

# Minutes of Black Point Beach Club Annual Meeting - 05/27/23

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**Date and time:** 05/27/23 9:00 AM to: 05/27/23 11:15 AM

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

**CC:** Jim Moffett, Association Manager, Al Capozza, Treasurer, Ruth Ames, Tax Collector, Kevin Seery, First Selectman

**Location:** Black Point Beach Clubhouse, 6 Sunset Avenue, Niantic, CT 06357

**Link:** <https://app.meetingking.com/meetings/399886>

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## Topics

### 1. Call to Order

**Note** Janet Bonelli, BOG Chair, called the meeting to order at 9:08 a.m.

**Note** Kevin Seery, First Selectman, led the Pledge.

**Note** Mr. Seery introduced himself, detailed the work being done by the DOT for the Exit 74 Interchange reconfiguration, and reported some of the following:

A Route 161 corridor study is also being done.

The plan is to start from the Industrial Park all the way down to Route 156, and to install sidewalks along the pond and so forth.

Basically, there will be a sidewalk all the way down from the High School to Route 156 and 161.

The roads will also be widened to allow for shoulder room.

The project is further down the road and the Town has to do all the engineering, but it's now all federally and state funded.

There'll be a sidewalk all the way from East Pattagansett & Route 161, and East Pattagansett & Route 156.

The current sidewalk in this area will be repaired as well.

This project should begin in the next 9 to 12 months.

He's sure everyone has heard about the new building going in on Main Street.

The zoning change that was made other day, did not impact that building.

That building has already been approved, so it will still go in.

He thinks they're going to try and tweak what they have passed.

Right now, if a developer comes in, they have to basically build on the footprint they're on.

There are a lot of tired buildings on Main Street that they'd like to see replaced or improved on.

The town is in the process of taking possession of the Dominion building, which is the old Police Department.

Once they've taken possession, they'll start the process of remediating, and identifying the contamination there.

He's thinks it best that we take possession of it and clean it up, and decide at a later date, what to do with it.

He imagines they heard about the potential 55+ development behind the Trakas property as well.

The meeting that took place was in regard to sewer capacity, and the town is only able to allow 75,000 gallons a day.

The project is still 2 to 3 years away, and no application has yet been submitted for the development.

This was meeting purely to determine the capacity that could be supported there, and if they proceed, they will have to scale their plans way back from the 400 units what they had initially wanted.

Starting the second week in June the Niantic Playhouse will be performing Murder on the Orient Express.

The plays there are a lot of fun and a great use for that facility.

He spoke with the First Selectman of Waterford about the potential Data Center.

Once he gets a little bit more information, he's willing to do a presentation on our side of the river.

If approved, they're going to require sound dampeners and the soundproofing, and they've removed the special taxing process for them, but the application hasn't even gone to Planning and Zoning over there yet.

So, a lot more to come on that and he will come over here and make a presentation once they have a little bit more information.

They're going to do some type of a sound survey to in the fall over there, when the foliage is down.

The budget passed and we'll be adding two police officers in the fall, and one more fireman as well.

We are desperately in need of more paid firefighters, and this is a nationwide problem.

There's been a lot more break ins, please lock your doors and don't leave your cars unlocked.

A breakdown actually occurred across from the armored guard at the National Guard Camp.

The Vintage Market is today, and Celebrate East Lyme is on July 15th.

**Note** Mr. Seery detailed the process of the Charter Revision Commission and noted he left some cards and some pamphlets regarding the construction project. He said for people to feel free to call or email him with any questions or concerns.

## 2. Introduce the Members of the Board of Governors and Officers

**Note** Ms. Bonelli introduced the Board and staff members to the membership. She noted that she and Colleen Hayes, the Vice Chair, are leaving the Board this year and detailed the great amount of work the entire Board has done, much of it behind the scenes. She thanked the Board Members for their support and taking initiative whenever needed.

**Note** Ms. Bonelli briefly reviewed the voting process for the budget and Board election.

### 3. Proposed 2023-2024 operating budget and mil rate for the Association (Al Capozza)

**Note** Ms. Bonelli turned the meeting over to Al Capozza, Treasurer, to present the budget.

**Note** Mr. Capozza noted that members received a copy of the proposed budget with the meeting call and that the proposed mill rate is 1.53 versus the mil rate of today, of 1.49. He briefly reviewed the proposed budget and discussed it with the Membership.

 [Budget-BPBC-Johns-Revision-FY2023-24-as-of-4-29-23-1.pdf](#)

**Note** Mr. Capozza discussed the rationale behind the new \$25,000 line item for maintenance of long-term assets.

**Note** Mr. Capozza said the taxes required to balance this budget come to \$305,000, this amount divided by the Grand list comes out to a mil rate of 1.67, on an average home, \$318,000, the mil rate would increase an additional \$57 per year.

**Note** Mr. Capozza detailed the budget for the Rec Program.

**Note** Jim Mastria of 8 Bellaire asked if they've given any thought to changing electricity suppliers and Mr. Capozza replied that they've switched to Xoom.

**Note** Kim Craven of 46 East Shore said she's unsure why ZBA permits are listed in the budget since they don't know ahead of time who will be applying, and since the applicants pay for the costs. Mr. Capozza replied that it's more for information; they bring in the revenue from the checks that the ZBA gives them, and then they pay for the expenses, the notices in the paper and so forth.

**Note** Mr. Cellino briefly discussed how it has been brought to the Board's attention that the fees charged for a ZBA application aren't sufficient to cover the newspaper publication costs.

**Note** The Board and Membership discussed the budget.

**Note** Ms. Craven discussed how capital assets are voted on only by the Board of Governors, and how she would like to see the whole Membership be able to vote on an item that requires a substantial amount of money.

**Note** Mr. Cellino discussed how the BOG meetings are open to the Membership and how the Master Plan is a valuable tool to determine the wants and priorities of the community. He added that this is also why they included a line item for long-term asset maintenance.

**Note** Ms. Hayes said for efficiencies purposes, for maintenance decisions, it's unrealistic to have the entire Membership vote on every item; there's a budget for maintenance of long-term assets, so it's discussed in a public forum, and voted on in a public forum, and the public can give their input.

**Note** Larry Connors of 58 Indianola asked about having a balance sheet for the amount of money that exists in their reserve, and Ed Zito of 57 Nehantic asked if a balance sheet and actual YTD summary could be provided to the Membership monthly, or at least every quarter.

**Note** Mr. Capozza replied that this can be provided, and Mr. Zito added that it would inform the community and it would make our job with our external accounting firm a little bit easier at the end of the year.

**Note** Mr. Cellino confirmed that this information can definitely be posted on the website.

**Note** Mr. Zito noted that the Board should have spoken to the accounting firm prior to changing the format of the budget, and Mr. Cellino discussed how the objective of the format change was to make the budget more readable and understandable.

**Note** Mr. Zito said he appreciate the explanation, but a number of Members that he's spoken to do not feel it's easier and simpler to understand.

**Note** Tom Sheehan of 18 Indianola discussed how he doesn't think it's a good idea to reduce police coverage and pointed out how the First Selectman referred to an increase in break-ins during his talk.

**Note** Susan Daly of 7 Brightwater discussed how the pier at South Beach is a mess and asked if the rocks can be picked up before the sand set back and Mr. Moffett noted how Mike Nebelung removed 10 tons of stone alone in the last 3 or 4 weeks; it's not as bad as it was a few weeks back, but it is a continuing issue.

**Note** Jim Mastria thanked the Board for erecting the pirate ship and noted there's quite a bit of poison ivy around it, that should be taken care of. He also said people who aren't part of the Association are using the facilities, and he'd like to know how they're going to stop it.

**Note** Ms. Bonelli asked if they can revisit this item once they're done discussing the budget.

**Note** John Casey of 112 East Shore Drive said he thinks this could be a budget item, that a subdivision is going in on West Lane, and these could be opportunities to grow our Grand List.

#### **4. Comments from the Chair- Janet Bonelli**

**Note** Ms. Bonelli gave a special thanks to Ms. Hayes and Mr. Fountain for their work on the pirate ship, and discussed some of the Board's other achievements this year, which include some of the following:

A new designated spot for volleyball the Clubhouse.

The addition of the concrete pad.

Keeping the Clubhouse open in the Winter months.

The technology upgrade of the Clubhouse which will enable them to hold hybrid meetings with further practice and minor tweaking.

The new website.

**Note** Ms. Bonelli added that the Board often receives questions regarding any legal issues going on, and they're not trying to hide anything, but can't discuss active litigation. She explained that the Board asked our lawyers what they could say that wouldn't get them in trouble and the lawyers drafted the attached summary.

 [4475\\_001.pdf](#)

**Note** Ms. Bonelli said she thinks the Board will employ this strategy going forward, but unfortunately, they're unable to answer any questions about this.

#### **5. Updates from the BOG**

##### **5-1. 2023 Summer Recreation Program – (Colleen Hayes)**

**Note** Ms. Hayes reviewed the Recreation Program and shared some of the following:

Nadia Banever is returning for the summer season.

They've changed the structure from two co-directors to one director and junior director.

Signups will take place June 24th, from noon to 2:00 p.m.

The pirate ship was mentioned earlier, and it was purchased by proceeds from Club, and they want to continue to make better programming during the Club season and then use the proceeds for things that will benefit all the community kids.

**Note** Ms. Hayes said she also wants to give a special thanks to the community members who provided invaluable feedback about the new website- Eleanor Anderson, John Segretta, and Steve Consedine. She added that people have been requesting a website redesign for many years, so she hopes it's to everyone's liking.

## 5-2. Master Plan Update- (Colleen Chapin)

**Note** Ms. Chapin gave an update on the Master Plan and noted some of the following:

A couple of years ago, the Association Membership agreed to the expenditure of \$46,000, to start this process of what we ultimately landed on as a Master Plan.

The goal is to create a roadmap of where we want to be.

Continuity is really important, the Board changes over time, and some things kind of drop through the cracks, and in this plan is an initiative that can help bridge all that.

The roadmap is to make sure we're going in the right direction.

There's been a number of meetings over the winter, all virtual, and they're all available on the website as a recording, as well as some notes and some presentations from the consultants.

We have developed draft vision and draft goals.

There are a lot of details in the goals, but essentially, the goals are to improve financial sustainability and fiscal accountability, to strengthen and build organizational efficiency and structure to support a proactive collaborative, accountable governance, to improve the waterfront,

to support long term resiliency and community access to the beaches, and to foster a healthy and vibrant lifestyle for all the community members who have full access to all of our resources.

The Wrecking Crew is doing great work and items like the pirate ship are projects they want to continue to see, and the Master Plan is the attempt to put together a bigger plan and a roadmap for continuity for the future.

A workshop will be taking place on June 15th at the Clubhouse, and she hopes everyone will attend, and bring a family member and friend along with them.

They're going to really dig into this and get real feedback.

There's going to be some exercises that are going to be led by the consultants to help prioritize items and is going to be the basis of how we figure out what kind of funding we need, what kind of savings, reserves, and so forth.

This is really, super important.

You'll have continued opportunity to participate and provide input.

The most important part is keeping that input coming.

 [Master Plan Project Update for Annual Meeting.pdf](#)

**Note** Ms. Chapin said if anyone has any comments or questions, they can feel free to reach out to her directly.

## 6. Recreational Update

### 6-1. July 10th, 2023, Golf Outing Info- (Tom Meggers)

**Note** Tom Meggers reminded the Membership that the Annual Charity Golf Outing will be held on July 10th, 2023, at the Great Neck Country Club in Waterford.

**Note** Time: 12:00 Shot Gun start – Reception / Raffle / Awards to follow  
Golf: \$150.00 per person – Deadline to sign up with payment July 5th.  
Reception only: \$35.00 per person  
All proceeds to benefit the Cahill Black Point Education Fund Scholarship  
Make Checks Payable to: BPBA Men's Club (tax ID# available)  
To Register, Deliver Payment or Questions Contact:  
Tom Meggers 860-559-7978 thomasmeggers3@gmail.com 15 Sea View

**Note** He added that they're looking for volunteers if anyone wants to help out and are in desperate need for raffle prizes if anyone would like to donate anything.

## 6-2. Cahill Black Point Education Fund Scholarship Winners

**Note** Ms. Schepker announced the Scholarship Winners and thanked the readers who donated their time to help with the selections.

First Place:

Margaret Jinks, grandchild of Christine and Denis Shannon, plans to attend College of the Holy Cross.

Second place (three-way tie):

Sarah Strzegowski, granddaughter of Joseph Strzegowski, plans to attend Roger Williams University.

Nathan Lyster, son of Stacey Lyster, plans to attend either Springfield College or UCONN at Avery Point.

Erin Brush, granddaughter of Stephen Fogarty, who is a current student at Western New England University pursuing her JD.

## 6-3. Wrecking Crew

**Note** Bill Dewey introduced himself, thanked Mr. Fountain for his continual guidance, and noted Jim Allen was unable to attend today's meeting. The Board thanked the Wrecking for the vast amount of time they've donated and the numerous projects they've completed to benefit the community.

## 7. Nominations to the Board of Governors

**Note** Ms. Bonelli called for a vote on the budget, and for Board nominations from the floor.

**Note** MOTION (1)

Joan Hayes of 51 Whitecap read a letter from Mary Cahill of 37 Indianola, who moved to nominate Arlene Garrow to serve on the Board of Governors.

an unidentified member of the Association in the audience seconded the Nomination.

**Note** MOTION (2)

Lill Diachenko of 25 Sunrise moved to nominate Peter Baril to serve on the Board of Governors.

Bob Guenther of 17 Bellaire seconded the nomination.

**Note** MOTION (3)

Roberta Jordan of 25 Sea View moved to nominate Geri Johnson-Reis to serve on the Board of Governors.

Jane Wunder of 20 Sea View seconded the nomination.

**Note** MOTION (4)

Larry Connors of 50 Indianola Road said he would like nominate Arlene Garrow to serve on the Board of Governors, in the event that a nomination from a letter does not meet their election requirements.

Joan Hayes of 51 Whitecap seconded the nomination.

**Note** There were no further nominations.

**Note** Ms. Bonelli closed the nominations and Brooke Stevens, Jocelyn Williams, Bill Dewey, and Chris Giamalis collected the budget and election votes, and convened in the small conference room to tally the votes.

## 8. Members Comments

**Note** A Women's Club update, Men's Club update, and Member comments were heard while the votes were tallied.

## 9. Budget Vote

**Decision** The membership casted their votes on the budget and the results were as follows:  
Yay- 82, Nay- 37, the FY 2023-2024 budget has passed.

## 10. Board of Governors Election

**Note** Results:  
Peter Baril- 87 votes  
Arlene Garrow- 90 votes  
Geri Johnson-Reis- 51 votes

**Decision** Elected:  
Pater Baril- 1st 3-year term  
Arlene Garrow- 1st 3-year term

**Decision** MOTION (5)  
Ms. Hayes moved to adjourn the May 27th, 2023, Annual Black Point Beach Club Association Membership meeting at 11:15 a.m.  
Mr. Cherry seconded the motion.  
Motion was unanimous and carried.

**Note** A brief Special Organizational Meeting for the new BOG immediately followed.

**Note** Respectfully Submitted,  
Brooke Stevens, Recording Secretary