

Minutes of Black Point Beach Club Board of Governors Annual Informational Meeting - 09/02/23

Date and time: 09/02/23 9:00 AM to: 09/02/23 10:30 AM

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

CC: Also Present: , Al Capozza, Treasurer, Jim Moffett, Association Manager

Location: Black Point Beach Club Association Clubhouse, 6 Sunset Avenue, Niantic, CT.

Link: <https://app.meetingking.com/meetings/403722>

Topics

1. Call to Order & Attendance

Note The Annual Informational Meeting of the Black Point Beach Club Association Board of Governors, was held on Saturday September 2nd, 2023, at 9:00 a.m.

Note Mr. Cellino called the Meeting to order at 9:03 a.m., led the pledge, and introduced the Board of Governors and Staff

Note Mr. Cellino said some of the following:

Unfortunately, Mary Cahill is not in attendance.

She is 100 years old and is still as saucy as ever.

He spoke with her the other night; she wishes everybody here well and believes firmly in team Black Point.

As of the first of September, Ruth Ames has retired from her position as Tax Collector and will be moving down to a permanent home in Phoenix after a trip to Europe.

In August Colleen Hayes was appointed by the Board to be the new Tax Collector.

She has been working diligently with Ms. Ames to take over her duties.

He wants to give a special thanks to Jim Moffett, Jim Allen, Bill Dewey, Suzanne Smith, Jim Fox, Dan Deknis, Evelyn Gryk Frolich, Rick Diachenko, Mary Liz Williams, Anita Schepker, Leslie Doherty, and Bill Budds along with many more, for all of their efforts and contributions to Black Point.

He'd like to acknowledge and thank Attorney Mark Branse and Zoning Enforcement Official Jim Ventres, for their hard work and endless hours spent on drafting modifications to the Zoning Regulations for consideration.

He'd like to welcome Steve, the new owner of the Black Point Market, and his family to the community.

2. Comments from the Chair

Note Mr. Cellino reviewed the last year and noted the following:

The Investment Subcommittee has taken \$228,000 in funds and invested in at 5.1% for 12 months CD at Thompson Savings Bank.

At the Special Meeting held prior to this one, the Board authorized Mr. Capozza to invest the \$50,000 from the 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 transfer \$65,000 from BP's Sweep account to BP's Liberty Bank Money Market account.

This year, at Club, they instituted and required a waiver for Club registration.

This was accompanied by a statement stating that the club participant could only be registered if they were signed up by their parent or guardian and that they were covered by insurance.

Tom Meggers, who is also Vice Chair, spearheaded the Annual Golf Tournament with the help of his family, and the Pagani family, among others.

There were 84 participants and raised \$4,500 for the Cahill Scholarship Fund.

He'd like to personally thank Patrick Meggers who went door to door seeking raffle prize donations.

The BOG, Women's Club, and Men's Club sponsored a Clubhouse Bash (formerly the Annual Beach Bash), featuring the band Mass Confusion.

It was a great success and extremely well attended- they had 250-300 people in attendance.

The Board recently voted to hold two Clubhouse Bashes next year, one to open the season, on June 22nd, and the Annual Bash again featuring Mass Confusion, to close the season likely on August 10th.

During the last several years the Annual Bash has been held on the same day as the Annual Road Race. Since both events continue to grow, they thought it would be ideal to hold them on different dates.

Now residents will fully be able to enjoy and attend both.

The Road Race will be celebrating its 50th Anniversary next year, so the plans for it will be more extensive than in years past.

Pickleball is getting bigger and bigger, and the Board has been discussing getting a volleyball court.

Kids Club expanded a year ago from two hours a day, four days a week, to three hours a day, five days a week.

This year we had the largest number of Club members that we've had in years.

The Board voted in a community garden which will be right behind the second shed, where our garbage cans are right now.

It will be 10ft x 25ft. and fenced in, to protect it from deer.

The garbage cans will be moved to behind the second shed.

They will put up a piece of white fencing to block the cans and approve the appearance.

The garden is being spearheaded by Leslie Doherty, of the Wrecking Crew Landscaping & Beautification Subcommittee, and her crew.

The garden will be for the community to work in and enjoy and will be incorporated into Kids Club.

Peter Baril is heading up a project to delineate the excess 1.3 acres behind the Clubhouse, which backs up to Billow.

The project is to simply answer the question of whether the land can ever be used.

Dave Coonrod, Land Surveyor, has been asked 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.

At Mr. Moffet's suggestion, the Board has approved an expenditure of \$700 to clean up the top of Billow and remove all of the junk.

The Board would like to thank the many members who have joined in cleaning up the various right-of-ways, and taken on the task of maintaining them themselves and beautifying them.

He'd like to thank Tom Meggers, Mr. Moffett, and Jim Allen for their efforts in regard to the rock buoy off the boat ramp.

Many people have hit the rocks with their boats and after a year of workmanship and an approval process, they were able to employ a contractor who has been a real benefit to them.

At the BOG Meeting on Wednesday night a Waterfront Equipment Subcommittee was established.

The Subcommittee will focus on issues that come up on the waterfront with our buoys, with rafts, approvals, where we put our swim lines and so forth.

The committee includes Tom Meggers as Vice Chair, Peter Meggers as Chair, Will Fountain, Bill Dewey, and Jim Moffett.

Jim Allen, as a member of the Harbor Management Commission in town, will act as liaison to this committee. They will be looking into adding a third raft at Main Beach.

Some members have expressed concerns about beach usage by non-Black Point residents and their guests. Mr. Moffett and his staff have monitored this over the course of the season, and he conveyed that he hasn't witnessed any incidents.

The Board cut down Police presence to one day a week this season, Saturdays, and they haven't yet decided the course of action for next season.

Recently a member of the community called the Police because of excessive parking in the road.

That gentleman was informed that the Police will not enforce Black Point rules, their only concerns are the

rules of East Lyme.

Clubhouse usage is up and will remain open for the winter.

He, Mr. Capozza, and Peter Meggers met with Bill Budds and an associate to look at our insurance products and make sure we're up to date on everything.

They also looked at alternative markets with the assistance of our Black Point legal counsel who actually wrote us an opinion letter that Bill has reviewed, and because of that now we're looking at the possibility of going in a slightly different direction.

They're considering updating the basketball hoop and backboard and replacing it with a more professional adjustable model, that would allow kids of all ages to use.

This is still being investigated and the cost may be around \$4,500.

He's been advocating for the Board to consider doing a bylaw change to raise the threshold for real estate transactions and leasing or selling land, buying land, or taking on debt.

Right now, with a majority vote, the Board could sell a piece of land, which he thinks is inappropriate.

He believes these kinds of questions should go before the entire membership.

He would also like to see the Board nomination process more formalized.

Last year they voted to allow remote voting and the logistics need to be determined.

They would also like to explore the idea of crafting a hedge and fence height ordinance.

An ordinance would provide more teeth than a regulation.

There have been several concerns raised lately about golf carts and kids driving them illegally.

The Board would like to do more to discourage this dangerous practice.

The Board has been exploring kayak use and the possibility of charging a fee for storage rack privileges.

They have also been working on rock removal at South Beach and thanks to a suggestion from a member, are going to see about a sifting option for the future.

They're currently researching easement rights for the Old Black Point beach gate.

Suzanne Smith has been working hard and brainstorming to better the Black Pointer, and there will be two additional issues this year.

Bob Guenther and Peter Baril are working on a spring update to the BP Directory.

He was recently appointed to the East Lyme Short Term Rental Ad Hoc Committee and a public hearing will be scheduled shortly.

They want public feedback, and he will keep the community posted through the website about upcoming meetings and the like.

They added golf cart parking spaces to the grass area and the Nehantic parking area.

They'll be adding a railing on the ramp that leads to a bench, on Osprey.

They'll be adding door closures to the Clubhouse front doors and the flooring, and its warranty is being evaluated, since it's coming up in areas when it shouldn't be.

The cardboard boat race is today at 2:00 p.m.

Cindy Etienne is holding an all-Black Point Beach Club Halloween party on October 25th, 2023, at the Clubhouse.

He encourages members of the Association to continue to attend BOG meetings since their feedback is invaluable.

He noted they often have open discussions since they're well aware that members may have more knowledge or expertise on a topic than the Board does.

3. Reports

Note Mr. Cellino thanked Mr. Capozza for making the monthly financial documents so reader friendly and informative.

3-1. Treasurer

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

Operations total receipts \$286,000.

This represents 88% of our budgeted receipts for the year.

Contributing to this is \$283,000 in current year taxes, which represents 93% of what's going to be collected.

Clubhouse fees are \$2,400 and a miscellaneous other income of \$600.

From the disbursement side we have written \$96,000 worth of checks.

This represents 30% of all budgeted disbursements.

Some of the items that make up the \$96,000 are the funding of our long-term capital fund in the amount of \$50,000, and payroll costs of \$16,000, which represents our beach patrol, and our monthly officers pay.

We had waterfront maintenance of \$8,600 which is mostly the daily cleaning as well as seaweed removal.

We paid \$5,000 to East Lyme for our property taxes.

Total receipts minus total disbursements through August 24th, 2023, is a positive \$228,000.

The current projection is that receipts will break even as of June 30th, 2024.

He reminded everyone that if they want to follow the Association's financial results during the year, he prepares a budget versus actual and a balance sheet for the Board meetings.

These reports are included as attachments to both the monthly agenda and meeting minutes.

3-2. Association Manager

Note Mr. Moffett briefly discussed how everyone contributes to this community, which is what makes it such a fabulous place. He noted that daily beach grooming will cease on Monday, but will continue on Saturdays and Sundays throughout September, weather permitting. He added that everything else will be pulled out on Tuesday, with the exception of the Nehantic float and ramp which will remain open for another month or so.

Note Mr. Moffett said kayak racks will come out in October, but he will try to provide advance notice to the Membership. He told everyone to feel free to call, text, or seek him out in person if they need anything, or have questions.

3-3. Wrecking Crew

Note see attached report.

 [A! BPBCA Wrecking Crew narrative BOG Info.docx](#)

Note Jim Allen of the Wrecking Crew shared some of the following:

The Wrecking Crew currently has 59 members.

They're a loosely formed volunteer group that takes on projects and does things to try to assist the community.

They're always looking for additional members to help.

Some highlights of the year include maintaining the areas around the playground, which involves trimming and cleaning up.

Leslie Doherty expertly handles the landscaping side of things.

They assisted with the gaga pit, the book boxes, and the like.

They assisted with the winterization of the club and helped clean up some water damage, and they properly insulated the problem area.

They're work provides a great savings to the entire Association.

He encouraged again who would like to join, to text, and they will be added to the communication list.

3-4. Men's Club

Note Rick Diachenko of the Men's Club reported the following:

They have three goals, to build community, have fun, and to enjoy Black Point.

Only 10% of the membership are full time members, and they're always seeking additional participants.

He said they have an awful lot of fun and encourages more people to join them.

The big event today at 2:00 p.m., is a cardboard boat race.

Cheering and heckling are allowed and also encouraged.

The boards displayed in the Clubhouse list over 20 people that helped out with various different events.

Their names will be listed in the Black Pointer.

He thanks them all and noted they wouldn't be able to have done these events without them.

The Men's Club is around all year, and he can add all that are interested to their master email list.

3-5. Women's Club

Note Evelyn Gryk Frolich noted some of the following:

This year was very successful.

She thanked all the women that attended their meetings and all the members of the community that came to their events.

They held 8 or 9 events this year included a Historian talk on the Titanic, Project Oceanology for the younger kids, community bingo, and a Comedy Night.

This winter member Carolyn Boyle is holding paper crafting classes in the Clubhouse, and those begin on Tuesday.

They have a new Board that's been elected, and Jocelyn Williams is their new President, Nancy Ermin is their Secretary, K. Maguire is their Vice President, and Karla Wright as their Treasurer.

She encouraged everyone to volunteer, because without volunteers they will not have this caliber of events in the future.

3-6. Zoning Update

Note Jim Fox, Zoning Commission Chair, said some of the following:

The Commission is comprised of Jim Allen, the Secretary, Joe Katzbek, Betsy Klemmer, John Horoho, Keith Turner, Jason Bookmiller, and Mike Walsh.

Their Zoning Enforcement Officer is Jim Ventres, and it has been a tremendous benefit for the community to have an actual Zoning professional at their disposal.

What they're doing in zoning is the same thing that they've been doing for the last eight years, which is continuing to update our zoning regulations.

This year is a little different in terms of the scope of what they're doing, because they have the input from our ZEO, as well as the new Black Point attorney, who happens to be a land use expert.

They're doing a very comprehensive update to our regulations, from the number of definitions to the actual regulations themselves.

They're also working to identify Black Point property as an Association District.

This is an idea or concept just to formally identify it and protect it.

We're in the very final stages of all this and kicked off the Public Hearing in August, which will continue on September 15th, 2023, at 6:00 p.m.

The Public Hearing is the next formal process that they go through, and part of that process is getting input from our community.

They don't do anything without everybody being fully aware.

He encouraged all interested parties to attend and offer feedback.

3-7. ZBA Update

Note Ms. Chapin noted that Dan Deknis, the ZBA Chair, couldn't be here today. She added that they had two hearings this spring, and two alternate positions are open; it's not a ton of work, and it's a lot of fun.

Note Ms. Chapin said if anyone is interested in getting involved with the community in general and some of our governance, she encourages them to put themselves out there for ZBA.

4. Master Plan Update

Note Ms. Chapin gave a brief update on the Master Plan and said some of the following:
This process has taken a little bit longer than she was hoping for but is moving right along.
She received the draft report from the consultants this past week.
She hopes to have it posted this coming week.
She has to determine how it will be posted because she still wants to encourage comments on this draft before they start to finalize the plan.
She'll put a notice on facebook and send a blast email once it's available for review.
They're going to continue to kind of tweak it the draft, and work through it.
She thanked everyone for their participation.

5. Public Comments

5-1. Sharon Sklar of 20 Sunrise Ave

Note Ms. Sklar offered the following remarks:
The number of kids on the golf cart is distressing.
They don't stop at stop signs and hang off of the carts like it's a game.
It's in our rules that you can't be out in a golf cart 30 minutes after dark.
It's a real issue.
She likes the idea of charging a fee for boat and kayak storage but feels that \$100 would be more effective than \$25 or \$50.

5-2. Cheryl Colangelo of 39 Whitecap Road

Note Ms. Colangelo said some of the following:
Of the past 6 meetings of the BOG, 3 have been cancelled.
This is distressing to her.
She wants to thank the Board Members who are able to make the meetings.
She would like to know who the Board Members are that couldn't make the last regular meeting.
She thinks the public has a right to know.
She's doesn't believe the Chair has a right to cancel a meeting, and the cancellation due to a lack of quorum has to happen at the called meeting.

Note The Recording Secretary replied that its regular practice in Town government for a Chair to cancel a meeting if a full Board will not be in attendance and they plane to vote on delicate issues. She noted that if it is known ahead of time that a meeting is not going to have a quorum, it is cancelled ahead of time, and they don't actually have to meet to do so.

5-3. Dan McMahon of 47 Sea Breeze

Note Mr. McMahon briefly discussed the proposed data center for the Town of Waterford and the potential noise implications for Black Point. He noted there is a concerned citizen group in Waterford and that they welcome East Lyme residents as well.

Note Mr. Cellino invited Mr. McMahon at attend the next BOG meeting so that he can detail this matter further.

5-4. Kim Craven of 46 East Shore Drive

Note Ms. Craven offered the following remarks:

She wants to know why the position of Tax Collector wasn't advertised.

They're private Association and wonders if they need to protect themselves by posting signs that say so.

Old Black Point have a sign in their right-of-way and she wonders if they should as well.

It would be nice if last names could be included in the Black Pointer.

Note Ms. Craven discussed how short-term renters should be vetted complete with a background check and detailed how her family has done so when they have rented out their own property.

5-5. Shevon Hickey of 8 Sunset

Note Ms. Hickey had the following remarks:

The Clubhouse parking lot is being used for people who want to go to the beach.

The sign says cars will be towed but security is not checking the parking lot.

Further signage is needed.

She understands that this is a community Clubhouse.

They're told that the BOG wants community feedback yet when someone speaks at a meeting, they're made out to be a villain, and that's not what community is about.

She likes Club and the numerous other activities around here, but at some point, we have to say to consider the neighbors who live around here, and how events and activities are going to impact them.

She doesn't have a problem with a community garden, she was merely concerned with the location that was picked, and how it would adversely affect her and her family.

They were made out to be villains.

Her husband's behavior was mentioned at the last meeting.

He made a statement and left.

Unfortunately, the doors were loud when he exited, but he wasn't slamming them.

He was upset though, and they heard nothing after that.

She sent several emails just asking for information, asking to be part of the conversation.

She heard nothing and wasn't told the meeting was being cancelled until the morning of.

They only want people to be cognizant of people in this area.

5-6. Sally Cini of 28 Sea Breeze

Note Ms. Cini noted that a driver's license is needed to operate a golf cart and that the police should be called if someone sees an underage driver.

5-7. Bill Bayne of 2 Osprey

Note Mr. Bayne said he'd glad to hear that the Board is going to explore fundraising options and thanked the Board for their efforts.

6. Adjournment

Note MOTION (1)

Mr. Cellino moved to adjourn the September 2nd, 2023, BPBCA BOG Annual Informational Meeting at 10:30 a.m.

Ms. Chapin seconded the motion.

Motion carried, 6-0-0.

Note Respectfully Submitted,
Brooke Stevens, Recording Secretary