

Minutes of Black Point Beach Club BOG Special Hybrid Meeting - 06/07/23

Date and time: 06/07/23 6:30 PM to: 06/07/23 7:30 PM

Present: Brooke Stevens, Recording Secretary, Colleen Chapin, BOG Member, Tom Meggers, BOG Member, Tom Cherry, BOG Member, Peter Meggers, BOG Member, Arlene Garrow, BOG Member, Peter Baril, BOG Member, John Cellino, BOG Chair

CC: Will Fountain, Emeritus, Jim Moffett, Association Manager, Al Capozza, Treasurer

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

Topic: BOG - Special Meeting
Time: Jun 7, 2023 06:00 PM Eastern Time (US and Canada)
Executive Session; Publ

Link: <https://app.meetingking.com/meetings/399580>

Topics

1. Call to Order

Note A Special Meeting of the Black Point Beach Club BOG took place on June 7th, 2023, at 6:30 p.m., immediately following a Special Executive Session.

Note Chairman Cellino called the meeting to order at 6:33 p.m., did roll call, and noted a quorum was present.

2. Public Comment

Note Mr. Cellino called for Public Comment.

2-1. Jim Mastria of 8 Bellaire Road

Note Mr. Mastria asked what they're going to do about people using the facilities here, who aren't part of the Association?

Note Tom Meggers said this is the first meeting since the Annual Meeting when he first brought it up, and they haven't had a chance to give it consideration as of yet.

Note Mr. Mastria noted the abuse is pretty blatant.

Note Peter Baril asked if he had any data he could provide, and Mr. Mastria replied that he can start tracking it.

Note Mr. Mastria said they could start with vehicles that don't supply tags, who therefore don't belong here.

Note Mr. Cellino said they will give this item consideration, but it has been the thought of the Board, as well as previous Boards, that we're not a police state, per se.

Note Mr. Cellino said not everyone has enough tags for all their vehicles, but the Board will discuss this.

Note There were no further comments.

3. Clubhouse Use

Note Mr. Cellino said they recently received a communication about reserving the Clubhouse and the question came up whether she should be charged for the usage if the event was opened up to all of Black Point. He added they've also had inquiries about people wanting to use the Clubhouse during the week and during the day.

Note Mr. Cellino explained that the Clubhouse fee is currently \$300 which helps cover a thorough cleaning of the facilities after each event, as well as the electricity, air conditioning in the summer, and now that it's open year-round, heat during the winter.

Note Mr. Cellino said this item won't be resolved this evening and may not be resolved for 2 or 3 meetings, but they do want the Clubhouse to be used as often as possible- it's an asset for all of them.

Note Mr. Moffett clarified that he only rents the Clubhouse to members of the Association.

Note Mr. Cellino said his personal feeling is that someone shouldn't be charged \$300 for using the Clubhouse at 10 a.m. on a Wednesday, for an hour.

Note Mr. Moffett noted there are about 6 older Black Point women who play mahjong on Thursday afternoons from 1pm-3pm and they've been doing it for years. He said he sets up a table for them and can't imagine charging them for it.

Note Mr. Moffett offered that they're Black Point Members, no one is using the Clubhouse at that time, we're here to serve, and this is their Clubhouse.

Note Peter Meggers said some of the following:

They need to look at the insurance.

That will be the guiding light here.

They need to determine what will be covered, and if it's going to cost another \$40 per house to be able to do it carte blanche like that.

The idea is to allow the Clubhouse to be used as much as possible, because that's why we have it.

They need to come up with a way that our insurance company, the application, a COI, and who's applying all jive together.

If someone wants to use the Clubhouse since they've been using it for years, that doesn't work.

The insurance company isn't going to cover when Granny Smith falls down and breaks her hip.

This is why they need more time to figure this out.

Note Peter Baril discussed how there's a 3-million-dollar umbrella, the fee is waived for the Women's Club or Men's Club, and if it's a private function they have to take out insurance.

Note Jim Moffett said he discussed this with Bill Budds and it's all about insurability as long as we have these processes in place, and we follow them, and we get the right event insurance.

Note Peter Meggers said they need more clarification regarding insurance, they need to ascertain if the umbrella does not kick in to follow foreign policy for something like a tennis tournament or an event of a similar nature.

Note Mr. Cellino said this goes to the entirety of this situation, there is a number of caveats, issues and restrictions. He added that Peter Meggers' background is in insurance litigation, and he's agreed to take the Board assignment of looking into our insurance, verifying our abilities, and what we need.

Note Tom Meggers said they need to figure out the insurance first then they can determine the guidelines.

Note The Board further discussed insurance.

Note Ms. Chapin inquired if it's the roof and walls makes the Clubhouse thereby requiring a policy? She noted that they don't require anything additional for the bocce league, pickle ball, basketball, or the playground.

Note Peter Meggers said they're going to have to make sure everyone is covered.

Note Mr. Cellino said they will revisit this topic at future meetings.

4. Goals to Strive for & BOG Board Assignments

Note Mr. Cellino discussed goals, Board assignments, and said some of the following: Currently the BOG has a tremendous amount of power in terms of the ability to buy and sell Association property and modify property lines.

This gives him great concern and he doesn't think the Board should have this level of authority.

He like to investigate changing this and whether it would require Charter Revision, bylaw change, or something of that nature.

He thinks this is a flaw that was not envisioned many years ago.

There may be other topics that require updating as well.

4-1. Club

Note Colleen Hayes has agreed to work as a liaison to the Board and head up the Recreation Program again this year. Mr. Cellino noted she has done a great job with Club over the last two years, this will be a great benefit to both the Board and the community, and her service is much appreciated.

4-2. Data Club

Note Mr. Cellino discussed how he'd like Tom Cherry to handle this item. He briefly detailed how the Data Center in Waterford, if approved, is a potential problem due to the noise coming off the water.

Mr. Cherry said there's a similar Data Center in Virginia that he will take a look at when he's in that state.

4-3. Directory & Resource Guide Book

Note Mr. Cellino said Peter Baril said a fabulous job with the telephone guidebook and has agreed to continue that work this year as well.

Mr. Baril said there are only a handful of property transfers that have occurred since the last publication.

4-4. Insurance

Note Mr. Cellino said they discussed this at the onset of the meeting, Peter Meggers will be handling the topic of insurance.

4-5. Investment Subcommittee

Note Mr. Cellino said the objective of the Investment Subcommittee will be to make sure our funds are getting a reasonable return and invested safely. He added that based on a previous vote by the Board three months ago, this can only be CDs, Money Markets, and/or Treasury Bills.

Note Mr. Capozza shared that we have \$178,000 in our Longterm Capital Fund and \$103,000 in checking/sweep account.

Note Mr. Cellino noted that Mr. Capozza has already done substantial legwork on this, and the Subcommittee will meet in two weeks to confer and see that we get a reasonable return on our funds.

Note Mr. Cellino said that he, Mr. Cherry, and Mr. Capozza will comprise the Investment Subcommittee.

Note Ms. Chapin reminded everyone that subcommittees are required to notice their meeting and craft meeting minutes of their sessions.

4-6. Kayaks & Paddle Boards

Note Mr. Cellino shared how Will Fountain is a former Board Member, who has served as the Board Emeritus since his term ended; he is a nonvoting member of the Board well versed in the history of Black Point, who advises them.

Note Mr. Cellino noted that Mr. Fountain handled this item in the past and has generously agreed to continue to provide this service.

Note Mr. Cellino briefly discussed kayak usage and kayak rack availability.

4-7. Legal

Note Mr. Cellino said previously legal was handled by himself, Peter Meggers, and Colleen Hayes. He and Peter Meggers will continue to act as the legal liaisons.

4-8. Maintenance of Capital Assets (\$25,000 line item)

Note Mr. Cellino noted that Tom Meggers is very involved with the waterfront and given Peter Baril's engineering background, it makes sense to have the two of them focus on this maintenance.

4-9. Master Plan

Note Mr. Cellino observed that the Master Plan is very much tied together with the Maintenance of Capital Assets. He said this Subcommittee is already headed up by Colleen Chapin, and Peter Baril as well as Arlene Garrow, are active participants. Mr. Cellino said it makes sense to have the three of them to continue their work.

4-10. Remote Voting

Note Mr. Cellino said the Board previously voted to allow remote voting and they'll have to decide at some point, who would like to spearhead this item.

Note Mr. Cellino discussed how the technology component for online voting may pose some problems.

4-11. Rules & Bylaws

Note Mr. Cellino discussed how he would like Board vacancies and the submittal of candidate resumes to be a more formalized process.

Note Mr. Cellino noted that the updating and/or revision of bylaws can obviously be addressed by the entire Board.

Note Tom Meggers said they can put this item on the next meeting agenda.

4-12. Technology & Website

Note Mr. Cellino said the revamping of the website was supervised by Colleen Hayes and Colleen Chapin, so it makes sense to have Ms. Chapin continue this role.

4-13. Zoning

Note Mr. Cellino said Arlene Garrow is well versed in Zoning given her years of experience as part of the ZBA and will be the Liaison to Zoning. He noted that when Colleen Chapin was Chair of the ZBA and joined the BOG, she stepped down to an Alternate position.

Note Ms. Garrow and Mr. Cellino briefly discussed whether she should do something similar and if being a Liaison for Zoning conflicts with being a ZBA Alternate or Full Member.

4-14. ZBA

Note Mr. Cherry was previously assigned to be the Liaison Officer to the ZBA, and this will still be the case.

4-15. Wrecking Crew

Note Mr. Cellino noted they previously discussed how Bill Dewey will be heading up the Wrecking Crew with guidance from Mr. Fountain, and will report back on any waterfront issues they encounter. He added that a Wrecking Crew adjunct Landscaping & Beautification Subcommittee will be headed up by Leslie Doherty.

Task The Board briefly revisited the topic of Security and Mr. Cellino asked Mr. Moffett to inquire about police patrolling weekend hours of 7pm to 11pm.

Owned by Jim Moffett, Association Manager

5. Adjournment

Decision MOTION (1)

Tom Meggers moved to adjourn the June 7th, 2023, Special BOG Meeting at 7:53 p.m.

Mr. Cherry seconded the motion.

Motion carried, 7-0-0.

Note Respectfully Submitted,
Brooke Stevens, Recording Secretary

Task Summary

New Tasks

Task The Board briefly revisited the topic of Security and Mr. Cellino asked Mr. Moffett to inquire about police patrolling weekend hours of 7pm to 11pm.

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