

# Minutes of BPBCA BOG Special Meeting - 09/02/23

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**Date and time:** 09/02/23 8:30 AM to: 09/02/23 9:00 AM

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

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

**Location:** BPBCA Clubhouse, 6 Sunset Avenue, Niantic, CT, 06357

**Link:** <https://app.meetingking.com/meetings/403723>

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## Topics

### 1. Call to Order

**Note** Mr. Cellino called the Special Meeting the BPBCA BOG to order at 8:32 p.m., did roll call, and noted a quorum was present.

### 2. Volleyball Court Update & Possible Action

**Note** Mr. Moffett reported the following:

He received a bid for \$3,000 for two to three inches.

To scrape it with a bobcat and put down 40 yards of screened topsoil, and then plant grass hay.

He spoke with Mr. Cellino to get some advice, since he felt the price was a bit high.

He spoke with the vendor again this morning while he was grooming the beaches.

They initially asked for 50 yards which would have been \$3,200, and the vendor responded that they want him to add more material yet charge them less for the work.

Nebelung (the vendor) agreed to lower the price to \$2,800 with the 50 yards of topsoil.

**Note** Mr. Cellino said he checked the price of topsoil with a wholesaler, and for a day's work and the soil, it's a fair price.

**Note** Mr. Cellino asked if he mentioned hydroseeding it and Mr. Moffett said no.

**Note** Peter Meggers asked how it's going to stay level and Mr. Moffett said it will be drained.

**Note** Mr. Moffett noted that he will do it soon since now is the time of year to do it.

**Note** MOTION (1)

Mr. Cherry moved that they accept the bid and proceed with the preliminary work for a volleyball court.

Mr. Meggers seconded the motion.

**Note** Mr. Baril offered the following remarks:

He's having misgivings about doing this.

It's a significant increase in cost from the \$500 they originally discussed.

It's in excess of 10% of our annual budget, for minor regrading.

We're going from grass, to grass again, as opposed to doing some other kind of surface treatment.

They're not sure how much the court will actually be utilized and if we decide to move this court in two years, we've now spent \$2,800 needlessly.

He won't vote in favor of this item.

**Note** Mr. Cellino said they already approved the court in the previous meeting and Ms. Chapin said they approved \$500. Mr. Cellino disagreed and Mr. Baril said if that is the case, what are they voting for? Mr. Cellino replied that they're voting for the cost.

**Note** Mr. Cellino said they already approved the court in the previous meeting and Ms. Chapin said they approved \$500. Mr. Cellino disagreed and Mr. Baril said if that is the case, what are they voting for? Mr. Cellino replied that they're voting for the cost.

**Note** Ms. Chapin said if they're voting on the cost, she'll also vote no since she doesn't see that there's a need to level it. She further elaborated that at this point in time they don't know what this whole body of operation is going to be; is it going to be set up temporarily or is it going to be a permanent structure? Ms. Chapin said most importantly, they don't know what the full cost of everything will be.

**Note** Mr. Cherry said they could set up the volleyball court as is, see how the court is used, and if it is, proceed with the topsoil plan next year.

**Note** Mr. Cellino said setting it up now with the current conditions is dangerous.

**Note** Mr. Cellino said they should make the area safe and do the job well the first time around. He added that it's cost effective to do it the correct way, the activity will enhance our facilities, and projects such as this are what the \$25,000 line item is for.

**Note** Ms. Chapin offered the following remarks:

She's not opposed to volleyball.

She's not opposed to improving our amenities.

She's concerned about the repeated last-minute spending without a comprehensive plan and without considering the entirety of the project at once.

If they want to do volleyball court and the cost is \$15,000 but they have a thought-out plan, and community engagement, she will vote for it.

It's about the process.

She doesn't think the plan is well considered at this point.

She thinks we could take a little bit more time, put together a thoughtful plan, and go from there.

**Note** Mr. Cherry said an alternative for the first year would be to put up wood supports, buy volleyballs and nets, see what the use is, and only spend around \$225 to do so.

**Note** The Board briefly discussed how the volleyball court should ideally be a removable system since it will also be utilized for other activities such as baseball.

**Note** Mr. Cherry said they could get a professional removable system and see what the usage is.

**Note** Mr. Cellino said there was a request for volleyball, they'd be improving Black Point, they have the money to do so, and by not proceeding they'll just continue the tradition of kicking things down the road when they need to be a Board that gets things done.

**Note** Ms. Chapin said she thinks he's mischaracterizing her concerns and Mr. Cellino disagreed.

**Note** Mr. Cherry said he's in favor of getting a removable, dedicated volleyball system, putting it in, seeing what kind of use we get out of it, and then revisiting it; if it gets substantial use, they can do the regrading at that point.

**Note** Ms. Chapin replied that that is actually the discussion they had in April, they tabled the topic until May, then approved it for \$500 and with that proviso.

**Note** After further debate Mr. Cellino said they have improvements they can make, we voted for this before and the only thing they were discussing is the cost, and now they're retrenching; this is not how you run an organization or a board.

**Note** Mr. Baril replied that it's a democracy.

**Note** Peter Meggers discussed how he would like the court done properly the first time, but he appreciates everyone's concern about usage.

**Note** Ms. Chapin asked what the cost delta is between the two and if that would be the approach preferred by players. Ms. Garrow said perhaps they should research a sand court after all.

**Note** The Board discussed how it could end up costing more and Ms. Chapin acknowledged that if they want quality facilities there is a cost of doing business.

**Decision** MOTION (2)

Mr. Cellino moved to modify his previous motion and to table this item until the next meeting.

Mr. Cherry seconded the motion.

Motion carried, 5-1-0.

Nay: Mr. Baril.

**Note** Ms. Chapin said they're going to continue talking about this, they just need to put a plan together.

### 3. Investment Subcommittee Recommendations

**Note** Mr. Cellino detailed the last Investment Subcommittee Meeting and their recommendations.  
(see attached Investment Subcommittee attachment)

 [Investment Comm Recs.pdf](#)

**Decision** MOTION (3)

Mr. Cellino moved to accept the recommendations of the Investment Subcommittee and authorize Mr. Capozza to invest the \$50,000 Contingency/Emergency Fund into a Liberty Bank Certificate of Deposit yielding 4.75% or greater for a term not to exceed June 30, 2024, and to authorize Mr. Capozza to transfer \$65,000 from BP's Sweep account to BP's Liberty Bank Money Market account.

Peter Meggers seconded the motion.

Motion carried, 6-0-0.

### 4. Adjournment

**Decision** MOTION (4)

Peter Meggers moved to adjourn the September 2nd, 2023, Special Meeting of the BPBCA BOG at 8:55 a.m.

Ms. Chapin seconded the motion.

Motion carried, 6-0-0.

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