

Minutes of BPBCA BOG October 26th, 2023, Regular Hybrid Meeting - 10/26/23

Date and time: 10/26/23 6:00 PM to: 10/26/23 9:07 PM

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

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

Location: BP Clubhouse, 6 Sunset Ave, Niantic & Via Zoom

Join Zoom Meeting:
Time: Oct 26, 2023 06:00 PM Eastern Time (US and Canada)
Join Zoom Meeting
<https://us02web.zoom.us/j/85160294633?pwd=endNSEZNclRUcIFScVNFbFFNRndiUT09>

Meeting ID: 851 6029 4633
Pass

Link: <https://app.meetingking.com/meetings/406158>

Topics

1. Call to Order

Note Chairman Cellino called the meeting to order at 6:05 p.m., did roll call, and noted a quorum was present.

2. Additions to the Agenda

Note Mr. Baril noted he has an extra hard copy of Connecticut Sandy Shores and is interesting reading if anyone would like to review it. He has been in contact with Ralph Lewis, the geologist who is the author of the geology section that concerns Black Point, and he has agreed to make a presentation some time next summer.

3. Communications

Note see attached email.

 [Skip_August_31_correspondence.pdf](#)

Note see attached email.

 [Etienne_Sept_2_correspondence.pdf](#)

Note see attached email.

 [Signage_and_Development_Area_-_2023-09-20_Wunder.pdf](#)


Note see attached email.

 [Etienne_Sept_27_correspondence.pdf](#)

Note see attached email.

 [Stephanie_Oct_15_correspondence.pdf](#)

Note see attached email.

 [Stephanie_Oct_15_2_correspondence.pdf](#)


Note see attached email.

 [Chapin_response_to_Stephanie's_email.pdf](#)

Note see attached email.

 [Frequent_trespassing_on_property_-_9_Sea_Spray_-_2023-10-15_Wachtmeister.pdf](#)

Note see attached email.

 [Connors_Oct_15_email_thread.pdf](#)

Note Mr. Cellino said there is a communication from Stephanie he would like to bring attention to, explained that Ms. Chapin was nice enough to handle this correspondence, and asked her to speak on this item.

Note Ms. Chapin shared some of the following:

This individual is doing research on James Gamble Rogers who was an architect in the late 19th and early 20th century.

He owned property here at Black Point and did Gothic collegiate architecture at Yale and renovated the main house at Harkness.

This individual reached out from Northwestern, where he had done some commissions as well, and is looking for some advocacy to save some of the buildings out there.

She asked for basic information because he had a house here and was merely doing some due diligence.

Note Mr. Cellino thanked Ms. Chapin and noted she is a great source of historical information.

Note Mr. Cellino said they also received a communication about signage and reminded everyone that this item was brought up at the Labor Day meeting by Jane Wunder, who asked about installing private beach signage at the entranceways as well as the Clubhouse, and he would like to see this done prior to the start of next summer.

Task Mr. Cellino said between now and January, perhaps they and Mr. Moffett can come up with some ideas in regard to design, cost, and recommendations.

due 01/25/24

Note Mr. Cellino said they also received an email from the Wachtmeisters' regarding frequent trespassing on their property, and more likely than not, it was likely inquisitive neighbors taking a look at the ongoing construction. He told the Wachtmeisters' to contact the police if they have any problems, and with that being said, he thinks they might want to consider a neighborhood watch and having some basic procedure on the website or the like.

Note Mr. Baril said he viewed the video they provided and didn't recognize the couple, and Mr. Moffett detailed the integrated security camera system we have.

Note Mr. Cellino and Mr. Moffett discussed how the police will only enforce town rules and not Black Point rules. Mr. Cellino shared that he is part of the East Lyme Short Term Rental Ad Hoc Committee and at their meeting Monday night they discussed beach communities specifically, and how they could go before the Police Commission- as the local traffic authority, to seek no parking signs for narrow streets and the like.

Note Mr. Cellino detailed some of the discussion that has been had about short-term rentals and Ms. Stevens said that if anyone is interested, they can watch the meetings on the East Lyme channel on YouTube.

Note Mr. Cellino said that Rick Diachenko of the Men's Club inquired about having a locked cabinet for their supplies in one of the sheds since some of their supplies continue to go astray.

Note Ms. Chapin noted that the cabinets already in the sheds would need to be secured first, in case they contain confidential information, and the rest of the Board concurred.

Note Mr. Cellino said Mr. Diachenko asked about the second beach bash the Board voted to add into the schedule and asked if they're expecting the Men's Club to fund this, and Mr. Cellino replied no, but that they're hopeful that the Men's Club will continue to fund the Annual Beach Bash that will follow, as they have done in the past.

Note Mr. Cellino reported that he had a lengthy discussion with Rick Diachenko and Tom Meggers about doing some type of fundraising to fund some of these events.

4. Public Comments

4-1. Alice Baril of 17 Sea View

Note Ms. Baril said she would like some clarification about the noise ordinance. She asked if they typically have security for their events such as the 4th of July celebration and gave a scenario of someone having a party, it being loud, it being 2am, and asked if security would handle the matter.

Note Mr. Moffett explained that we only have security for certain weekend nights or major events and even when they do employ security, they're not on shift at that hour, only 7pm to 11pm.

Note Mr. Cellino said bylaws and a rules review will be on the BOG agenda come January, and that the key to all these items is enforceability.

Note Tom Meggers noted they also need to educate the community about rules and regulations they have, such as the ones that pertain to the use of golf carts.

Task Mr. Cellino asked Mr. Moffett to obtain for them a list of the people who own golf carts and their registration numbers; this way, if they see an issue, the owner can be contacted.

Owned by Jim Moffett, Association Manager

Note Ms. Baril said she was merely inquiring about jurisdiction and was not asking about enforceability. Mr. Cellino explained that enforceability naturally comes to his mind anytime their discussing rules.

Note Tom Meggers said if there are any problems the police can be called, and Ms. Stevens added that Chief Finklestein said they would come as long as they didn't have an emergency at the same time.

5. Reports

5-1. Tax Collector

Note see attached September report.

 [TAX COLLECTOR REPORT 9-23-2023 for 2023-2024.xlsm](#)

Note see attached October report.

 [TAX COLLECTOR REPORT 10-26-2023 for 2023-2024.xlsm](#)

Note Ms. Hayes reported that \$3,003.75 is outstanding, and that everyone else has paid.

5-2. Association Manager

Note see attached September report.

 [280397-September 2023 DAILY Association Managers Sept.pdf](#)

Note see attached October report.

 [October_2023_Association_Managers_Report.pdf](#)

Note Mr. Moffett shared some of the following:

He's been working on closing everything up for the winter season.

He pulled out the docks and power washed them.

He asked for a bid for the swim buoys replacements.

He sanitized and cleaned 10 garbage cans and stored half for the winter.

He set everything up for mahjong.

He contacted Joe Bragaw about the boulder between Sunrise and Indianola and is waiting to hear back.

He cleaned up the top of Billow and is helping the Wrecking Crew to auction the excess items out.

Note Mr. Cellino noted that Peter Meggers knows someone who does that type of work, and trading as well.

Note Mr. Moffett said he also closed the clay tennis courts.

Note Mr. Moffett said he also closed the clay tennis courts.

Note Mr. Baril asked about the status of the Clubhouse floor and Mr. Moffett said he was initially told 3 to 5 weeks, a third-party expert came in to evaluate it, they're now on week 10, still waiting, and he has been calling them.

Note Ms. Garrow asked when the sand will be pushed up and Mr. Moffett replied after Tuesday, and they will push it all the way back. Ms. Garrow said, if need be, they should repeat the process- it saves money and costs more if sand needs to be brought in.

She added that she wants to make sure there is enough sand this year, and Mr. Cellino noted a special or emergency meeting could always be called if an expenditure for this purpose is needed.

Note Tom Meggers observed that tides are higher than they have ever been.

Note Mr. Moffett discussed obtaining quotes from Nebelung and others, to screen the sand before it's put back down.

Note Mr. Baril said he's hoping the lecture they receive from Mr. Lewis will aid them in understanding natural beach dynamics. Mr. Cellino added that he also attended a lecture a few weeks ago held by DEEP, which dealt with what is allowed and not allowed in terms of beaches. He noted they have a booklet and pamphlet which they're updating, which he'll put on the January agenda for discussion.

Note Tom Meggers said when the update is done, they should post it on the website.

5-3. Treasurer


Note see attached September report #1.

 [Financial_Report-Budget_vs_Actual_as_of_9-28-2023YTD.pdf](#)


Note see attached September report #2.

 [Rec_Program-Budget_vs_Actual_as_of_9-28-2023YTD.pdf](#)

Note see attached September report #3.

 [Balance_Sheet_as_of_9-28-2023_YTD.pdf](#)

Note see attached October report #1.

 [Financial_Report-Budget_vs_Actual_as_of_10-26-2023YTD.pdf](#)

Note see attached October report #2.

 [Rec_Program-Budget_vs_Actual_as_of_10-26-2023YTD.pdf](#)

Note see attached October report #3.

 [Balance Sheet as of 10-26-23.pdf](#)

Note Mr. Capozza reported the following:

Highlights from July 1st through today are under operations, total receipts \$211,000- that's 96% of what we budgeted for, for the whole year.

The increase from the previous month's report is around \$6,000, which is primarily due to investment income we played catch up on, as well as the CD we have with Thompson Savings Bank, the current taxes collected, and zoning fees.

On the disbursement side, it's \$148,000 YTD which is 46% of our budgeted disbursements for the year.

The increase from the previous month's report is \$32,000, which is comprised of \$17,000 for our annual premiums for our commercial property and liability insurance, and our excess liability insurance.

It's also comprised of \$6,000 for waterfront maintenance which includes our rafts and the like, \$5,000 for payroll, and \$1,300 for the annual fee for police patrolling.

As of October 26th, we're looking at \$162,000 + for receipts over disbursements; currently, for June 30th we're looking at \$5,000+ for our operations side.

There's no change to the Recreation Program and is the same as last month.

We paid a \$2,100 invoice for the Master Plan, so we have \$520 remaining in that line item.

Note Ms. Chapin asked why there is a negative amount spent under playground, and Mr. Capozza and Mr. Moffett explained that money was for the spraying they paid for; the vendor was unable to spray during their available hours due to Club being held at the same time, so they gave the Association a check back in return.

Note The Board discussed rescheduling the spraying and Ms. Garrow advised that they find out what the recommended time for spraying is prior to rescheduling.

Note Ms. Chapin said they've talked about having a new June bash and under social events they have \$390 available in the budget. She imagines the June bash will be more than \$390 and Mr. Capozza said he will have to take a look and determine what might help cover that expense. Ms. Chapin said this is something they should keep an eye on because it means something potentially may not happen.

Note Ms. Chapin asked when beach patrol starts, Mr. Moffett replied mid-June, and Mr. Capozza added that it will get classified under the next fiscal year.

Note Mr. Cellino shared that Jill Coscarelli's fitness program raised \$1,000, and she has donated \$500 to the Niantic Food Bank and \$500 to the Association; she would like the \$500 for the Association to be used in the volleyball area.

Note Mr. Cellino said there was an incident where a woman backed into the gaga pit and caused \$195 in damages; she has reimbursed the Association this amount and Mr. Fountain obtained new brackets for the pit.

Note Mr. Cellino explained that Ms. Stevens receives an hourly wage for taking the Zoning and ZBA meeting minutes and their policy for the last few years is to follow the compensation set by the Town of East Lyme, and she received a raise on July 1st.

Mr. Capozza said this would be an increase of 8%.

Decision MOTION (1)

Mr. Cellino moved to increase Ms. Stevens' compensation for her extracurricular zoning and zba activities to match her compensation with the Town of East Lyme, going back to July 1st, 2023.

Mr. Cherry seconded the motion.

Motion carried, 6-0-0.

Note Ms. Chapin said she noticed in the investment line we budgeted for \$1,000 that we would get investment earnings this year on receipts, and to date we're at \$3,762.

She reminded everyone that Ms. Hayes brought up this line of the thought a few years ago and that Mr. Cellino has followed through with an investment committee, consisting of himself, Ed Zito, Mr. Capozza, and Mr. Cherry to get this going.

Ms. Chapin said she thinks it's important to bring attention to this and thanked them all for their work.

6. Liaison Reports

6-1. Zoning

Note Ms. Garrow said Zoning met on October 20th and passed their proposed revised regulations, which will be effective on December 1st, 2023, and are posted on the website. She added that Zoning is not scheduled to meet again until April, unless it's determined that they need a meeting in March.

Note Mr. Cellino said he thinks Zoning is a bit nervous about utilizing zoom, and Ms. Chapin said she can certainly assist them with this.

Note The Board briefly discussed utilizing zoom and how some meetings require authentication or for people to identify themselves as a means of avoiding hacking incidents.

6-2. Kids Club

Note Ms. Hayes reported the following:

The kids club had an excess of \$12,798 this year.

She has several ideas on how we can reinvest that money into the Association to better benefit kids.

#1. A water bottle filling station.

The schools all have them now and they're usually attached to a water fountain, and you can put your water bottle under it, to be filled.

Mr. Cellino looked into this and spoke to Niantic Plumbing, and it will cost around \$2,000.

This is an item that will benefit everyone since it would be located at the Clubhouse, so she suggests that the Association splits the cost with the Kids Club.

#2. Replacing the basketball hoops with ones with an adjustable height, so they're more accessible for the younger kids.

She was told half the cost would be \$2,500, so she suggests that the Kids Club contributes \$2,500 for this project.

#3. A multi-use court which would accommodate volleyball and pickleball, and has an adjustable net, which can also be adjusted for younger kids.

They would contribute \$4,000 towards this item.

#4. A castle for the playground.

They did an informal poll, and everyone felt that another structure like a pirate ship would be beneficial.

The company that provided the pirate ship also has a castle, and she thinks the back right corner where the fire truck was removed, would be a great location for it.

They're currently on sale, and they would save \$800 by taking advantage of this sale.

Note Mr. Cellino said this would allow them \$1,500 for any overages they may occur.

Note Ms. Hayes said if there is money left over, she thinks another bench would be useful.

Note Ms. Hayes said she will put all of these items in an email for the Board's consideration.

Note The Board thanked Ms. Hayes for all of her hard work and for continuing to improve the Kids Program.

Note The Board briefly discussed what the basketball hoop replacement installation would entail, and Tom Meggers recommended extending the pavement to make the court safer when near the hoop.

6-3. Waterfront Equipment Subcommittee

Note Mr. Cellino noted that Peter Meggers is not in attendance this evening but that they will be having a formal meeting this year. He said in the meanwhile, Mr. Moffett and Jim Allen have looked into replacing the buoys.

Mr. Allen said some of the following:

The buoys that were waterlogged and falling over need to be replaced.

This is a mandated expense.

They're going to make some minor changes, put another float in, and get updated permits this year.

Note Ms. Chapin noted a comment came through the chat feature:
Garrett Hickey supports Tom Meggers' idea of extending the pavement at the end of the basketball hoop.

6-4. Wrecking Crew & Community Garden

Note see attached September report.

 [09_27_2023_BOG_WC_Report_copy.docx](#)

Note see attached October report.

 [10_26_2023_BOG_WC_Report_copy.docx](#)

Note Jim Allen of the Wrecking Crew referenced and discussed his attached reports. He noted that the Wrecking Crew is also assisting the Waterfront Equipment Subcommittee, and he personally is serving as an advisor to that Committee given his position as a member of the East Lyme Harbor Management Commission.

Note Mr. Allen said Wrecking Crew work parties have been inspecting the docks, making repairs, and reporting back to the BOG.

Note Mr. Allen said they've also been doing preparations and site work for the volleyball court.

Note Mr. Allen said the Landscaping Wrecking Crew has submitted an estimate for the community garden.

Task Mr. Allen reminded everyone that all kayaks and boards need to be out by November 1st, 2023, and Ms. Chapin suggested that Ms. Stevens do an email blast and post a notice on the website.

Owned by Recording Secretary due 10/28/23

Note Ms. Garrow asked if we still don't have our drains to the bay and Mr. Allen said he mentioned it at a Niantic River Watershed Committee meeting, and everyone recalled the issue, but no one seemed to want to do anything about it.

Task Ms. Allen said when Club is going again, they could spray, and Ms. Garrow suggested they make their own stencils and spray it themselves. Ms. Garrow said they still have many dogs here, and it's not just a summer thing.

Mr. Baril said they could likely find something online, or Public Works may have something.

Ms. Chapin said she has seen some online, they come in heavy grade material, and she will coordinate with Mr. Allen on this.

Owned by Colleen Chapin, BOG Member

Note Leslie Doherty of 42 Nehantic was in attendance to discuss the Wrecking Crew Landscaping & Gardening Subcommittee, and Mr. Cellino said that he and some other members thought they had already approved the \$3,500 for the community garden project but somehow, that did not get formally approved.

Ms. Doherty said some of the following:

She would like to thank Kathy Ogle for the sign at the Clubhouse, which looks fantastic.

She asked Mr. Moffett if he could store the buckets in one of the sheds for the winter.

There has been some communication about making the gardening group a bit more formal and doing a little more research to get the best materials for this space.

It's actually a smaller area that needs to be fenced in so whatever amount originally intended, should be plenty. It won't be done this fall since they need to do more research.

Note Mr. Cellino noted the funds will be available once they're ready to proceed.

Note MOTION (2)

Mr. Cellino moved to approve \$3,500 to construct a community garden.

Mr. Baril seconded the motion.

Note Mr. Baril asked what line item this project will be covered by, and Mr. Cellino said the \$25,000 Capital Asset Fund.

Decision MOTION (2) Vote:

Motion carried, 6-0-0.

Note Ms. Chapin discussed relocating some of the bike racks at the Clubhouse, so some of that noise currently in that area can be shifted. Mr. Cherry said he thinks that's a good idea and Ms. Chapin said it might help with overall community relations.

Ms. Doherty asked if seagrass might be good for that area, and Ms. Chapin replied that it's a great buffer but requires a great deal of maintenance.

6-5. Master Plan

Note Ms. Chapin said some of the following:

They had an edit review of the Plan back in September, but she hasn't had the opportunity yet to incorporate those edits.

Most of the report is there and with the committee and additional public input there's some opportunities to augment this plan and make it a lot more cohesive.

That's what we'll be working on going forward without any more expense from the consultant.

7. Approval of Meeting Minutes

7-1. Minutes for BPBCA Board of Governors Special Zoom August 30th, 2023 Executive Session Meeting

Note see attached minutes.

 [280403-](#)

[Minutes of BPBCA Board of Governors Special Zoom Executive Session Meeting 08 30 23 \(1\)-0981e417d52ada64bb780971d2e761d0ed822ebc.pdf](#)

Decision MOTION (3)


Ms. Chapin moved to approve the Special Executive Session Meeting Minutes of August 30th, 2023, as submitted.

Tom Meggers seconded the motion.

Motion carried, 6-0-0.

7-2. Minutes for BPBCA BOG August 30th, 2023, Special Hybrid Meeting

Note see attached minutes.

 [Minutes of BPBCA BOG August 30th 2023 Special Hybrid Meeting 08 30 23 \(1\).pdf](#)

Note Ms. Chapin said every so often an entry is duplicated, and Ms. Stevens replied that it seems to be a glitch with the program she is using but she will take a look at, to correct it.

Decision MOTION (4)

Ms. Chapin moved to approve the Special Hybrid Meeting Minutes of August 30th, 2023, as corrected.

Mr. Baril seconded the motion.

Motion carried, 6-0-0.

7-3. Minutes for BPBCA BOG September 2nd, 2023, Special Meeting Minutes

Note see attached minutes.

 [Minutes of BPBCA BOG Special Meeting 09 02 23.pdf](#)

Decision MOTION (5)

Ms. Garrow moved to approve the Special Meeting Minutes of September 2nd, 2023, as submitted.

Mr. Meggers seconded the motion.

Motion carried, 6-0-0.

7-4. Minutes for the September 2nd, 2023, Annual Informational Meeting

Note see attached minutes.

 [Minutes of Black Point Beach Club Board of Governors Annual Informational Meeting 09 02 23.pdf](#)

Decision MOTION (6)

Ms. Garrow moved to approve the Annual Informational Meeting Minutes of September 2nd, 2023, as submitted.

Ms. Chapin seconded the motion.

Motion carried, 6-0-0.

7-5. Minutes for the September 27th, 2023, Special BOG Meeting

Note see attached minutes.

 [Minutes of BPBCA BOG Special Meeting 09 27 23 \(1\).pdf](#)

Decision MOTION (7)

Ms. Chapin moved to approve the Special Meeting Minutes of September 27th, 2023, as submitted.

Mr. Cherry seconded the motion.

Motion carried, 6-0-0.

8. Old Business

8-1. Clubhouse Grounds A2 Survey Estimates & Selection

Note see attached quote.

 [Proposal_23-069_Gerwick_Mereen_Black_Point_Beach_Club.pdf](#)

Note see attached quote.

 [bpbc_proposal_from_Dave_Coonrod.pdf](#)

Note Mr. Baril discussed the two bids he received which are relatively similar and noted they're both credible surveyors.

Mr. Cellino said his personal preference is Dave Coonrod given that he has surveyed more properties in Black Point than anyone else and Mr. Baril observed that Gerwick-Mereen has done a great deal of work in East Lyme as well.

Note Mr. Cellino and Mr. Baril further discussed the two surveyors.

Note Mr. Cherry asked what the objective is, and Mr. Baril revisited the reasoning for surveying the property, and how it's worthwhile to have the survey information and knowledge.

Note MOTION (8)

Mr. Cellino moved to hire Dave Coonrod to complete the A2 Survey work.
Mr. Baril seconded the motion.

Note Ms. Chapin said when she evaluated these proposals she had a couple questions, so she's not convinced one is better than the other, since she doesn't have the answers to these questions. She would like to know what the form of the markers is and if they're metal pins or monuments.

Note Mr. Baril said metal pins but not with concrete and he get clarification on this.

Note Ms. Chapin pointed out that both proposals exclude the strip that extends all the way to Black Point Road, this is a very important boundary, there is a very large plot of land, and given that they've had questions and deliberations over the last few years about West Lane and that development, and the strip, she thinks they ought to survey this area to make sure that the ownership is staked out appropriately.

Ms. Chapin added that she thinks it would be a lost opportunity not to do so and Mr. Cellino observed that it would raise the cost significantly.

Note Mr. Cellino said he thinks it would cost at least \$1,500, they can ask that question to be sure, but he doesn't really see the benefit from a development point of view.

Note Mr. Cellino said they can ask the cost and bring that back to the Board for consideration.

Note Mr. Cherry and Mr. Meggers discussed how there is no urgency to do the strip as well, and they can vote to do what the bid entails and then ask what the additional cost would be.

Note Ms. Chapin said she's not trying to delay the project and if everybody agrees with the explanation, and the explanation is that it's not developable, that is fine. She only brings this up because of the various issues with West Lane, and in that case, she doesn't want them to miss the opportunity.

Note Ms. Chapin said she noticed that Mr. Coonrod is not really doing topography, he's doing spot elevations.

Note The Board had an in-depth discussion about the value of topography and when it's desirable to collect this intel.

Note Mr. Baril discussed how this project is going to be used for internal planning efforts only and further surveying work can be done in the future if they determine that's the direction they can, and want to go in.

Note Ms. Chapin added the following:

We're investing some money up here, which she doesn't disagree with.

She thinks the land is underutilized.

But she also thinks they need to make some motion forward about the beaches and pier maintenance.

She wants them to be careful and cognizant that we've got a lot of money to spend down on the beaches as well.

Decision MOTION (8) Vote:

Motion carried, 6-0-0.

Note Mr. Baril said he will contact Mr. Coonrod and will also ask him about the strip.

8-2. Basketball Board/Hoop Replacement

Note Mr. Cellino shared some of the following:

Peter Meggers researched this for them, and he's done a bit of research himself as well.

The Goalrilla brand of basketball hoops is top of the line.

This project would cost \$5,000 or less and would cover the expenses for the basketball board hoop replacement, shipping, cost of installation, the concrete needed and so forth.

The Kids Club is willing to devote \$2,500 towards it which leave the Association responsible for the other half.

Note Mr. Baril said he's not sure they need to vote on this now unless it's a hard vote, given that they don't have the cost in front of them. He added if they're just approving the project overall, he doesn't see why they need to separate it into two parts, and he seems to recall that the cost for the hoop replacement is \$8,000-\$10,000.

Note Mr. Cellino said the estimated cost is \$2,000 each plus padding and installation.

Note Mr. Baril asked if those amounts were reflected in the minutes.

Note Ms. Chapin said she would prefer to see a proposal first.

Note Mr. Baril noted that Ms. Hayes remarked that she was going to send an email about these items, which would be helpful, since many of the items were new to him.

Note Mr. Baril said he likes the idea of having a movable backboard for the kids but is there a strong desire in the Rec Program for the kids to play basketball? Tom Meggers said a 7-year-old kid cannot get the ball in the hoop.

Note Ms. Hayes said basketball is part of the Rec Program but right now it's just not accessible for the younger kids.

Note Mr. Cellino said the reason he would like to vote on this item right now, not to exceed a certain amount, is because these items are typically on sale this time of the year.

Note Ms. Chapin said she's looking at the Goalrilla site right now and she sees there's a bunch of different options with a wide variety of cost ranges.

Note Peter Meggers suggested they do some research and come back with a price.

Note Ms. Chapin asked about installation and Mr. Cellino discussed how installation can be done by two men in approximately 4 hours.

Note Ms. Chapin asked if they're talking about making the concrete the whole width of the court and Tom Meggers explained that where the court currently ends, you're more likely to twist your ankle.

Note Tom Meggers further detailed why the potential backboard is better and how they can handle the installation themselves.

Note Mr. Cellino discussed Tom and Peter Meggers' expertise with the sport and how they're essentially giving them the authority to proceed with a budget not to exceed \$5,000, which is no different than giving the Wrecking Crew Landscaping Committee the go ahead to do a community garden; if the cost is in excess of \$5,000, they would obviously have to come back before the entire Board for approval.

Note The Board further discussed the basketball court.

Decision MOTION (9)

Ms. Chapin moved to approve an expenditure not to exceed \$5,000 for the purchase of and installation of two adjustable basketball hoops, cost to be split with the proceeds of the 2023 Recreation Club.

Ms. Garrow seconded the motion.

Motion carried, 6-0-0.

Note Mr. Capozza reminded everyone that the Association is tax exempt, so whoever orders it should speak to him about the numbers.

8-3. Volleyball Court Etc. Discussion

Note see attachment.

 [Will Fountain Volleyball Email.pdf](#)

Note Mr. Cellino gave a brief synopsis of the previous discussions about a proposed volleyball court.

Note Mr. Cellino shared the following:

By having a court with a removable net, this allows the court to be used for badminton, volleyball, and the like. Rick Diachenko emailed him and conveyed that in the future, the Men's Club is hopeful they can add a pickleball court.

This would be a minimum of \$20,000 and as much as \$50,000 for quotes.

This got him thinking, and he called Mr. Diachenko and Ms. Hayes to discuss this.

Note Mr. Cellino discussed the dimensions of a pickleball court and how with the recommended width all the way around, the size is virtually the same as a volleyball court.

He explained that all of this got him thinking how beneficial a multi-use court would be, and he shared some of the following details:

Badminton is played on the same lines as pickleball.

A really good stainless steel removable net costs up to \$3,000, or a simpler removable net without all the controls costs around \$1,000.

He asked a friend in the excavation business what something like this would cost them, for a little over 2,000 ft, would be up to \$15,000 depending on the kind of net.

With a little padding for extras, they're talking about a cost of \$17,000.

Note Tom Meggers suggested they just call it \$20,000.

Note Mr. Cellino said he's not looking for a vote this evening, he's looking for a commitment, then they can go out and get solid pricing on this. He added this would obviously be installed in the spring, not this time of the year.

Note Mr. Cellino said the following in terms of funding:
\$3,500 is dedicated to the community garden.
If they proceed with the multi-use court, \$10,000 would be dedicated to that.
\$2,500 for the basketball hoop replacement project.
\$1,000 for the water filling station.
They haven't voted on it yet, but the Waterfront Equipment Committee has discussed asking for an additional float, and the preliminary quote on that is \$5,000.
All of these items add up to \$22,000 out of the \$25,000 line item.

Note Ms. Garrow asked about monies previously spent and Mr. Cellino and Mr. Capozza clarified that nothing has been spent from this category yet.

Note Tom Meggers asked about the buoy replacements and Mr. Cellino noted that expense will come out of the Long-Term Maintenance Fund.

Note Mr. Cellino mentioned the possibility of fundraising for items such as the raft and said now is also the time to consider items that may be coming up.

Note Ms. Garrow said going back to Ms. Chapin's point, they haven't addressed anything on the beaches yet. She's not afraid of spending money if they keep within what they have, but they can't forget the beaches.

Note Mr. Cellino said he agrees with those sentiments but funds for the piers and beaches come out of the Long-Term Maintenance Fund.

Note Tom Meggers said they have people in the community who want a volleyball court, people who want a pickleball court, which is the fastest growing sport in the world, and he thinks if they ask for \$100 donations, there are many people who would gladly contribute.

Note Tom Meggers suggested they get a quote, put something on the website, and see about donations. Mr. Cherry concurred and said they should see how the Membership feels about it.

Note Mr. Cellino said going back to the float, that's an item that could easily wait until next year.

Note Ms. Chapin said the survey would help them figure out space and Mr. Cellino noted there was debate on whether they settled on a price in terms of the volleyball court in their previous discussions, but they did code the area where it would go.

Note Ms. Chapin pointed out that when the request for volleyball originally came up, the request was for beach volleyball and she wants to make sure that if they spend the money, that people will use the amenities.

Note The Board further discussed both long-term and short-term funding, and potential projects.

Note The Board discussed they should get a detailed quote with dimensions, and they can revisit this item in January.

Note Mr. Baril offered some of the following comments:

As an Engineer, he thinks they want to back off and take a look at what they're supposed to be doing here, which is long-term planning.

He feels this idea is being forced down their throats.

He's all for getting a quote but his question is, where are you going to put this 2,100 sq ft asphalt multiuse court?

He feels that they're going a little bit too fast here.

If this Board had been involved a little earlier on, had known it was a pet project of Mr. Cellino's, perhaps they would be more onboard.

He thinks they're planning to spend a lot of money quickly on things that really need long term planning.

He's not sure there is any real desire for badminton and he's not sure how much desire there is for volleyball.

He's all for getting a budget but is really disappointed on how this is all being sort of forced down their throats.

Note Mr. Cellino replied that it's not being forced down their throats, they've talked about the volleyball for several months now, they had a request and some ideas, and he's not one to kick the can down the road. He only received the initial correspondence this week, and then he made lots and lots of calls, and this is not a pet project for him; it's a project with the aim to improve Black Point.

Note Mr. Baril said they're all trying to improve Black Point.

Note After further discussion Mr. Cellino said the money is available, it seems like a large amount of the Board is in favor of doing something like this, it fits into our budget, and if the costs are solid, if they have contracts, and they'll do the estimates to make sure it can be done, but as far as the area, that was predetermined already, discussed, and voted on.

Note Mr. Cellino discussed how Mr. Fountain examined the site and Mr. Baril said he hasn't seen any calculations and would like to.

Note Mr. Baril and Mr. Cellino debated about the merits of the project and Mr. Baril said it seems like their shoehorning stuff in.

Note The Board further discussed the possible project.

Note Ms. Chapin shared that some comments have come through the chat feature:

1. Garrett Hickey asked if there will be locks on the basketball hoops to eliminate older kids moving them lower and dunking on them, since that causes tremendous wear and tear.

2. Steve Consedine agrees with Peter Baril, this is being rushed quickly and we need a little bit more community involvement in the decision process.

3. Peter McAndrew asks if there are permitting requirements for this multi-purpose court, if drainage issues are there, and he also supports Peter Baril's concern about the rapidity with which this is going forward.

8-4. Steel Groin Inspection, Scope & Estimates

Note see attachment.

 [Pinder_Contract_for_Steel_Groin_Inspction_\(Oct_2023\).doc](#)

Note see attached price info.

 [Pinder_price.pdf](#)

Note Mr. Baril said some of the following:

We got an email quote from Rick Pinder who was part of the design build team that did the \$900,000+ repair to the pier.

It was a quote, do an inspection of the groin, for the purposes of coming up with a proposal, scope of work and cost to actually do maintenance on it.

They spent a very large amount of money on the pier, and they should be doing some periodic maintenance on it.

He has given us a quote of \$750 to do the inspection.

The results of the inspection will be a report that will indicate what should be done with regards to maintain the coating of the pier and doing any surface treatment as well.

He doesn't have any idea how much that cost would be, but he would imagine somewhere in the mid to high 40s.

Note Mr. Cherry wondered if their asking the fox to look after the chickens given that one of the people who worked on the pier will be doing the inspection and Mr. Cellino acknowledged his point. Ms. Chapin said the inspection and maintenance schedule is long past due.

Note The Board discussed the work done on the pier.

Note Mr. Baril said the draft language of the contract probably needs legal review.

Note Mr. Cellino said he's not sure he's ever paid someone to inspect the work they did themselves, but it's not a large sum of money. Tom Meggers agreed but said they're kind of stuck in a hard place.

Decision MOTION (10)

Mr. Cherry moved to approve an expenditure of \$750 for the purpose of having Rick Pinder inspect the steel groin.

Mr. Baril seconded the motion.

Motion carried, 6-0-0.

8-5. Hedge Height Ordinance

Note Ms. Chapin said the way the regulation is written now, is not being enforced by the ZEO and Tom Meggers concurred.

Note Ms. Garrow suggested they ask their attorney and Mr. Cellino said he will get a legal opinion on whether hedge height should be a regulation or ordinance.

Note Tom Meggers said the problem might be helped by communicating with people regarding the rules.

Note

The Board opted to table this item until January.

9. New Business

9-1. BP Men's Club Lockable Cabinet

Note This item was already discussed.

9-2. BOG Email Addresses

Note see attachment.

 [BOG_Email_Memo_-_2023-09-19.pdf](#)

Note Ms. Chapin said she's going to create a contact form for communication instead of having emails come directly to the email addresses since its poisoned with spam.

9-3. Remote Voting Bylaw Amendment

Note see attachment.

 [Remote Voting Memo - 2023-09-18.pdf](#)

Note Ms. Chapin suggested they table this until January but noted the vote for this should be redone; the voting should have been proposed at one meeting and voted on at the next meeting that followed.

9-4. Waterford Data Calendar

Note Mr. Cellino said he left a message for Dan McMahon but did not hear back. They will revisit this item in January.

9-5. Set BOG Meeting Calendar

Note The Board discussed setting the meeting calendar and all agreed that they should continue to meet the 4th Thursday of the month, skipping November and December. Mr. Cellino said he thinks they should add an additional meeting in mid-June and July if needed.

Decision MOTION (11)

Ms. Chapin moved that the BOG continue to meet the 4th Thursday of the month and as discussed.

Tom Meggers seconded the motion.

Motion carried, 6-0-0.

10. Further Public Comment

Note There was none.

11. Adjournment

Decision MOTION (12)

Tom Meggers moved to adjourn the BPBCA BOG October 26th, 2023, meeting at 9:07 p.m.

Mr. Cherry seconded the motion.

Motion carried, 6-0-0.

Note The next BOG meeting is scheduled for January 25th, 2024.

Note Respectfully Submitted,
Brooke Stevens, Recording Secretary

Task Summary

New Tasks

Task Mr. Cellino said between now and January, perhaps they and Mr. Moffett can come up with some ideas in regard to design, cost, and recommendations.

due 01/25/24

Task Mr. Cellino asked Mr. Moffett to obtain for them a list of the people who own golf carts and their registration numbers; this way, if they see an issue, the owner can be contacted.

Owned by Jim Moffett, Association Manager

Task Mr. Allen reminded everyone that all kayaks and boards need to be out by November 1st, 2023, and Ms. Chapin suggested that Ms. Stevens do an email blast and post a notice on the website.

Owned by Recording Secretary due 10/28/23

Task Ms. Allen said when Club is going again, they could spray, and Ms. Garrow suggested they make their own stencils and spray it themselves. Ms. Garrow said they still have many dogs here, and it's not just a summer thing.

Mr. Baril said they could likely find something online, or Public Works may have something.

Ms. Chapin said she has seen some online, they come in heavy grade material, and she will coordinate with Mr. Allen on this.

Owned by Colleen Chapin, BOG Member