

Minutes of BPBCA BOG August 30th, 2023, Special Hybrid Meeting - 08/30/23

Date and time: 08/30/23 6:04 PM to: 08/30/23 8:52 PM

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

CC: Jim Moffett, Association Manager, Al Capozza, Treasurer, Absent:, Ruth Ames, Tax Collector, Colleen Hayes, Club Liaison & New Tax Collector

Location: BP Clubhouse, 6 Sunset Ave, Niantic & Via Zoom
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Link: <https://app.meetingking.com/meetings/403392>

Topics

1. Call to Order

Note Mr. Cellino called the meeting to order at 6:04 p.m., did roll call, and noted a quorum was present.

2. Additions to the Agenda

Note There were none.

3. Communications

Note see attached Hickey & Cary emails.

 [Hickey_Email_thread.pdf](#)

Note see attached email.

 [Doherty_email.pdf](#)

Note see attached email.

 [Phil_Lombardo_email.pdf](#)

Note see attached email.

 [Etienne_email_2.pdf](#)

Note see attached email.

 [Hickey_email_2.pdf](#)

Note see attached email.

 [Initial_Deknis_email.pdf](#)

Note see attached email.

 [Deknis_email.pdf](#)

Note see attached email.

 [Response_to_Deknis_email_2.pdf](#)

Note see attached email.

 [Birmingham_email.pdf](#)

Note see attached email.

 [C.Etienne_Notice_to_BP_Board_of_Nuisance_.docx](#)

4. Public Comments

4-1. Cynthia Etienne of 48 Nehantic

Note Ms. Etienne asked about how many people it takes for quorum and Mr. Cellino confirmed that four Board Members are necessary for a quorum.

Note Ms. Etienne asked if only three Board Members were able to attend last week's scheduled meeting and said if four Members were able to attend the meeting, it makes no sense to cancel it.

Note Mr. Cellino replied that they have many important issues to deal with, that he prefers to have a full Board to make these decisions, and as Chair, he has the authority to set the agendas, and to both schedule and cancel meetings.

Note Ms. Etienne said 24 hours' notice should have been given to cancel the meeting and the Recording Secretary clarified that at least 24 hours is needed for the posting of the meeting notice/agenda, but no notice is needed for a cancellation; the cancellation could have even been made when the meeting was scheduled to start, at 6:00 p.m.

Note Mr. Cellino reiterated that he along with some of the other Board Members felt it would be more appropriate to have a full Board present to vote on some of the items up for discussion.

Note Tom Meggers added that he would appreciate it if Board Members names, his name, and his family's name weren't mentioned on social media; there were several posts on facebook that went back and forth, stating that his family was on vacation and that's why he wasn't here.

Note Ms. Etienne replied that she was not the person who said that, and Tom Meggers said he's just making the general comment.

4-2. Eric Carlson of 39 Woodland

Note Mr. Carlson offered some of the following comments:

He lives across the street.

He doesn't know the name of the woman responsible, but whoever's been planting up here this spring and summer, has done a fabulous job, and it has never looked better.

The discussion regarding the community garden recently came to his attention.

He's been here 70 years and as a kid the Clubhouse was used 5 days a week, and for Friday night dances, which were often very loud.

This kind of activity has continued to grow over time.

As the community has grown, the use of places got a whole lot busier with meetings, Men's Club, Women's Club, and private rentals, which can often be quite loud.

Note Mr. Carlson discussed how kids are often at the Clubhouse late at night and how he thinks a community garden is a bridge too far. He shares how he said sarcastically the other day, that he won't be around 20 years from now, but he'd be willing to bet that there will be a swimming pool up here.

Mr. Carlson said the Clubhouse was originally a low key occasionally use facility, but is now an often-used facility, and he feels sorry for those that live close by. He noted that composts smell, a rain barrel will result in mosquitoes, community gardens are usually located in urban areas, and everyone here has a yard where they can plant vegetables.

Note After further discussion Mr. Cellino explained that the community garden item is later on the agenda, and invited Mr. Carlson to stay to hear that item.

Note Mr. Baril noted that Black Point was built in the 1920s and it's now 2023, so usage needs and practices have obviously changed. He cautioned that there are other ways Black Point may eventually be expanded in the future, that while nostalgia is great, it's 2023.

Note Mr. Carlson discussed how the third house from the store was originally the Clubhouse before they built this place, and Mr. Baril said if he bought a home next to the Clubhouse, he would expect that the Clubhouse would be utilized for its intent, as a Clubhouse.

4-3. Cindy Fountain of 32 Whitecap

Note Ms. Fountain said she's trying to determine why a community garden is desired, when everyone has a yard. She said it's not like they live in a senior center and don't have a place for their own individual gardens.

Note Mr. Baril observed that there's a personal opinion that having a community garden brings people together just like the Men's Club, Women's Club, or other community events do.

4-4. Eric Carlson of 39 Woodland

Note Mr. Carlson made some of the following remarks:
He doesn't think this would be happening on East Shore Drive.
He thinks certain people here carry far more weight than others.
There are some structures around here that are very interesting.
He couldn't have his driveway, they made him put at this end when he didn't want it there.
A couple of years ago during the 4th of July, a car came flying into his backyard before he had grass there.
He walks across the street, and that gets a public parking lot?
People don't have a true grasp of what it's like to live by the Clubhouse.
His family and their home were here prior to the Clubhouse being built.

Note Mr. Cellino acknowledged that they live in a small community and said they will revisit this item later on the agenda.

4-5. Stephanie Brandon of 15 Billow Road

Note Ms. Brandon noted that the plan for the community garden is to incorporate the children from Club into as well, which is an additional benefit.

5. Reports

5-1. Tax Collector

Note see attached report.

 [TAX COLLECTOR REPORT 8-23-2023 for 2023-2024.pdf](#)

Note Mr. Cellino detailed the report by Ms. Ames and noted that she has announced her retirement and been working with Colleen Hayes, who will be taking over the position.

Note Mr. Cellino said \$286,000 of the \$305,429 due has been paid, leaving a balance of \$19,000 outstanding.

5-2. Association Manager

Note see attached report.

 [August 2023 DAILY Association Managers Reportc \(1\).pdf](#)

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

He's wrapping up everything for the end of the Summer.

Mass Confusion was a huge success and he'd like to bring them back again next year.

Beach patrol ended last weekend and he wants to applaud our staff, who includes Devin Grayscale, Robert Kahn, and Tommy Sheehan.

They were all so flexible with their time and anything he asked them to do, they did.

He would love to have them all back again.

Note Mr. Cellino discussed how the Beach Bash featuring Mass Confusion, which has been held over the last several years has been following on the same day as the Annual Road Race; as both events continue to grow, he would like to see them scheduled for different days so that residents are fully able to enjoy and attend both. He added that the Road Race will be celebrating its 50th Anniversary next year, so the plans for it will be more extensive than in years past.

Note Mr. Cellino said he would like to see if they could book an additional band for June 22nd, 2024, to start off the summer season.

Note The Board discussed Mr. Cellino's proposal.

Note MOTION (1)

Mr. Cellino moved to authorize Mr. Moffett to book Mass Confusion for August 10th, 2024, or August 17th, 2024, if that date is unavailable, and to book an additional band for June 22nd, 2024, to open the Summer Season.

Mr. Cherry seconded the motion.

Note Ms. Chapin noted the budget for these items should be determined beforehand and they can speak to the Women's Club and Men's Club and see if they're willing to share in the costs.

Note Mr. Cellino said he would like to at least lock in the dates and that they can approach the Men's Club and Women's Club afterwards.

Decision MOTION (1) Vote:

Motion carried, 7-0-0.

Note Mr. Moffett returned to his report and said daily grooming of the beach will stop on Monday but continue on Fridays and Saturdays throughout September weather permitting.

Note Mr. Moffett said he's going to start pulling out equipment on Tuesday and will begin taking the boat docks in. Peter Meggers said one dock should be left in and when asked for his input, Jim Allen said it's fine to start pulling as long as something is left in for the moorings.

Note Mr. Moffett said the dock at Nehantic will be left in.

Note Ms. Chapin discussed how she's heard some complaints, which Mr. Allen confirmed, and that going forward they could be more proactive in giving boaters more notice than 5 days. Mr. Allen said people complain when the season ends prematurely.

Note Ms. Chapin said she knows that Labor Day is the same every year but she supports enhanced communication.

Note Mr. Fountain said the years they've seen major damage, the damage has occurred the second week after Labor Day.

Task Mr. Moffett asked about taking the tent down and Mr. Cellino suggested they do it this week, and that he will coordinate with Taylor about taking it down.

Owned by John Cellino

Note Mr. Moffett discussed cleaning up the top of Billow, removing all the trash, and selling off the unneeded items. Mr. Cellino said he feels that \$700 is a fair price.

Task Mr. Moffett asked about power washing the boat docks and the Board discussed how the washing is an integral part of part of the process. Mr. Moffett said he will bid out the power washing and get back to them.

Owned by Jim Moffett, Association Manager

Decision Ms. Garrow cautioned Mr. Moffett that all vendors they deal with for projects like these must provide certificates of liability and name Black Point Beach Club Association as additionally insured.

Note Mr. Moffett discussed the swim buoys and explained they need 10, and \$350 each is the lowest price he could find.

Note Mr. Moffett said Joe Bragaw, Director of Public Works, is going to take a look at the rock on the corner of Indianola and Sunrise.

Task Mr. Cellino discussed how several people including himself and Mr. Baril took a look at South Beach and are wondering if it would benefit from adding a railing. He asked Mr. Moffett to investigate the installation of a railing and to see about prices.

Owned by Jim Moffett, Association Manager

Note Mr. Baril cautioned that the railing has to be secure, and Mr. Moffett said when they installed a railing at Nehantic the cost was around \$900.

Note Mr. Moffett also discussed the Clubhouse floor and how a section of the floor is coming back. He said they're seeing about the warranty and Mr. Cellino said he's hopeful they'll replace it.

Note Mr. Moffett said one of the Clubhouse windows popped out, which the Board briefly discussed. Mr. Cellino agreed with Ms. Chapin that it likely needs to be squared up, and added that it could be a Bill Dewey job, although it's not an easy one. He said for now, they should put a sign up instructing people not to open it.

Task Mr. Fountain suggested that they put self-closing door closures on the front door of the Clubhouse and Mr. Cellino asked Mr. Moffett to price them out.

Owned by Jim Moffett, Association Manager

Note Mr. Moffett said on the left of Sea Spray, below the hightide line there is a tree buried which he is unable to lift, and a resident is demanding it be moved. He explained there is a photo of it in the last page of his report. Mr. Cellino said they might be able to take a chainsaw to it, but they need to keep in mind the attachment from DEEP, under item 7-11 from this agenda.

Note Mr. Cellino briefly discussed the attachment and said given the contents of the attachment, this item is something for them to look at after September 15th.

Note Ms. Chapin asked about Mr. Moffett's meeting with other Beach Associations to discuss best practices, and he replied with some of the following:

They were contacted by Dick Morris of the Yacht Club and Bill Weaver, who is the Association President for Oak Grove Beach.

They're leasing a machine from the Town of East Lyme and wanted to know if we would be interested in going in on it.

They're storing it at the Yacht Club, and they've rented a tractor so they can rake their beach on their own.

He and Mr. Cellino attended the meeting.

They got some great information on techniques that they do, and vendors they're using.

He doesn't think participation will be feasible for them since they would have to supply their own tractor.

They'd have to bring the tractor there, leave it there, and work within the hours they're not using it themselves.

It was worth speaking to them but he's not sure it's going to work for them.

Note Mr. Cellino detailed how he, Mr. Baril, Mr. Moffett, and Peter Meggers met with around 10 people at South Beach to discuss the ramp and the condition of the beach and shared some of the following thoughts:

At the last meeting there were a number of comments about the condition of the South Beach.

Mr. Baril got in the water right away and demonstrated how the beach is very much usable despite reports to the contrary.

The area where the handicapped ramp goes down, where Nebelung rakes and cleans up the beach was not.

They asked Nebelung to clean up the rocks and clean off the ramp.

Mr. Bates was in attendance, and he suggested that after we harvest this year, we sift the rocks first.

Note Mr. Moffett said he has a lead on a sifting machine and more details will follow.

Note Mr. Baril made offered the following remarks:

He's glad they met at South Beach and thinks they were able to come up with a bit of a compromise.

At the previous meeting they were told that the beach was unusable and that the groin was "deteriorating as we speak."

He takes exception when histrionic language is used.

It's very colorful but can be very divisive.

Cooler heads prevail.

There are some issues, and they can't tame mother nature but they're going to do the best they can to improve the issues.


For the record, he knows when people come here sometimes the temperature is hot, but they should keep it cooler and not use that kind of inflammatory language because it's not really helpful.

5-3. Treasurer


Note see attached report #1

 [Financial Report-Budget vs Actual as of 8-24-2023YTD.pdf](#)

Note see attached report #2

 [Rec Program as of 8-24-2023YTD.pdf](#)

Note see attached report #3

 [Balance Sheet-as of 8-24-2023YTD.pdf](#)

Note Mr. Capozza reported the highlights for year to date through August 24th, 2023:

Operations total receipts \$285,000.

That's an increase of \$36,000 from last month's report.

Contributing to this is the ongoing collection of this year's taxes (\$36,000), Clubhouse rentals (\$300),

Total disbursements YTD is \$96,000, an increase of \$74,000 from last month's report.

This figure is comprised of our annual Long-Term capital Fund (\$50,000), Payroll (\$8,000), Waterfront Maintenance (\$8,000), and Social Events (\$1,700).

Receipts minus disbursements at this time is \$190,000 positive and that's because we basically get all our revenue/receipts in the month of July and August.

At this time, he anticipates breaking even by June 30th, 2024.

They're doing good.

The Rec program receipts ended at \$52,000.

That's an increase of four over last month, 14% higher than what was budgeted, and 12% higher than last year.

Against that is the total disbursements of about \$40,000.

Their payroll was \$31,000 and the expenses including the Fair was \$1,000.

Minus disbursements the Club proceeds equal a positive number of \$12,800 for the year.

Task Mr. Cellino said he will ask Colleen Hayes and Nadia Banever who ran the Club, to attend the next meeting.

Owned by John Cellino, BOG Chair

Note Mr. Capozza said for the Master Plan, here was no expenses for the period ending August 24th, 2023.

Note Mr. Capozza noted the attached balance sheet above, which shows the total assets of \$469,000, offsetting that is the liabilities and fund balances of \$469,000.

Note Ms. Chapin said at last month's meeting somebody from the audience asked about the cost of the club fair, they thought it was \$25 a head, she saw it was \$20 a head, but Mr. Capozza has clarified that the revenues and the expenses associated with the spare are all inclusive in this rec program. She wants that noted for the record since it was asked, and Mr. Capozza confirmed that she is correct.

5-4. Liaison Reports

Note Ms. Garrow reported that the Zoning Commission met on Friday night and the proposed changes to the zoning regulations were presented to the public, and after receiving feedback and questions, the Public Hearing was continued to September 15th, 2023. She added that during the Zoning Commission meeting that followed Jim Fox was reinstated as the Chair, Jim Allen was reinstated as the Secretary, and no other business was discussed at that time.

Note Mr. Cellino noted the Zoning Board of Appeals didn't meet, so there is nothing to report on that front.

5-5. Wrecking Crew

Note see attached report.

 [08_30_2023_BOG_WC_Report.docx](#)

Note Mr. Allen reviewed his attached report and noted some of the following:

They completed the modification of the bike rack on Nehantic.

There's a lot of wasted space in terms of the bike racks are not being utilized by the kids with their bikes.

They moved out the bike rack, opened the area for the parking of golf carts, and then paint it on an angle for a parking space.

They'll take a look at this over the next year and possibly expand that even further in the future.

They'll be working with Mr. Moffett to remove the floats and such.

They have a work party doing the preparations for the volleyball court.

They ran into a little bit of a problem with rocks and stones.

They have ongoing projects like maintaining the brush lines up in the playground, and they have a team that is taking care of that.

During the past month the area behind the clay tennis courts was cleaned out.

The base for Mary Cahill's plaque has been put in.

They're still trying to see about obtaining signs for the sewer drains and he will ask the Town about future repaving plans.

Note The Board briefly discussed the sewer drains in need of signs as well as drainage issues, depressed areas of the pavement, and repavement.

Note Mr. Cellino noted they received correspondence about a party on Saltaire that lasted till 3:00 a.m. and resulted in cars being parked in violation of Association rules. He added that the police were contacted and the neighbor who complained was told that the police told him they're not here to enforce Black Point rules and will only here to enforce town rules.

Note Mr. Cellino discussed how going forward, they can politely ask guests to move their vehicles when people are in violation.

6. Approval of Meeting Minutes

6-1. July 27th, 2023, Regular Hybrid Meeting Minutes

Note see attached minutes.

 [Minutes of BPBCA BOG July 27nd 2023 Regular Hybrid Meeting 07 27 23 \(1\).pdf](#)

Note Mr. Capozza said he has some corrections:

1. Page 8, it should say that the new CD is from "Thomaston Savings Bank, which is a Mutual Savings Bank."
2. At the end when the bank insurance is mentioned, it should read "FDIC" not "SEC."

Note Ms. Chapin noted some of the linked attachments were incorrect and after some dialogue, it was determined that some of those fixes had already been made. Ms. Stevens said she will revisit the attachments and double check that they're all now correct.

Note Ms. Chapin said page 4 also has a sentence which is repeated that needs to be removed.

Decision MOTION (2)

Peter Meggers moved to approve the Regular Hybrid Meeting Minutes of July 27th, 2023, as amended.

Tom Meggers seconded the motion.

Motion carried, 6-0-1.

Ms. Garrow abstained from the vote due to her absence from the July 27th, 2023, Regular Hybrid Meeting.

6-2. July 27th, 2023, Special Executive Session Meeting Minutes

Note see attached minutes.

 [Minutes of BPBCA Board of Governors Special Zoom Executive Session Meeting Minutes 07 27 23.pdf](#)

Decision MOTION (3)

Peter Meggers moved to approve the Special Executive Session Meeting Minutes of July 27th, 2023, as submitted. Tom Meggers seconded the motion.

Motion carried, 6-0-1.

Ms. Garrow abstained from the vote due to her absence from the July 27th, 2023, Special Executive Session

7. Meeting.

7-1. Rules & Regulations- Overnight Parking at Whitecap Parking Lot

Note Mr. Cellino said people currently need to ask permission for overnight parking at the Whitecap Parking Lot, and he sees no reason why they can't change this, allow overnight parking, and require Association Manager and Board approval for anything over 7 days. He thinks they need to encourage people to park at Whitecap and asked for Board Member thoughts.

Note Peter Meggers said he thinks 7 days might be a bit much and suggested allowing parking for 3 days without approval. He noted the danger of people using it as their personal parking lot.

Note Ms. Chapin said the Association Manager should be able to approve parking overnight and noted that people don't walk here very far here to park, so she doesn't think that it will be an issue.

Note Ms. Chapin said overnight parking requires the approval of the Association Manager for up to 7 days, and greater than 7 days, or equal to 7 days requires the approval of the Board or Chair.

Note Mr. Cellino said he doesn't see a problem with this since they're trying to encourage people to keep cars off the street.

Note Peter Meggers suggested 3 days, and if they need to extend it, they have to get Mr. Moffett's approval. He noted that Mr. Moffett will be able to let them know if it's filling up or if too many cars are utilizing the street.

Note Ms. Chapin said she understands logistically why Mr. Moffett's approval needs to be obtained for 3 nights but her concern is over the course of a year, they might need to navigate, boat floats, rock dumps, and the like into the Whitecap parking lot; if he doesn't know that people are there overnight, it could create a problem.

Note Mr. Moffett detailed how he's usually notified if a big party is occurring and if people are in need of the lot. He noted that instances like this typically occur in the summertime.

Note Mr. Moffett also discussed how he puts warning tickets on vehicles that haven't obtained permission.

Note Mr. Cellino said despite having a rule, people aren't following it.

Note Tom Meggers suggested not requiring permission Monday thru Thursday and both Peter Meggers and Ms. Garrow pointed out that those days are very busy during the months of July and August.

Note Mr. Cellino said he'd like to avoid having rules that no one follows.

Note Peter Meggers said he doesn't think they have a good answer for this at this point, and suggested they table this to a future meeting, and give it further consideration. The rest of the Board concurred.

7-2. Kayaks, Paddle Boards and Dinghy Usage Update

Task Peter Meggers said he will take on the task of drafting a small craft, kayak, and dinghy regulation.

Owned by Peter Meggers, BOG Member

Note Mr. Cellino reminded everyone that Peter Meggers will be working on a regulation for their consideration. He added that from what he has observed this summer, the actual active usage is minimal, and the full racks collecting dust only prevent people who regularly use their equipment from utilizing the racks. Mr. Cellino said this is also supported by the previous inventory done by the Wrecking Crew, which illustrated that most of the kayaks and paddle boards just sit in the racks.

Note Tom Meggers noted they've been talking about this all summer and that the boat beach is getting crazy with the amount of paddle boards, whether used or not.

Note Mr. Cellino briefly discussed how charging a fee might help with this matter.

Note Peter Baril said he thinks it's best to defer this discussion until Peter Meggers comes up with something for them to consider.

Note Peter Meggers said if anyone has any suggestions, they should feel free to email him.

7-3. Wetlands Delineation of BP Excess Land Behind Clubhouse Update/ Survey & Topography of Clubhouse Property

Note see attached bid proposal.

 [Wetl_Quote_BPoint_7-2023_\(1\).docx](#)

Note Peter Baril detailed the delineation of excess land behind the Clubhouse, which was pointed out on a property sketch, and noted this proposal is to simply answer the question of whether the land can ever be used.

Note Mr. Baril said they contacted Dave Coonrod and asked him to provide a bid for an A2 Property Survey that includes spot elevations and topographic elevations of the undeveloped portion of the property, putting pins in, and a digital map.

Note Mr. Baril added that Mr. Coonrod recommends that the survey be done in later November after the leaves fall, and that the quote is forthcoming.

Note Mr. Cellino said the property in question is 1.3 acres and might be a good fit for an additional parking lot off of Billow.

Note Mr. Baril emphasized that any kind of discussion like that is premature, and he doesn't want people to think that it's definitely happening, and that the area is going to be paved.

Note Mr. Cellino said he thinks the use of the land for a parking lot should be added to the list of possibilities for if the land is usable, given that there is an actual need for it.

Note Mr. Baril said before anything else, after they have a plan, they will need to have an informal discussion with the Inland Wetlands Agency just to get more information about what could be done with the land, if anything.

Note Mr. Baril and Mr. Cellino discussed how Mr. Baril could also share a brief liaison report for the Long-Term Capital Asset Subcommittee, in regard to maintenance.

Note Mr. Baril shared some of the following:

He received an email from Rick Pinder of Pinder Construction, who did the pier work in 2019.

There is some periodic maintenance that should occur with that, especially with the steel sheeting.

Mr. Pinder gave him a quote for a visual inspection of it, the concrete, all the materials, and recommended maintenance and service.

This quote is just for the inspection, which involves getting in the water during low tide and so forth.

The quote he has given is \$750.

He asked Mr. Pinder to formalize a proposal for this work, and to eventually provide a proposal for inspecting all the waterfront structures on the launch area.

Given Mr. Pinder's schedule, that proposal will be separate.

They need him to look at each groin and determine what kind of short-term maintenance, if anything, needs to be done on the other structures.

In 2019, they received a list of long-term maintenance items that need to be done which is separate from this.

Note Mr. Cellino said hopefully they'll have something more formalized to review next month.

7-4. Bylaw Revision

Note Mr. Cellino said this item is in progress and they will revisit this matter at the September meeting.

7-5. Old BP/West Lane Gate Barrier & Access Easement Rights

Note Mr. Cellino said they will all revisit this matter at the September meeting.

7-6. Volleyball Court Update

Note Mr. Moffett asked how much money was initially approved for the volleyball court and Ms. Chapin replied \$500.

Note Mr. Moffett reported that Bill Dewey found a movable system which costs \$900-\$1,000.

Note Mr. Cellino said whatever system they choose or alternatives they look at, he'd like to get Suzanne Smith's opinion.

Note Mr. Cellino reported that the spot they picked for the volleyball court has lots of surface rocks, the surface is not level, and the current condition is unsafe to play on. He would like the Board to consider authorizing them to get a bulldozer or small bobcat to level off the surface, so they can seed it and it can grow, for use in the spring.

Mr. Cellino asked Mr. Fountain and Mr. Allen if they concurred, and they both responded that they do.

Note Mr. Cellino discussed how 2 or 3 loads of topsoil would be needed and with the machinery and a day's work, the cost will likely be no greater than \$2,500.

Note Ms. Chapin asked how much it has cost to remove rocks so far and Mr. Moffett replied \$100.

Note Ms. Chapin said she thinks that volleyball is great, but she wants to make sure that they're not throwing out random numbers, that they're actually accountable at the end of the day for those numbers. She said she would like to get some more facts on these numbers, and actually know what these things are going to cost them.

Note Mr. Cellino said they probably won't be able to have it next year if they delay, and that the \$25,000 line item is for items like these, when they come up.

Note Ms. Chapin pointed out that they approved \$1,800 for the tent pad and it actually ended up costing significantly more, and she wants to make sure they're responsible; if it's not to exceed \$2,500 plus \$500 for the setup, that motion can be made, and they can move on.

Task Tom Meggers said if it costs \$3,300 does that mean they don't proceed, which led to a discussion about Mr. Moffett getting a quote so they can discuss it on Saturday prior to the annual meeting.

Owned by Jim Moffett, Association Manager due 09/02/23

7-7. Master Plan Update

Note Ms. Chapin said she received a draft report this morning which she has circulated to the Steering Committee. She plans to review it, get feedback from the Steering Committee, and set up a review meeting which will be open to the public, to do so.

7-8. Community Garden - Clubhouse

Note Mr. Baril said in regard to the email the Board received from the Hickeys on July 27th, 2023 (see correspondence Hickey email #2), he found the tone somewhat aggressive, and he wants to make sure that we all treat one another correctly. He said he takes exception to the Board not showing respect to a member of the community, and noted the Board is comprised of volunteers who want to do right and move things forward. Mr. Baril said if anything, the lack of respect was on Mr. Hickey's part given that he threatened legal action and stormed out of the building.

Note Mr. Cellino said Mr. Hickey sent an additional email with 6 questions from his attorney in regard to the garden (see correspondence, 1st attachment.)

Note Mr. Cellino said some of the following in regard to the community garden:
On a personal level, he thinks it's a phenomenal idea especially for use with the Kids Camp, and the use will continue to make that program really unique.
They've gotten a tremendous number of opinions on this subject.
This is just another activity that people could use this building and property for, which would get people together, and that's the idea of it.
He was of the mindset that some alternative decisions could be made, which they were unable to explore at the previous meeting once legal action was threatened.
He thinks if they stack the garbage cans, they can put the garden significantly away from any neighbor.
The shed could be one wall of the garden, along with a deer fence.
If they have a rain barrel it wouldn't be open, but they certainly don't have to have it.
They can limit the hours of operation from 8:00 a.m. to 6:00 p.m.

Note Mr. Cherry said out of all the activities here he thinks this would be the least noisy one.

Note Mr. Cellino said the size envisioned is 10ft x 25ft, so they're not talking about a huge garden, and it would be totally fenced in.

Note Leslie Doherty of 42 Nehantic Drive said this is an idea that many people liked, she doesn't need it herself, and she thought of it as a community effort, which is pretty simple in theory. She added that she was thinking not only of kids but members of the community who may now be too old or have mobility issues that prevent them from gardening on their own.

Note Joan Hayes of 51 Whitecap said she would like to thank Ms. Doherty for all of her efforts, and for planning this for the entire community. She acknowledged that you can have your own garden, but this is something that people work on together, and that brings them together; this is an activity that similar to other activities in the area, unites people. She said she appreciates Ms. Doherty and thanks we should all give her a round of applause.

Note Ms. Chapin said she knows several different options were listed and asked Ms. Doherty if she could give an approximation of what the estimated costs will be.


Note Tom Meggers revisited the initial proposal and quoted the following:
Garden design options (all prices are pre-tax and as of July 24, 2023, end of season sales may reduce costs and more research will be done to look for even better prices)

- 1) Black Aluminum fencing in 4-foot sections – Lowe’s Yard link Grand Empire (no dig)
Approx \$2500 + plants + fertilizer
- 2) Green mesh fencing
Approx \$650 + plants + fertilizer

Note see original attached garden proposal.

 [277825-Community_Garden_Proposal-f81c2015882d2c255694c00dd22dada11b67048b.pdf](#)

Note see original attached fencing options.

 [277826-Community_Garden_Options_-_Black_Aluminum_Fencing-0e44817a0de86bc98a13c98b318c31b94b6ddec7.pdf](#)

Note The Board discussed how less fencing will be necessary if the shed is utilized as a backdrop, and Tom Meggers said he would prefer they spend more money to make it look nicer.

Note The Board further discussed design particulars and options for the garden, and Mr. Cellino asked Ms. Doherty if she could tighten the prices for the September meeting.

Note Ms. Chapin said that Garrett Hickey used the Zoom chat feature to let them know that he’s in attendance purely to listen.

Decision MOTION (4)

Mr. Cherry moved to approve a community garden subject to the expenditure of costs to be determined at that next meeting.

Mr. Baril seconded the motion.

Motion carried, 7-0-0.

Note Stephanie Brandon of 15 Billow noted that other people are invested in this project, including herself.

7-9. Hedge Height Ordinance

Note see attached reference document.

 [Intersection_guidelines_\(1\).pdf](#)

Note Mr. Cellino said they will table this item given the late hour and noted that Phil Lombardo sent in correspondence informing them about how someone drove into his fence. He asked Mr. Capozza to check with Mr. Lombardo to find out if the entire fence needs to be repaired.

Note Ms. Chapin clarified that Mr. Lombardo’s email (see attachments under correspondence) was actually about golf carts.

7-10. South Beach Condition

Note see attached reference document.

 [Guidance_for_Beach_Clean_Up_July_2023.pdf](#)

Note Mr. Cellino noted they discussed this item during reports.

8. New Business

8-1. Waterfront Management Committee - Formalize

Note Mr. Cellino shared some of the following:

The concept here is that right now the new malady is on the Harbour Commission.

There's been issues that have come up on the waterfront with our buoys, with rafts, and with our approvals, where we put our swim lines and so forth.

Issues have come up such as putting in an additional raft, a swim line at South Beach, and the suggestion to add additional items as well as modifying some of our permits.

The vendor we use to put in and take out our buoys was recently let go by the Town of Waterford and Town of East Lyme, has led them to believe that alternatives should be vetted and explored.

Given all of this, he thinks it would be beneficial to establish a waterfront equipment committee that deals with all the apparatus out there.

He proposes that because of their expertise in this area or related areas, that the committee include Tom Meggers as Vice Chair, Peter Meggers as Chair, Will Fountain, Bill Dewey, and Jim Moffett.

He recommends that given Mr. Allen is a member of the Harbor Management Commission in town, he should act as liaison to this committee.

Note Ms. Chapin noted that the committee is subject to the same public information, public process regulations, that the Investment Committee is, so meetings will have to be noticed and minutes will have to be done. Ms. Stevens confirmed that this is correct, and that minutes don't have to be a transcript, but they must be done.

Decision MOTION (5)

Mr. Cellino moved to establish a Waterfront Equipment Subcommittee.

Mr. Cherry seconded the motion.

Motion carried, 7-0-0.

8-2. Basketball Backboard/Hoop/Pole Replacement

Note Mr. Cellino led a brief discussion about the basketball backboard, hoop, and pole, and it's quite old and outdated. He suggested that they replace it with a newer model.

Note Peter Meggers said he thinks more people would play if what's there was updated, and it would also be more aesthetically pleasing.

Note Tom Meggers added that it wouldn't be expensive to do so, and a newer model would be adjustable, which would allow younger kids to play as well.

Note Mr. Baril asked if the Rec Program is willing to contribute anything and Tom Meggers noted they haven't gotten that far yet in the discussion. Ms. Chapin suggested they mention it to Colleen Hayes and get her feedback.

Note The Board will revisit this item at the next meeting.

8-3. Helmet Use

Note Mr. Cellino said he put this item on the agenda since there have been several instances with kids hitting cars while riding their bikes and the like. He thinks they should encourage helmet use along with imploring parents to prevent their children from driving their golf carts.

Note Mr. Cellino said he knows they could do notices or things of that nature, but he would like everyone to give some thought to anything else that might be beneficial for them to do.

8-4. Black Pointer Communications & Notices

Note Mr. Cellino shared a conversation he had with Suzanne Smith about the Black Pointer and utilizing it more to keep the lines of communication open. He thinks to get there is more they can do to get word out to the Membership. Mr. Cellino discussed how it would be useful to incorporate a Board of Governors section within the Black Pointer.

8-5. Annual Informational Meeting Prep

Note The Board decided to schedule a Special Meeting to take place before the Annual Meeting on Saturday, so they can discuss more concrete pricing for the volleyball court and act on the recommendations of the Investment Subcommittee.

Note Ms. Stevens said she will order coffee and donuts, and Peter Meggers volunteered to pick them up.

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9. Further Public Comment

9-1. Leslie Doherty of 42 Nehantic Drive

Note Ms. Doherty noted she has also seen more of the small, motorized car toys on the street, and they're also a safety concern, since they're often not too visible to oncoming vehicles. She also mentioned the swim lines at Main Beach and if two could be connected to make a small lane that would allow access for a nonmotorized boat.

10. Adjournment

Note A Special Meeting of the BPBCA Board of Governors will take place on Saturday September 2nd, 2023, at 8:30 a.m., prior to the Annual Meeting scheduled for 9:00 a.m.

Decision MOTION (6)

Mr. Cellino moved to adjourn the August 30th, 2023, BPBCA BOG Meeting at 8:52 p.m.

Mr. Cherry seconded the motion.

Motion carried, 7-0-0.

Note Respectfully Submitted,
Brooke Stevens, Recording Secretary

Task Summary

New Tasks

Task Mr. Moffett asked about taking the tent down and Mr. Cellino suggested they do it this week, and that he will coordinate with Taylor about taking it down.

Owned by John Cellino

Task Mr. Moffett asked about power washing the boat docks and the Board discussed how the washing is an integral part of part of the process. Mr. Moffett said he will bid out the power washing and get back to them.

Owned by Jim Moffett, Association Manager

Task Mr. Cellino discussed how several people including himself and Mr. Baril took a look at South Beach and are wondering if it would benefit from adding a railing. He asked Mr. Moffett to investigate the installation of a railing and to see about prices.

Owned by Jim Moffett, Association Manager

Task Mr. Fountain suggested that they put self-closing door closures on the front door of the Clubhouse and Mr. Cellino asked Mr. Moffett to price them out.

Owned by Jim Moffett, Association Manager

Task Mr. Cellino said he will ask Colleen Hayes and Nadia Banever who ran the Club, to attend the next meeting.

Owned by John Cellino, BOG Chair

Task Peter Meggers said he will take on the task of drafting a small craft, kayak, and dinghy regulation.

Owned by Peter Meggers, BOG Member

Task Tom Meggers said if it costs \$3,300 does that mean they don't proceed, which led to a discussion about Mr. Moffett getting a quote so they can discuss it on Saturday prior to the annual meeting.

Owned by Jim Moffett, Association Manager due 09/02/23