

Minutes of BPBCA BOG January 25th, 2024, Regular Hybrid Meeting - 01/25/24

Date and time: 01/25/24 6:00 PM to: 01/25/24 9:03 PM

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

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
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Meeting ID: 869 1271 9982
Passcode: 631503

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Link: <https://app.meetingking.com/meetings/409779>

Topics

1. Call to Order

Note Chairman Cellino called the January 25th, 2024, Regular Hybrid of the BPBCA BOG to order at 6:04 p.m., did roll call, and noted a quorum was present.

2. Additions to the Agenda

Note Mr. Cellino recommended that they discuss item 8-6, the Steel Groin Update, before item 8-3, the Maintenance of Long-Term Assets, and the rest of the Board concurred.

Note The Board discussed how they were out of Executive Session and Ms. Chapin said they have a motion discussed in Executive Session to vote on.

Note Mr. Cellino said during Executive Session Colleen Hayes, who oversees the Club Program suggested they hire Matthew Rickard, who is highly qualified, given his current position as a 4th Grade School Teacher, and his previous experience as a Camp Director in Madison.

Decision MOTION (1)

Peter Meggers moved to hire Matthew Rickard as the new Camp Director for this year, pending Ms. Hayes' check of Mr. Rickard's references.

Mr. Cherry seconded the motion.

Motion carried, 5-0-1.

Ms. Chapin abstained from the vote since she didn't feel she had enough information to make a decision.

3. Communications

Note S. Guzy Correspondence.

 [Dear Board Of Governors.docx](#)

Note D. Costa correspondence.

 [D. Costa_email.pdf](#)

Note Mr. Cellino said he would like to address Mr. Guzy's email and said some of the following:

Mr. Guzy made many good points about the basketball hoops.

The Board has approved the expenditure for two new basketball hoops.

The Kid's Camp has agreed to contribute 50% of the expenditure with some of their excess funds, which translates to \$2,500.

Note Mr. Cellino suggested they move up the agenda discussion of this item and the rest of the Board agreed.

3-1. Status of Basketball Board/Hoop Replacement

Note Mr. Cellino noted that Peter Meggers has done extensive research, and Peter Meggers offered some of the following remarks:

Our hoops right now are awful.

There are two options, a fixed hoop, which you cannot adjust, or an adjustable hoop, which puts a crank on it.

With an adjustable hoop, when nobody's up here supervising, you would pull the pin out, take the crank out, put it away.

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

They're the ones that provide all the backboards, rims, and poles to all commercial spaces.

You'll find ones for less money, but they're meant for residential properties.

We have a \$5,000 budget, and the cost for two is \$5,000.

He himself will pay the \$100 for shipping.

For exactly \$5,000, we can have two Gorilla hoops that are 72-inch perforated steel backboards or tempered glass.

They are powder-coated, and the perforated steel is what they recommend for all outdoor schools, community centers.

Those backboards can be removed very quickly and can be power coated again when needed.

A third option would be acrylic, but they don't have any UV protection, and will yellow and cloud.

There's no point to having a clear backboard if it's going to be acrylic.

The ones they're going to purchase will look really good.

This is a professional basketball hoop.

It also has a commercial warranty versus a residential warranty.

Note The Board further discussed the basketball hoops and Tom Meggers commented that it's another activity that we can promote to teach kids how to play more while creating more use of the grounds.

Note Ms. Garrow arrived at 6:17 p.m.

Note Mr. Cellino said Mr. Guzy's letter also mentioned that the bocce court is lacking some stone. He added that this is not something he's heard before, but that if it is lacking stone dust, it's relatively inexpensive.

Note Mr. Cellino said Mr. Guzy also suggested some additional benches and Tom Meggers replied that many people bring their own chairs if there's not room on the four benches, and we don't want a stadium up there.

Note Mr. Cellino said that's a good point, and if more stone is needed someone from the bocce group can tell us what's needed, and he's sure they could authorize a couple of hundred dollars for it.

4. Public Comments

4-1. Peter Mastia of 14 Nehantic

Note Mr. Mastria asked if the \$5,000 for the hoops includes the installation and Mr. Cellino said that amount is only for the equipment.

Note Ms. Chapin clarified that they approved \$2,500 from the Board and the Rec Club has agreed to match this amount.

Task Tom Meggers asked Mr. Allen along with some of his Wrecking Crew members, to watch some of the installation videos on YouTube to make sure they're comfortable handling the installation of the basketball hoops.

Owned by Jim Allen, Wrecking Crew Member

4-2. Alice Baril of 17 Sea View

Note Ms. Baril asked about the additional \$50 mechanism Peter Meggers discussed and he explained that it's to keep people from grabbing onto the net and is something they can obtain in the future if the hoops receive too much attention.

Note Ms. Baril observed that it doesn't seem like a lot of money to keep people from ruining them.

5. Reports

5-1. Tax Collector

Note see attached report.

 [Tax_Collector_report.pdf](#)

Note Mr. Cellino noted Ms. Hayes emailed her report earlier today, and she has received \$305,209, so we have \$992.39 outstanding, we have 576 accounts, and 574 are paid.

5-2. Association Manager

Note see attached report.

 [January 2024 DAILY Association Managers Report -compressed.pdf](#)

Note Mr. Moffett gave updates on clubhouse improvements, equipment maintenance, and suggestions for reinstating police beach patrol during summer weekends.

Task The Board agreed to put police patrol on next month's agenda, for consideration.

Note Mr. Moffett said he had to get some additional repairs done on his golf cart and he's hoping the Board can reimburse him the \$300 he spent.

Note Mr. Moffett added that he should have the 10 new buoys secured by next month, and reminded the Board that the cost is \$400 each.

Note Mr. Moffett said he's working on getting an estimate to put in a 35 x 65-foot asphalt clearing next to the courts in the event that a multi-use court is approved.

Note Mr. Moffett asked about accessing previous years on the website and Ms. Chapin replied that they couldn't convert everything for the new website, but she did grab everything and is working on indexing it.

Decision MOTION (2)

Mr. Cherry moved to reimburse Mr. Moffett the \$300.52 he expended for golf cart repairs.

Mr. Baril seconded the motion.

Motion carried, 7-0-0.

Note The Board briefly discussed how the Club should own their own golf cart complete with utility backing, and how this should be considered for long-term expenditures.

Note Mr. Cellino briefly detailed the quote Mr. Nebelung gave Mr. Moffett for cleaning up the debris and sand on South Beach. Tom and Peter Meggers said they should wait until March, that there's no sense in doing it twice.

Task Mr. Baril asked if Mr. Moffett could date his photos going forward.

Owned by Jim Moffett, Association Manager

Note The Board discussed the condition of the water heater, and the HVAC system and Ms. Chapin said this type of information is helpful for the budget prep cycle.

Note Mr. Cellino discussed what they pay for propane and said they could purchase their own tank, and could than purchase the oil from anyone.

5-3. Treasurer

Note see attached report.

 [Black Point Beach Assoc 2023 Financial Statements-final.pdf](#)

Note see attached report.

 [Financial Report-Budget vs Actual as of 1-25-2024YTD.pdf](#)

Note see attached report.

 [Rec Program as of 1-25-2024YTD.pdf](#)

Note see attached report.

 [Bal Sheet as of 1-25-2024YTD.pdf](#)

Note see attached report.

 [P L Dtail-12-31-2023 to 1-25-24.pdf](#)

Note Mr. Capozza gave an overview of financial receipts, disbursements, and projections for the year, and noted some of the following year to date highlights from July 1st, 2023, thru January 25th, 2024:

Operations-

Total YTD Receipts amounted to \$326,502; 101% of the budget and an increase of \$2,405 vs last month. Some of the items contributing to this are Investment Income (\$1,188), Current year taxes and interest collected (\$841), and Clubhouse Rental Fees (\$300).

Total YTD Disbursements amounted to \$190,548; 59% of the budget and an increase of \$11,194 vs last month.

Some of the items contributing to this increase are Payroll (\$5,090), CY Capital Expenditures- the survey completed by Dave Coonrod (\$3,750), and Utilities (\$1,301).

Total Actual from July 1st, 2023, thru January 25, 2024, YTD, Receipts minus Disbursements equals \$135,954, Positive.

Estimate to June 30th, 2024, Receipts Minus Disbursements equals approximately \$9,000, Positive.

Rec Program-

Summer Program ended August 11th, 2023, no change from last month's report.

Total YTD Receipts amounted to \$52,349.

Total YTD Disbursements amounted to \$39,551; Items contributing to this amount are Payroll (\$31,204) and Rec program expenses (\$8,347).

Total Actual from July 1st, 2023, thru January 25th, 2024, YTD, Receipts minus Disbursements equals \$12,798, Positive.

Master Plan-

No invoices were paid in January.

Funding for these payments is from funds carryover from FY 2021-2022.

Remaining funds carryover amounts to \$520.

Note Mr. Capozza noted that the budget calendar will be part of the February agenda.

6. Liaison Reports

6-1. Zoning

Note Ms. Garrow said Zoning is not scheduled to meet again until April, unless it's determined that they need a meeting in March.

Task Ms. Chapin asked if they could get copies of the winter ZEO reports, and if they could be published on the website?

Note see attached ZEO report for January 2024.

 [ZEO_Report_January_2024.xlsx](#)

Task Mr. Cellino mentioned the hedge height information provided by Zoning some time ago and asked the Board to review it so they can discuss this at the next meeting.

due 02/29/24

 [Intersection_guidelines.pdf](#)

Note Ms. Chapin said she will also put something together for the next meeting in regard to hedge height.

Task Mr. Cellino asked Ms. Garrow if she could ask the Zoning Board what their thoughts are in regard to instituting architectural review.

Owned by *Arlene Garrow, Zoning Liaison*

6-2. Waterfront Equipment Subcommittee

Note The Board discussed the kayak rack fees and the impracticality of a swim float at Main Beach due to shallow water.

Note Peter Meggers asked the public to email him what rate they think might be fair for storing kayak racks.

Note Mr. Cellino said the Subcommittee is going to send out a bid package for the installation and removal of all of our floats, rafts, and equipment.

Note Mr. Cellino said the current party who provides this service has been removed from a few nearby towns such as Waterford and East Lyme.

Note The Board discussed factoring in the new buoys in the bid package and removing the moorings from the current buoys; the buoys are estimated to be \$400 each, so they have budgeted \$5,000 for this project.

Note A member of the audience asked about contacting some of the sister beaches and possibly getting a better price that way. Mr. Cellino detailed how they were going to see about borrowing a rock machine from another beach, but it broke down after a week of use. He added that the Council of Beaches doesn't seem to be very active right now, like it was when Ms. Cahill spearheaded it.

Note Mr. Cellino shared that the Town of East Lyme has also put together a list of vendors who handle moorings and this type of work. Mr. Allen said the Harbor Master now is inspecting and checking equipment and registrations.

6-3. Wrecking Crew & Community Garden

Note Mr. Allen offered the following comments regarding the tasks completed by the Wrecking Crew: The biggest tasks they've been working on is the Clubhouse renovations.

We had leaks in the ceiling and there were stains.

When we checked into that, we found out that cobalt up on the top of the building was leaking.

The Wrecking Crew put together and built a device under it, that now catches the water that gets blown in during storms and directs it into the gutters and out.

That's what was causing all the damage to the ceiling here.

We also added insulation over the kitchen area, since there was no insulation whatsoever in that part of the building.

We repacked the other areas with the insulation that were short.

We repainted all the ceilings.

We had to re-tape a lot of the areas, the vents and the like, which played in with the floor work that came next.

We put wainscoting and paneling all around.

The large windows in the front were completely rebuilt.

The sills on them have been painted.

All the window frames in the entire building have been painted.

We have had working parties, and they assisted the Manager with the cleaning and winter cleanup.

We also worked with the Men's Cub installing and then removing the Christmas trees that were down along the waterfront.

 [01_25_2024_BOG_WC_Report.docx](#)

Note We plan to repair the front and screen doors of the Clubhouse. Bill Dewey will be doing and has done most of the carpentry work here. We also have to revisit issues relative to handicap access, which will have to be done in conjunction with the doors. We've got the ramp in the back, but we have nothing in the front for handicap access.

Note Mr. Cellino offered the following remarks:
The Wrecking Crew has agreed to replace the railing at the South Beach area. That will be done in the spring, for a few hundred dollars, when it was originally a \$2,000 item. They're currently up to 60 people in the Wrecking Crew. Jim Moffett has been extremely involved with all of the work of the Wrecking Crew. Some Board Members have been as well, they are anonymous to some degree, but everybody knows who they are to a degree. He thinks the Wrecking Crew went above and beyond with the Clubhouse work. If they had put this work out to bid, it likely would have cost \$7,000 to \$10,000. Mr. Cherry informed him that the work was completed for less than \$2,000.

Note Ms. Chapin said now that the Clubhouse has been renovated, there's an opportunity for public art. She hopes that all our social activities, the Men's Club, the Women's Clubs, Kids' Club, that everybody in the community takes advantage of this opportunity. She noted that the artwork could even be cyclical in nature.

Note Mr. Cellino said this is a great idea, it will take the starkness away from the knotty pine there, and the cost of redoing the knotty pine is enormous.

Note Ms. Chapin added that they have a lot of historic pictures that could be displayed.

Task Mr. Cellino spoke to Ms. Chapin's vast knowledge of the history of Black Point, and said he hopes she will consider writing a historic column for the Black Pointer Newsletter. Ms. Chapin noted the history work Mr. Baril did when he put together the telephone directory and said perhaps, they can work on this together.

Owned by Colleen Chapin & Peter Baril

Note Leslie Doherty of 42 Nehantic was in attendance to discuss the Wrecking Crew Landscaping & Gardening Subcommittee. She commented that she would be happy to assist with the garden but doesn't want to lead the work. Ms. Doherty said she's become disenchanted because of some of the community reactions, and that she doesn't want to make anyone angry.

Note Tom Meggers said this is a shame since she put a lot of work in convincing the Board and did all the work to price it out.

Note Mr. Cellino said the Kid's Club will be disappointed as well.

Note Tom Meggers made some of the following remarks:
He feels bad for Ms. Doherty.
She put all this time and effort into this.
She had a passion for it when she presented it to the Board.
Something happened behind the scenes, which always does.
People make negative comments, and this is what happens.

Note Mr. Cellino concurred with Tom Meggers' comments.

Decision The decision was made to potentially revisit the community garden project in the future unless Ms. Doherty can find a replacement to lead the project.

6-4. Master Plan

Task Ms. Chapin said she will have a final draft for review, for next month's meeting.

Owned by Colleen Chapin, BOG Member due 02/29/24

6-5. Kids Club

Note Mr. Cellino briefly discussed the prospect of raising Club fees from \$500 to \$600, while no longer charging for the Club Fair and other nighttime activities.

7. Approval of October 26th, 2023, Meeting Minutes

Note see attached minutes.

 [Minutes_of_BPBCA_BOG_October_26th_2023_Regular_Hybrid_Meeting_10_26_23.pdf](#)

Note Ms. Chapin said on page 4 there is a duplication of sentences, when Mr. Moffett discusses the tennis courts.

Note Ms. Chapin said she wants it on the record what the police in East Lyme will and will not do in our community, that they will actually enforce stop signs and speed limits.

Note Ms. Chapin said she had a task to coordinate with Mr. Allen in regard to materials for delineating that pet waste should not be disposed of in storm drains. She has completed this task.

Decision MOTION (2)

Mr. Baril moved to approve the Meeting Minutes of October 26th, 2023, as amended.

Tom Meggers seconded the motion.

Motion carried, 7-0-0.

8. Old Business

8-1. Clubhouse Grounds A2 Survey Update

Note This item has been tabled until the next meeting.

8-2. Excess Club Fund Directives

Note see attachment.

 [Suggestions for Excess Club Funds.pdf](#)

Note Mr. Cellino discussed Ms. Hayes' recommendations for the \$12,798 in excess funds:

\$2,500 towards the basketball hoops; this particular project has already been approved.

\$1,000 towards a water bottle filler station with the request that the Board match the \$1,000 contribution to complete this \$2,000 expenditure.

\$4,000 contribution to multi-use badminton/pickleball/volleyball court with adjustable height net - request this area be used exclusively for Club during Club hours.

\$4,000 for medium castle to go to the back of playground; this particular project has already been approved.

Note The Board further discussed the potential projects.

Decision MOTION (3)

Ms. Chapin moved to approve the allocation of surplus funds from the Club Program towards various community projects, including a drinking water fountain, basketball hoops, a multi-use court, and playground equipment. The allocation for each item is subject to the approval of each project going forward.

Mr. Cherry seconded the motion.

Motion carried, 7-0-0.

Task Ms. Hayes asked about purchasing the playground equipment and the Board clarified that she may proceed provided the cost is \$4,000 or less. Ms. Chapin added that Ms. Hayes should provide the actual proposal estimate of what this is going to cost so that that's on the record.

Owned by Colleen Hayes, Club Liaison & New Tax Collector

8-3. Steel Groin Update

Note see attachment.

 [Pinder Contract for Steel Groin Inspection \(Oct 2023\).doc](#)

Note see attached price info.

 [Pinder price.pdf](#)

Note see attachment.

 [Steel Groin Board Package.pdf](#)

Note The Board discussed the maintenance and potential improvements of the steel groin, concerns were raised about the cost and necessity of this proposed maintenance work, and suggestions were made to obtain independent evaluations.

Note Mr. Baril made some of the following remarks:

The pier was significantly rehabbed back in 2019-2020.

Since that time, we haven't had any maintenance on the groin.

We've asked the original contractor, Pinder, to do a visual assessment of the steel groin.

Pinder's estimate is between \$58,000 and \$81,000.

That included significantly resurfacing the upper two or three feet of the steel sheet.

That would involve six separate coats of various materials, coating and sealing materials, along with 180-foot length of the exposed steel.

They would also do some salt garnish and sealing of the concrete surface where it has started to crack.

We also made some recommendations to install one new expansion joint, as well as reset some of the armored stone along certain missing spaces along the pier on the south side.

He feels we really need to go out for competitive bids given the size of the potential cost implications.

We did draft up a bid package for contractors, which identifies the project location for them, the scope of the work, and then a bid sheet that they complete along with providing their means and methods.

We feel that this bid package has to get out by early February.

We'd have a site walk with any interested contractors in mid-February, and the proposals would have to be due on or about March 14th.

He has offered to take the role of project manager to review the contract, the contractors, the bids, and then make a formal recommendation to the Board.

This could be a major undertaking.

Something has to be done every few years.

We need to move forward before there's any further deterioration.

Today he saw five or six cracks across that pier, which has occurred in the span of 4 months, and we continue to defer the maintenance.

Note The Board had an in-depth discussion about the pier groin.

Note Tom Meggers commented that they're relying on the person who did the work, and now, he's coming back and asking for up to \$80,000 to fix his own work. He thinks we should get another opinion on what really needs to be done.

Note Tom Meggers suggested having an independent person come in and look at the piers, without giving him any information about anything that needs to be done, and he can give us his engineering opinion. Ms. Garrow concurred and noted it will serve as a comparison to Pinder's proposal.

Note After further discussion Mr. Baril said you're able to get competitive bids on a scope of work that's fairly obvious- removing the caulking expansion joints, the sealing at the top, and the cleaning and the recoating of the steel.

Note The Board further discussed the need for an independent engineer to assess pier conditions and maintenance requirements, and concerns about existing failures and costs were highlighted.

Note The Board discussed having an engineer evaluate all of the piers and Ms. Chapin said she and Mr. Baril can put that bid package together.

Decision MOTION (4)

Ms. Chapin moved to approve the circulation of a request for a proposal for necessary maintenance costs for the ongoing protection of the investment in the steel pier and appoint Peter Baril as the project manager for overseeing the RFP process, meeting with contractors to clarify scope and answer questions, reviewing the proposals, and recommending next steps to the Board of Governors at the March 28th, 2024, meeting. Mr. Cherry seconded the motion.

Motion carried, 7-0-0.

9. New Business

9-1. BOG Email Addresses Update

Note see attachment.

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

Note Ms. Chapin said she updated the email address and put a form on the website; it's working well, but she's still tweaking it.

9-2. Remote Voting Bylaw Amendment Correction

Note see attachment.

 [Remote_Voting_Memo_-_2023-09-18.pdf](#)

Note At the previous meeting, Ms. Chapin stated that 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.

Note Ms. Chapin said she thinks they need to discuss the practicality of actually doing remote voting. After looking at the language, she doesn't think it's feasible for them to do it. She suggested that the Board review the language, and that they ask themselves if this is practical and can be done; if it is, at the next meeting they can vote to amend the bylaw.

Note Ms. Chapin clarified that they actually voted that they were in favor of remote voting, but we have to come up with the procedures.

Note Ms. Chapin asked the rest of the Board to review her attached memorandum so that they can have an honest and informed discussion about it.

9-3. Waterford Data Calendar

Note Concerns were raised by the Board about a potential data center in Waterford affecting the community, and they discussed the noise implications and their lack of jurisdiction.

Note Mr. Cellino noted that he would like Ms. Garrow to set up a committee for this item and shared that Deb Allen would like to be involved.

Task Mr. Cellino reported that Dan McMahon previously brought this item to the Board and Ms. Garrow replied that she will give him a call.

Owned by *Arlene Garrow, BOG Member*

Note The Board further discussed the potential data center.

10. Further Public Comment

10-1. Cheryl Colangelo of 39 Whitecap

Note Ms. Colangelo raised concerns about the profit generated by the Club Program and its implications for taxes and the community's non-profit status. Suggestions were made to carefully manage future profits and investments.

Note Ms. Colangelo said she understands making the Club a more robust program for people, but the amount they're talking about charging is a lot of money for people to spend, which led to a heated exchange between her and Mr. Cellino.

Note Ms. Hayes noted that discussing raising the Club Program rates is premature and that she needs to craft the Recreation budget before that decision can be made.

Note Ms. Hayes added that raising it to \$600 is just a suggestion at this point, they have to work through the budget numbers, but \$600, for seven weeks of camp, is a bargain basement price. She said they're very aware and want this to be a reasonably priced program, but even if the cost is raised, it's still far below any other camp program, even in East Lyme.

Note The Board and attendees further discussed the Club Program.

10-2. Jim Schepker of Indianola Road

Note Mr. Schepker discussed the proposed kayak storage fees and expressed concerns about setting a precedent for other usage fees within the community. He also mentioned that the forming of an architectural review committee to oversee aesthetic aspects of property modifications, raises questions about enforcement and scope. He thinks the focus should be on blight as opposed to architectural aesthetics.

10-3. Kim Craven of 46 East Shore Drive

Note Ms. Craven discussed infrastructure issues, including sidewalk and ramp repairs, and community members expressed concerns about maintenance priorities.

11. Adjournment

Decision MOTION (5)

Mr. Cherry moved to adjourn the January 25th, 2024, BPBCA BOG Hybrid Meeting at 9:03 p.m.

Tom Meggers seconded the motion.

Motion carried, 7-0-0.

Note The next BOG meeting is scheduled for February 29th, 2024.

Note Respectfully Submitted,
Brooke Stevens, Recording Secretary

Task Summary

New Tasks

Task Tom Meggers asked Mr. Allen along with some of his Wrecking Crew members, to watch some of the installation videos on YouTube to make sure they're comfortable handling the installation of the basketball hoops.

Owned by Jim Allen, Wrecking Crew Member

Task The Board agreed to put police patrol on next month's agenda, for consideration.

Task Mr. Baril asked if Mr. Moffett could date his photos going forward.

Owned by Jim Moffett, Association Manager

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Owned by Colleen Chapin & Peter Baril

Task Ms. Chapin said she will have a final draft for review, for next month's meeting.

Owned by Colleen Chapin, BOG Member due 02/29/24

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Owned by Colleen Hayes, Club Liaison & New Tax Collector

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Owned by Arlene Garrow, BOG Member