to: 05/25/23 8:00 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, Tom Meggers, BOG Member, Peter Meggers, BOG Member, Janet Bonelli, BOG Chair

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

Location: BPBCA Clubhouse, 6 Sunset Avenue, Niantic, CT, 06357, & Via Zoom:
Black Point Beach Club is inviting you to a scheduled Zoom meeting.

Topic: BPBCA BOG Meeting
Time: May 25, 2023 05:00 PM Eastern Time (US and Canada)

Join Zoom Meeting
<https://us02>

Link: <https://app.meetingking.com/meetings/398504>

Topics

1. Call to Order

Note A Hybrid Regular Meeting was held on Thursday May 25th, 2023, immediately following a Special Executive Session Meeting. Janet Bonelli, Chair, called the meeting to order at 6:08 p.m., did rollcall and noted a quorum was present.

2. Additions to the Agenda


Note There was none.

3. Communications

Note Email #1- Baril, intention to run for BOG

 [Peter Baril Bio.pdf](#)

Note Email #2- Garrow, intention to run for BOG

 [Garrow - Summary of Experience \(1\).pdf](#)


Note Email #3- Segretta correspondence

 [Segretta_email.pdf](#)

Note Email #4- Orszulak, intention to run for BOG

 [Orszulak_email.pdf](#)

Note Email #5- Trocki

 [Trocki_email.pdf](#)

Note Email #5- Johnson-Reis, intention to run for BOG

 [Johnson-Reis.pdf](#)

Note Email #6- Baril Pier Report

 [2020 Pier Report - GNCRB.pdf](#)

Note Baril Memo

 [MEMO to BOG from PHB 5-14-23.pdf](#)

Note Ms. Bonelli noted the communications received (see above attachments), for the record.

4. Public Comments

Note Ms. Bonelli called for Public Comments.

4-1. Skip Guzy of 17 Woodland

Note Mr. Guzy asked about the protocol for Public Comments and discussion throughout meetings.

Note Ms. Bonelli replied that it's been noted that they should not debate on the floor, according to Robert's Rules of Order, they shouldn't, a meeting is not a debate.

Note Ms. Bonelli added that as a Board, they found they were making decisions without public feedback, yet getting this feedback is helpful for their decision making. She said at least until the Annual Meeting on Saturday when her and Ms. Hayes' terms end, they will allow some discussion throughout the meeting. Ms. Bonelli noted that there are pro and cons to both.

4-2. Peter Baril of 17 Sea View

Note Mr. Baril referenced his correspondence and discussed routine repairs of the various groins. He spoke with Steve Beauchene, and he indicated that Mike Pinder had verbally given him ideas about cleaning and annual maintenance. He suggested that the Board seek out Pinder to determine a maintenance schedule.

Note Ms. Bonelli discussed said because the Board is always changing, things often get lost in the shuffle, and how it's important for them to establish consistency despite this.

Note Mr. Guzy asked if the new maintenance line of \$25,000 per year will be utilized for items such as this, and Mr. Cellino replied in the affirmative. Ms. Bonelli noted that use of these funds will be clearly defined and won't get reallocated.

Note Tom Meggers discussed how the Board has consistently had to spend a lot of money on items and repairs that aren't budgeted, when they should be; they should have money in escrow so when things come up, there's money to pay for them.

4-3. Alice Baril of 17 Sea View

Note Ms. Baril said they had to spend a lot of money on the piers, and that when you're a homeowner, you have maintenance contracts, and there are certain things that they would want to do every year or every two years, so the same would obviously be true for the piers.

Note Her concern is that history has demonstrated that they have the tendency to piece meal their repairs, and then they're suddenly hit with a huge expense because they've only been putting a band aid on the problem.


Note Mr. Cellino replied with some of the following remarks:
That's the whole point of putting aside \$25,000 per year.
In conjunction with what Ms. Chapin is heading up with the Master Plan, they will determine priority lists.
He suspects an ongoing committee will be established to oversee this.
We'll know year to year what they have, and items that need to be addressed.
This will also establish consistency.
The first step was to include this in the budget.
Going forward, they will determine the specifics of how to oversee it.

Note Ms. Chapin added that a lot of things are coming together and working in parallel, which they're starting to merge together; with the Master they're trying to leverage the work that Phil Lombardo and his group did.
She said they want to be more methodical, and forward thinking about how they're going to do this, because no one wants to be hit with another \$1,500 assessment. Ms. Chapin said they don't want to make commitments yet, but they had to get the ball rolling.

5. Reports

5-1. Treasurer

Note See attached report.
 [Budget vs Actual-Operations-May 25 2023-YTD.pdf](#)

Note See attached P&R report.
 [Rec Prog-May 25 2023-YTD \(1\).pdf](#)

Note Mr. Capozza referenced his reports and noted the new format; the recreation program is in a separate reporting component.

Note Mr. Capozza reported the following:
Starting off with our operations, our total receipts, which used to be income is \$289,000, through May 25th, 2023,
It's just a slight increase because our tax revenue has been collected.
They had a couple of Club rentals resulting in \$700, along with some zoning fees.
Total disbursements are \$264,000, that's a \$20,000 increase versus the previous year to date.
Some of the items contributed to this are \$4,500 for the monthly payroll.
\$3,500 for opening and resurfacing the tennis courts.
\$33,000 for waterfront maintenance which entails moving the sand and grading the beaches.
\$2,600 for tree cutting.
If you look at the actual, through May 25th receipts, minus the disbursements, we're at + \$25,000.
He anticipates that at the end of June, the end result will be -\$16,000.
The Rec Program had an expenditure of approximately \$4,400 for the pirate ship.

Note Ms. Chapin had the following comments:

In some ways, she understands why the budget format has changed, but finds it not user-friendly at this point in time.

She can't compare April and May because there are two entirely different formats.

Items like the fund surplus, contingency, the Master Plan, and the Recreation Program have been completely pulled out and put into a separate thing.

When she at the very bottom, it now says we have a contingency of \$50,000, when our approved budget going into last year, was \$20,000.

She's not insensitive to why a change has been made, but she's concerned about how this change came to be.

She thinks there are ways to make this more continuous and consistent, so they can actually do the comparison month over month, year over year.

She's struggling with comparing last year and this year's budget, this is a dramatic change, and they'll have a lot of explaining to do at the Annual Meeting.

Note Mr. Cellino discussed how his background is in accounting, and this format makes the budget more readable for the common person and provides a better understanding of where their capital and cash are; they're better able to see where we stand today.

Note Mr. Cellino noted that historically, the Association's reserves have been drained to keep our mill rate down, when they actually need to be building up the reserves as they go.

Note Mr. Cherry said he thinks the new format is easier to understand and will only cause one month of confusion.

Note Ms. Hayes wondered if it would be better to start the new format in July, and Ms. Bonelli pointed out that the budget in the new format, was included in the Annual Meeting Membership Mailing.

Note The Board further discussed the new budget format.

Note Ms. Chapin said their job is fiscal accountability and responsibility. She thinks they could get more clarity on this going forward; if you look at any other municipal budget, your revenue in, equals your expenses out. She explained that East Lyme had a nice summary sheet- revenue equals expenses, and then they had attached sheets which provided all the detail.

Note Ms. Bonelli detailed how she didn't fully comprehend the new format until Mr. Cellino explained it to her, and how they rushed to get it done, since it's the time of the year when the new budget needs to be presented. She said perhaps Ms. Chapin is correct timing wise in terms of comparing last year's budget with this year's, but the format of this year's budget seemed to make sense.

Note Steve Consedine of 47 Indianola asked Mr. Capozza if the format is easier for him to use, and Mr. Capozza replied in the affirmative.

Note Mr. Cellino said they voted on this budget, and Ms. Chapin clarified that they voted on the mill rate at the April 29th, 2023, meeting and the format was changed after that meeting.

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Note Ms. Chapin said they should be prepared for the Annual Meeting, if she's asking questions, certainly the Membership will too.

Note Tom and Peter Meggers discussed the separation of the Rec budget from the rest of the budget, how the outcome has to be projected since they don't know how many kids will actually sign up for the program, how it's self-funding, and how the Association would obviously cover costs in the unlikely event that the Rec Program wasn't able to.

Note Mr. Capozza discussed how East Lyme has a master budget, which is the sum of all the budgets together, and maybe he should do something similar for Black Point.

Note Ms. Chapin said there's room for improvement, they all want the same place of clarity, changing things in the middle of the game without any kind of notice was a little frustrating for her when she tried to review the April and May budget, and she'll leave it at that.

Note Mr. Cellino said they like how detail-oriented Ms. Chapin is, and that the goal is to merely put the numbers into a readable format for every person in this Membership, so they understand how expenses are funded, where the money goes, and the importance of building reserves for big ticket items that will be a necessity in the near future.

Note The Board further discussed the budget and new format. Mr. Cellino noted that he will be prepared to answer any questions the Membership may have in regard to this new format.

5-2. Tax Collector

Note Ms. Ames reported that nothing has changed since February, 100% has been collected.

5-3. Association Manager

Note See attached report.

 [May 2023 Association Managers Report.pdf](#)

Note Mr. Moffett referenced his report and noted some of the following:

The docks will be put in tomorrow and Saturday.

On June 24th, from 10 a.m. to Noon, the East Lyme Police will be present to register golf carts and provide free safety checks.

He received a proposal from Putnam Tennis.

 [Tennis Court Proposal.pdf](#)

Note Mr. Moffett said he will get new quotes from Hadley Tennis as well.

Note Ms. Chapin thanked Mr. Moffett for obtaining this information. She noted this item won't be for this year's budget, but this information will be helpful for their future planning.

Note Mr. Moffett discussed how the concrete pad and pirate ship have been completed, are great additions, and how amazing Bill Dewey is in donating his time to oversee these types of projects. Ms. Chapin stressed that they should celebrate their wins and successes.

Note Ms. Chapin observed that the swim buoy is out of place again and Mr. Moffett replied that he's aware, that they're putting everything else in this weekend, and the buoy will be moved to the correct location.

Note Ms. Chapin said the Annual Meeting is on Saturday, and the occupancy certificate says 2019. Mr. Moffett said he has called the town, but no one has called him back. He added that he has replaced the fire extinguishers, replaced one of the emergency bathroom lights, and the certificate doesn't say it's expired, it says when it was issued.

Note Mr. Cellino said he would like to give a huge thank you to Mr. Fountain and Ms. Hayes for their work and follow through on the pirate ship.

5-4. Wrecking Crew

Note Mr. Cellino noted that Jim Allen is out of state, and Bill Dewey was not able to attend this evening. He added that both have worked very hard, with Mr. Fountain's assistance, to transition the leadership role. He added that Mr. Fountain fortunately intends to stay very much involved with the group.

Note Mr. Cellino said he'd also like to acknowledge Leslie Doherty, who made major efforts to clean up some of the Association landscaping over two days, and she will also be heading up a Wrecking Crew Landscaping Subgroup. He reminded his fellow Board Members that sometime back the Zoning Commission referred a plan to them regarding the aesthetic maintenance of properties that he would like to see them address at some point.

5-5. Liaison Reports

Note Mr. Cellino said there have been no additional ZBA hearings since the last meeting, but he would like to see them address the request of Dan Deknis, to raise the ZBA fees.

Task One issue the BOG needs to discuss which Mr. Deknis brought up, are the fees for variance applications; the current fee is \$450 when the actual cost is \$600, so the Association is covering \$150 per application.

Note Ms. Chapin said she has concerns, the Zoning Board of Appeals can set their fees, and they haven't met to initiate that action yet.

Note Mr. Cellino reported that Jim Ventres, the ZEO, told him, Mr. Deknis, and the Zoning Commission that the fees are the jurisdiction of the BOG.

Note Ms. Chapin said she would like them to do a bit more research on this. She explained that she was the ZBA Chair last year, and when the fees were raised several years ago, there was much more discussion beforehand. Ms. Chapin said she understands covering expenses, but there are pros and cons, and she would like to see the ZBA come up with a formal request to present to them and do the research on this.

Note Ms. Chapin said the difference in cost is due to the high cost of newspaper publications, but they actually made money for the hearings that happened during COVID since they didn't have to publish legal ads in the newspaper. She would like them to have more information before proceeding.

Note Mr. Cellino said they could increase the fees this evening and if there is a change in government policy regarding publishing legal ads in the newspaper, they can reduce the fees at that point.

Decision MOTION (1)

Peter Meggers moved to increase the Zoning Board of Appeals Application fee to \$600, with the understanding that if information comes in in support of the lower fee, they will reduce it back down to \$400.

Tom Meggers second the motion.

Motion carried, 6-1-0.

Nay: Ms. Chapin

5-6. Zoning Commission Request to appoint Keith Turner as Alternate Member

Note Mr. Cellino said at the last Zoning meeting the Commission reviewed the draft regulations that Mr. Ventres and Attorney Branse have been working on; the Zoning Commission will review an updated draft at the next meeting, offer comments and edits, and hopefully schedule Public Hearings for the end of June, or sometime in July.

He shared that Mr. Ventres believes that it's likely that two Public Hearings will be necessary due to the volume of material. Mr. Cellino said the Zoning Commission is short an alternate member due to the resignation of Charlie Bruce, and they'd like to appoint Keith Turner.

Note Ms. Chapin said Mr. Turner's property is in the name of a corporation, so they'll have to have a designation form filled out for the record.

Decision MOTION (2)

Mr. Cellino moved to appoint Keith Turner as an Alternate Member of the Zoning Commission.

Mr. Cherry seconded the motion.

Motion carried, 7-0-0.

6. Approval of Meeting Minutes

6-1. April 29th, 2023, Special Executive Session Meeting Minutes

Note see attached meeting minutes.

 [Minutes of BPBCA Board of Governors Special Hybrid Executive Session 04 29 23.pdf](#)

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

Note see attached meeting minutes.

 [Minutes of BPBCA BOG April 29th 2023 Special Hybrid Meeting 04 29 23 \(1\).pdf](#)

Decision MOTION (3)

Mr. Cherry moved to approve both the Executive Session Meeting Minutes and the Special Meeting Minutes of April 29th, 2023, as submitted.

Tom Meggers seconded the motion.

Motion carried, 7-0-0.

7. New Business

7-1. BP Investment Policy Subcommittee

Note The Board discussed how they previously voted on the investment policy and agreed that the associated subcommittee should be determined by the new Board.

7-2. Request for Volleyball Court

Task Ms. Chapin said the action item is to find out the costs and the specifics of installing a volleyball court at the clubhouse that can be voted on at the next meeting.

due 05/25/23

Note The Board briefly discussed the request for a volleyball court and installing one to the left of the tennis court.

Decision MOTION (4)

Tom Meggers moved to approve \$500 for the creation of a volleyball court.
Mr. Cherry seconded the motion.
Motion carried, 7-0-0.

7-3. Bill Budds Liability Discussion RE Lessons & Classes

Note Ms. Hayes reported that she was advised that they should require the same of everyone, a \$1 million commercial general liability policy, where the Association is named as an additional insured.

Note She said Ms. Coscarelli is not a professional exercise instructor and when she held them in her home, people signed a waiver. Ms. Hayes said Mr. Budds said he felt that since she does have commercial general liability insurance, and waivers are going to be signed, the risk is very low, and that they could waive that requirement for her, because she is not charging for the classes that she provides.

7-4. Basketball Lessons/Exercise Classes/Tennis Classes

Task The Board discussed how they will also need to determine if he has any type of insurance, and Ms. Hayes noted that it's possible he already has some, because he does run these clinics in the Fairfield County area. She will consult with him, and they can discuss this at the next meeting as well.

Owned by Colleen Hayes, BOG Member due 05/25/23

Note Ms. Hayes said that Garrett has decided not to go forward, since he does not wish to obtain the required insurance.

Note The Board further discussed the classes and insurance, and Tom Meggers said he would like to think about this more and would like Ms. Coscarelli to get more information about insurance.

Note Peter Meggers said she should consult another insurance broker if she's unable to obtain insurance from her current one, and that there's no reason why she can't obtain a policy specifically for what she's doing.

Note Mr. Fountain said allowing Ms. Coscarelli exception from the insurance requirement would cause a double standard and Ms. Hayes said she disagrees, since she doesn't charge a fee for her classes.

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Task Mr. Cellino suggested they ask her to do more research and ask Bill Budds to attend the next meeting. Mr. Capozza said he will call him.

Owned by Al Capozza, Treasurer due 06/22/23

7-5. Waterford Data Center

Task Mr. Cellino suggested forming a Subcommittee and asked if anyone on the Board might be interested. He added that he will consult with the Association Attorney as well.

Owned by John Cellino, BOG Member due 05/25/23

Task Mr. Cherry said he will call Holly Cheeseman to discuss the subject.

Owned by Tom Cherry, BOG Member due 05/25/23

Note Mr. Cellino said their Attorney agreed that they should set up a subcommittee on this, and if the application goes forward, they could hire an audio specialist and possibly partner with some of the other beach associations on this.

Note Mr. Cherry said he didn't have the opportunity to contact Ms. Cheeseman and the Recording Secretary suggested they ask Mr. Seery his thoughts, when he's in attendance at the Annual Meeting on Saturday.

8. Old Business

8-1. Website Update

Note Ms. Hayes reported that the new website is live and thanked Ms. Hayes, Ms. Stevens, Steve Considine, and everyone else who assisted and offered feedback. She noted it was a team effort.

Note The Recording Secretary said she's still reviewing the information on the new site, so if everyone sees anything that needs editing, they can let her know.

8-2. Master Plan Update

Task Ms. Chapin said she will leave it up to the rest of the Board, as to how they want to refill the role vacated by Tom Meggers.

Owned by BOG Board due 05/25/23

Note Ms. Chapin said she will give a bigger update at the meeting on Saturday, but they do have a community forum scheduled for June 15th. She added that they will have virtual opportunities in the near future for people who wish to participate as well.

9. Annual Membership Meeting Final Prep

Note The Board and Association Staff briefly discussed preparations for Saturday's meeting.

10. Further Public Comment

10-1. Leslie Doherty of 42 Nehantic

Note Ms. Doherty asked about the prospect of creating a community garden on Club property and the Board agreed that it's a great idea, the particulars can be discussed in the future, and that it might be too late to create one for this year.

Note Ms. Chapin said the garden is a great idea and that she is putting on her list of Master Plan items.

11. Adjournment

Decision MOTION (5)

Tom Meggers moved to adjourn the May 25th, 2023, BPBCA BOG Regular Meeting at 7:50 p.m.

Mr. Cherry seconded the motion.

Motion carried, 7-0-0.

Note Respectfully Submitted,
Brooke Stevens, Recording Secretary

Task Summary

New Tasks

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