

Minutes of BPBCA BOG March 7th, 2024, Special Hybrid Meeting - 03/07/24

Date and time: 03/07/24 6:00 PM to: 03/07/24 8:03 PM

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

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

Location: BP Clubhouse, 6 Sunset Ave, Niantic & Via Zoom- See below for live Zoom Link.

Link: <https://app.meetingking.com/meetings/411567>

Topics

1. Zoom Info & Link

Note Topic: BOG 2024-03-07

Time: Mar 7, 2024, 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/82178512265?pwd=Z25Ja1dsSFlick5SellScjJSVE5Qdz09>

Meeting ID: 821 7851 2265

Passcode: 887572

Phone access:

• +1 305 224 1968 US

One tap mobile

+13052241968,,82178512265#,,,,*887572# US

Note <https://us02web.zoom.us/j/82178512265?pwd=Z25Ja1dsSFlick5SellScjJSVE5Qdz09>

2. Call to Order

Note Chairman Cellino called the March 7th, 2024, Special Hybrid of the BPBCA BOG to order at 6:02 p.m., did roll call, and noted a quorum was present.

3. Additions to the Agenda

Note As this is a Special Meeting no additions to the agenda are permitted.

4. Communications

Note see attached correspondence.

 [McAndrew.pdf](#)

Note see attached correspondence.

 [Zito_Ed.pdf](#)

Note see attached correspondence.

 [Zito_Pat.pdf](#)

Note see attached correspondence.

 [Etienne.pdf](#)

5. Public Comments

5-1. Anita Schepker of 46 Indianola Road

Note Ms. Schepker said some of the following:

They just came in from Florida and have been watching the meetings via Zoom.

It's really a different experience when you're on Zoom relative to listening or being here in person.

She's not casting aspersions, but discord is really disconcerting to her.

She knows this is a sore subject, but following Robert's Rules is the best way to solve the discord between the members speaking in the audience and the Board.

Our bylaws say you shall follow Robert's Rules.

By doing that in the past, those rules have really given you order, and have given you a good give and take.

Let people comment at the beginning and at the end without the Board necessarily engaging in that.

They can choose to get back to them at the next meeting.

It brings a level of transparency and civility back to the way we comport ourselves.

She asks that they reconsider this.

7 or so years ago the Board voted to have members comments at both the beginning, and at the end.

The reasoning was that people spoke at the beginning about things they heard at the last meeting, and then at the end, they were able to comment about things they heard during the business meeting.

When you allow members comments, the Board doesn't have to engage, they just have to listen.

You can state that you're not necessarily going to respond to those, but that you will get back to them in a timely manner.

Just let people voice their opinions.

Note She's also concerned about special meetings being called.

Robert's Rules say special meetings are called when there's business that is urgent, that has to be done before the next regularly scheduled meeting.

Or a special meeting could be called to only discuss a big project such as the pier.

She thinks doing so will bring everybody's tone down.

5-2. Sharon Bruce of 53 Sea Spray

Note Ms. Bruce submitted some of the following attached comments.

 [March 7 BP BOG comments.docx](#)

5-3. Cheryl Colangelo of 39 Whitecap Road

Note Ms. Colangelo offered some of the following remarks:

She has two very brief documents that she would like to share based on the controversy of people sharing ideas on Facebook.

One is a message from Sammy Martone, who manages the Black Pointer's Facebook page.

In his message Mr. Martone says- "the private Facebook page serves as a community space for members of our association to share local news and updates about activities happening within Black Point. Please note that comments on this page are not monitored. We

encourage all to keep their contributions relevant to our association at Black Point

or to broader topics that impact our town. If you have any questions, don't hesitate to reach out."

And to supplement this, this is certainly not a legal issue, but she wants to remind people that the right to freedom of speech allows individuals to express themselves without government interference or regulation. The Supreme Court requires the government to provide substantial justification for interference with the right of free speech when an attempt is made to regulate the content of speech.

And again, clearly this is not a legal issue, but it's more a matter of goodwill in the community so that people can engage in problem-solving and reduce conflict.

5-4. Kevin Callahan of 22 Sea Crest Ave

Note Mr. Callahan said some of the following:

In regard to charging a fee for the use of a kayak rack, his answer is to charge the same rate as you charge people to use the tennis courts, the boat launch, the basketball court, the parking lots, or the beaches.

Those fees are all included in our taxes.

We don't register and pay to use the boat launch or tennis courts like we want the kayak users to do.

We pay for these uses with our taxes and you're supposed to be part of the Association to use them, but nobody checks to see if people using our assets are from this beach.

We redid the basketball court not too many years ago, and now the tennis courts need repair.

He doesn't use the boat launch or the basketball court, but he contributed to it.

Mr. Meggers previously said the kayak racks look bad and "litter the beach."

He (Mr. Callahan) wants to remind everyone that this is the boat beach.

Watercraft storage can sometimes look untidy.

Even if everyone is charged a separate fee for using the rack, there still is not enough room for everyone who does want to use it.

If people using the boat beach as a bathing beach don't like to look at the kayaks because they're "littering the beach," then use one of the several other bathing beaches that aren't designated for boats.

His ultimate answer is to not charge a fee at all, unless you charge a fee for all the other beach aspects as well.

5-5. Glorena Consedine of 47 Indianola Road

Note Ms. Consedine said some of the following:

This is a beach community, and in saying that, she feels the beaches, the walkways, the piers, and other infrastructure needs to have our priority.

Our funds will be better spent there rather than on a multi-use court at this time.

The protocol suggested for the multi-use courts has not been transparent.

Where are the bids, the specs, so we can be aware of the process and expense to the community?

Comments should be allowed at both the beginning and the end of the meetings, and being as the Board of Governors are voted in by the community, she feels that the members and some Board of Governors members are not always included in meetings, in the process, in the input, and the votes.

5-6. Jim Schepker of 46 Indianola Road

Note Mr. Schepker offered the following:

He asks that the Board before it schedules special meetings to, as much as possible, schedule these meetings to avoid conflicts with other events.

Tonight's meeting, for example, takes place during President Biden's State of the Union Address.

Also, asking members to speak before meeting proceedings puts us in an awkward position.

In regard to a kayak/boat beach storage user fee, a special fee for kayak usage should only be considered if similar usage fees are considered for the boat launch, parking lot, all court use, tennis, bocce, basketball, pickleball, and possibly even beach chairs.

If it's applied to one activity, it should be applied to them all.

Surely this theme must reflect some personal interest and not the interest of the larger beach community.

5-7. Rick Diachenko of 25 Sunrise Avenue

Note Mr. Diachenko had the following comments:

His first comment is about the Men's Club.

Their goal is to build community.

Their events are priced very conservatively to our members and our guests and fundraising is not the key issue.

Any excess funds are used for long-term capital improvements for the community.

This being the case, last fall, an idea was floated amongst the Men's Club to explore the use of using the excess funds for a pickleball court.

Their best guess to build such a court was at least \$25,000 plus, and they're nowhere close to having that kind of funding.

So, they approached the Board of Governors to see if there might be something that we could do together.

Unfortunately, a Facebook storm has erupted from a segment of the community over the possible option of a multi-purpose court.

Please note that they approached the Board first and the Board did not solicit the funds from the Black Point Men's Club.

He just wants to clarify that one point.

The second point has to do with the Board's use of funds.

Every year the community votes on a budget for specific categories such as capital improvements, maintenance, etc.

It appears that the Board is making every effort to use those monies in those categories and not take money from other funds to take care of expenses or rob from one to pay for another.

His last point has to do with the rules of order for meetings.

Robert's Rules of Order is used as a guide by some, but some use it as a law and it's almost like a weapon to control the dialogue.

He's been in both types of meetings.

Some have had the community input where there was a question, but nobody answered the question and it just went on forever.

This Board, at least the ones he's been to have a flexible approach where you answer questions even during non-open sessions, and he applauds them on trying to do something like that.

However, it's gotten a little chaotic.

The Board addresses a good part of the agenda even with heated discussions of its members, which he kind of expects given there's a lot of diverse personalities up there.

Despite this, things are getting done, which is better than sitting at a meeting for 4 hours and getting nothing done.

Recently, one of the people in the audience that has clamored the most for Roberts Rules has been one of the individuals that has interrupted meetings the most.

We have to figure out how to make sure that what is preached is practiced on both sides of the community.

5-8. Sally Cini of 28 Sea Breeze

Note Ms. Cini had some of the following remarks:

She couldn't disagree with Mr. Diachenko more if she tried.

She started coming to meetings last fall and has spoken at some.

She's often been one of the first to complain about Robert's Rules being burdensome, but what she's seen without Robert's Rules for the last 4 or 5 meetings, is that no one knows what's going on, their place, or how the meeting is supposed to function.

When meetings are open-ended in terms of member feedback and comments, it's not always a discussion. Accusations are made, which is totally ineffective.

She agrees with all of Ms. Schepker's comments regarding the bylaws and us of Robert's Rules.

If we all operated under some controlling set of rules so we know where we stand, it would be easier for us to treat each other with respect and understanding.

She'd love to put that idea forward one way or another.

5-9. Kathy Walsh of 5 East Shore Drive

Note Ms. Walsh had these comments:

As a paying tax member of this Association, she feels that the multi-purpose court at this time is not an emergency, it's not an urgency, and it's not the best of use our funds.

5-10. Sean Brosseau of 4 Nehantic Drive

Note Mr. Brosseau shared some of the following:

Fundamentally, the discussion on charging fees and having access to the water doesn't make a whole lot of sense.

People use the beach and the waterfront for different things, some people want to sunbathe, sit on the beach, have access to the launch boats, kayak, sailboats and those kinds of things.

If you're going to have a designated actual boating beach it needs to be supported that way.

That includes storage and waiting space for launch of multiple types of watercrafts.

It's a crowded area which needs to be considered, it needs to be there and be accessible.

5-11. Mike Manifold of 13 Cottage Lane

Note Mr. Manifold offered the following:

He agrees that we should not charge for kayaks.

If anything, they've been a huge success, and we should build more of them.

He also agrees with the idea that the capital improvement budget should be used for capital improvements that need to be done along the shoreline right now, as opposed to building new facilities.

He also agrees that we should be following Robert's Rules of Order at these meetings.

The bylaws, like everyone said, specifically state that we have to.

He read the attorney's opinion that we got on that.

The attorney didn't address the fact that it says explicitly in our bylaws that we have to follow Robert's Rules of Order.

It says we have to follow them unless superseded by something in the bylaws.

The examples he gave talked about the chair voting, which is not something in Robert's Rules.

Our bylaws would supersede that in Robert's Rules, which means there is no issue there.

The attorney's opinion really didn't address our specific situation.

From everything he's hearing about the discord of these meetings, Robert's Rules is a structure.

It's a framework for holding a meeting that allows everybody to have their say and have the meeting actually move along in a timely manner.

There's not supposed to be a back-and-forth interaction between the Board and the public.

The public is supposed to make their comments.

If Board Members during the course of their meeting feel like they want to address a comment, they're welcome to do so, but there should not be a back and forth beyond that.

That should be the end of it.

Robert's Rules really meant to give everybody some power in these meetings, but also to keep the meetings moving along at a reasonable pace and keep everybody from fighting.

5-12. Peter McAndrew of 6 Sea View Avenue

Note Mr. McAndrew said the following:

He wrote the Board and is going to supplement those comments.

He doesn't know what the agenda item for multi-use court is for tonight.

Whether or not you're going to make a decision of some sort, but he notes that the two Board Members who voiced their disagreement with the motion are not in attendance tonight.

In his note to the Board, he drew attention to the walkway from the Seaview Boat Ramp down to the beach, its condition, how it's a serious safety hazard.

He doesn't know if we own that stretch, but he finds the placement of yellow tape to be woefully inadequate.

As a member of the Association, he's concerned about his liability if a visitor or a resident goes down, breaks through the tape, and falls on the rocks.

He objects to the multi-use court given all the priorities that the Association has.

5-13. Andrea Montovani of 41 Sea Breeze Avenue

Note Ms. Montovani made the following remarks:

We are a community, we have a piece of heaven that we all live in, and we just need to treat each other with respect.

The Board is a volunteer position, and even though this moment is of concern, can we give some praise? She walked by the clubhouse the past couple weekends at 8 a.m. on a Saturday and saw people volunteering their time there.

Why don't we shine some light on that and about some positive things the Board is doing?

As much as we like to give our concerns, for every negative you have, let's do the philosophy of saying some positive things.

This is an unpaid position.

These are people that were voted in, whether you voted for them or not.

They're doing a lot of things to help our community, let's shine some things on that too.

We can all disagree, but we need decorum.

We need to treat each other with respect.

The Board has been working on revamping the summer program for our youth, which is such a special thing, and no other beach community has that.

And we're trying to really make it even more than what it is.

We have people volunteering, cleaning closets up there on unpaid time, organizing things, sitting down with the new person that's being hired, creating curriculum.

And that's just a little piece.

This is thanks to both the Board and volunteers in our community.

She's been on many boards, you do get a lot of complaints, and it is nice sometimes to hear a thank you.

She thanked the Board Members for taking the position.

It's not easy, it's not perfect, but she thanks them for listening to both sides.

She encourages the people of this community to be kind.

We are each other's neighbors.

We still want to be able to walk around and smile at each other.

And we can do so in a manner that has some decorum.

She thinks that using a public platform where we should just be posting pictures and events to actually put people's names in the comments is toxic for our community, and not okay.

She encourages people to really ignore that toxic type of conversation.

She's fine with opposing views.

She doesn't necessarily agree with everything the Board is deciding, but it's about how we handle ourselves.

As a community, we need to encourage the positive way of handling varying opinions.

We should be using a social media platform as adults, and we should be role models for our children.

We know better, and we can do better.

She thinks we should be addressing our beaches closer to the start of the season.

She would like to see the Sea View to Sea Breeze scour and walkway to be fixed.

She thinks it is a hazard.

She thanks them for everything that they do as a Board.

It's countless hours and it's hard to be really going through comments that people send all the time.

Let's help thy neighbor and be kind to thy neighbor.

It's called positive productivity.

We do not want to foster hostility.

We can't control what's happening out in the outside world, but we can handle and control what's happening within Black Point.

She encourages everyone to kind of think about that when they're going forward.

And if you have great ideas, go sign up, put your name on the ballot.

That's the best way to make change.

5-14. Kim Craven of 46 East Shore Drive

Note Ms. Craven noted she sent a communication in January about her concern regarding the Sea View and Sea Breeze walkway.

5-15. Cynthia Girgenti of 9 East Shore Drive

Note Ms. Girgenti said the following:

She wants to second what the previous woman said in terms of being productive and getting things done. Let's just do it respectfully.

She doesn't believe that social media is an appropriate platform to express things that are unkind, nor is it productive.

Let's put some corporate business savvy behind this.

If we've got something that we want to address, let's address it appropriately, respectfully.

Let's put our recommendations in for process improvements and move forward.

She thinks that's how we can make some progress here.

We have a wonderful community, and we want to preserve that.

Do we have an administrator for the site that actually can look at content and say this is inappropriate and then just take that content down?

She wants to thank the Board as well, especially since it's a volunteer position.

In regard to the kayak racks, she wants to get some momentum behind getting that dock out back where the marsh is so that we can use that area for kayaking as well.

5-16. Scott Bayne of 4 Waterside Drive

Note Mr. Bayne had some of the following comments:

He wants to discuss the current condition of the beach and what needs to be done to get ready for the summer season.

South Beach currently is inundated with rocks.

That beach in its current condition, you cannot spread sand back over the beach as it sits right now.

The rocks are just going to wash up.

It was terrible last year, it got worse over the winter.

If they need assistance with that, he'd be happy to give them a hand.

Comments were made at the previous meeting about rebuilding the jetties.

We're going to be doing a lot of work with the city's breakwaters and preserving the beaches from further erosion, and there was some pushback from the Board saying that the state will never give us the permits.

A couple years ago, the state on their agenda, when they received some federal funds for infrastructure replacement, one of the things that they highlighted was beach preservation, a reclamation of the Connecticut shoreline.

Right now, would be an ideal time to piggyback off of the state's plans to complete the beach reclamations throughout the state.

The storms are getting more violent, they're more frequent, the beaches are eroding at a rapid rate, and if we don't take steps now to protect the beach environment, within a few years we're going to look back and we're going to have a mess on our hands.

He thinks that it would be an easier application to have that applied for, get the permits to rebuild our existing breakwaters and start preserving the beaches.

That will also help with controlling the amount of rock, sediment, erosion that we're currently experiencing.

5-17. Cynthia Etienne of 48 Nehantic Drive

Note Ms. Etienne had the following remarks:

She would like to thank the Wrecking Crew and Garden Club for the amazing work they've done.

She thanks Mr. Moffett for taking care of our beaches.


She has said some nice things about Black Point, but on the other hand, as a taxpayer she respectfully requests that Mr. Chairman reconsider his ability to fulfill his responsibilities to our community as established by our Charter and Bylaws.

These rules have guided the Board of Governors for many years.

She knows these board positions are voluntary, however, the Board is not acting in the best interest of the Black Point Beach community by choosing to defy our basic rules.

She would prefer not to go as far as contacting the State of CT but will do so if she is forced to.

Note see attachment.

 [0731_001.pdf](#)

5-18. Bill Bayne of 20 Osprey

Note Mr. Bayne said some of the following:

He would also like to thank the Board for all their volunteer time, effort, and energy.

He thinks the best interest of Black Point is always first in hand.

He's served on a variety of public company and private boards for 30 plus years.

He understands Robert's Rules and a variety of board protocols and would be happy to discuss that with anybody, having lived it for half of his life.

He thinks the Board has to have some alone time per se, to discuss and debate issues and solutions on behalf of the Association and its members.

To get things accomplished, you can't rationalize everything in a public forum.

We'll be here for 24 hours if trying to address the full agenda.

So, appreciate the Board's efforts.

Understand Robert's Rules.

He doesn't think we're in violation of any quote-unquote law.

There are protocols and guidelines that he thinks our Board follows, but they are guidelines.

Our Board- any board, needs to have time to rationalize solutions and to bring back those opinions to the Association members.

Keep the forum open.

He doesn't see any violation of any legal protocols at all as it relates to Board's behavior.

5-19. Ed Zito of 62 Whitecap

Note Mr. Zito said he agrees with Ms. Schepker's initial remarks, and he hopes we can get past this discourse and come together as a community.

5-20. Lillian Diachenko of 25 Sunrise

Note Ms. Diachenko said summer is approaching which means more golf carts on the road. She's already been watching kids who do not have a driver's license speeding past the house, so we want to just kind of keep a watch on that.

6. Social Media Posts

Note Tom Meggers discussed the impact of social media on community perception and the importance of responsible posting. He detailed several inappropriate negative posts, where individuals were named, be it Board Members or members of his own family, and he emphasized importance of community engagement and participation in meetings to address concerns directly, rather than through social media.

Note Tom Meggers said some of the following in regard to social media:

No matter the page, there is an audience, and with social media there needs to be an understanding that not all participants in these platforms share the same sentiment.

Social media is a powerful tool to our First Amendment, which was quoted on Facebook many times.

Our country is dealing with that on a national level, and we see that every day in the news.

But the audience is there, and if you do post, the influence you have throughout is a much broader network than you realize.

We on the Board are seeing a constant negative outlook on our Board and this Association, and it doesn't benefit any of us.

We're not perfect.

We've made mistakes.

We know we have.

Without a doubt.

But we've also accomplished a lot.

All he asks is that the social media content calms down.

If you don't have anything positive to say, bring it here.

We've heard a lot of comments today, and we take it to heart.

At least I do.

But I don't want or need to see everybody's name being dragged through the mud and character assassinations.

It doesn't do any good.

Stick to issues, not personalities and preferences.

Note Ms. Garrow said she doesn't have facebook so she can't comment on that, but she feels bad if comments like that are being made.

Note Ms. Garrow said she doesn't have facebook so she can't comment on that, but she feels bad if comments like that are being made.

6-1. Sophia Bayne of 4 Waterside Avenue

Note Ms. Bayne offered the following remarks:

She and her husband are new to the community.

They love this community and want to continue to love it.

She wants to know why there are two facebook sites.

And does there have to be two?

Note Peter Meggers replied that one page is the official page of the Board and that the Black Pointers page was created by a resident, which anyone can do. He discussed with Mr. Moffett how there's an admin for the official page, and that the responsibilities are shared by Ms. Stevens, Ms. Chapin and Mr. Moffett, but that it's currently not monitored full-time.

He added that giving somebody the power to remove a post creates issues because then we have a whole new set of arguments. He doesn't think there's any way to control it unless whoever created the other page wants to shut it down, and the community could follow one page and not the other, and someone could volunteer to be a rational administrator.

Note Mr. Cellino offered the following:

This meeting was called basically because of some of the social media issues.

And a number of things that are put on there is what he would call yellow journalism.

They wanted to set the record straight.

He and Tom Meggers thought it was important to have this meeting.

He would love if all the people here this evening would come to their regular meetings as well.

They're very open about letting people speak during their meetings.

The reason he chose to limit public comment is because it was getting out of hand.

Often, it's the same few people, with contentious viewpoints.

Public comments are not a requirement of Robert Rules of Order.

Many boards don't offer public comment at all.

Our own Zoning Board only has one public comment session.

Since he's been on the BOG, they've allowed people to speak on agenda items while they're discussing them.

Note Mr. Cellino discussed how they're working on tweaking the system, so that it works as it was intended to. He noted it's a valuable asset that allows more community participation at meetings.

Note Mr. Cellino discussed the allocation and use of funds for community projects, including a potential multi-use court, and addressed concerns about misappropriation.

Note Mr. Cellino detailed the previous discussions had at the last few meetings about the proposed multi-use court, how the proposal came about, and potential costs. He noted that this item will be voted on at a future meeting.

Note Mr. Cellino noted that some Board Members have spoken out against the multi-use court but at the same token, they want to reinvestigate putting a kayak launching point, and a kayak access way for the back bay.

Note Mr. Cellino and Tom Meggers discussed the beach maintenance, the need for improvements, and the challenges in managing community resources.

Note Mr. Cellino discussed the condition of South Beach as well as other assets that will need costly repairs sooner than later.

Note Mr. Cellino discussed the possibility of implementing fees for storing kayaks on the beach to ensure proper use and accessibility. The fee system was suggested to manage the kayak storage, aiming to deter people from using the racks merely for storage without actual usage.

7. Further Public Comments

7-1. Peter McAndrew of 6 Sea View Avenue

Note Mr. McAndrew said some of the following:

These comments are going to be directed towards Mr. Cellino.

In the last five minutes, he raised his hand one time.

There was no acknowledgment that he would be able to speak.

He raised it again, and then he blurted out, "will I be able to speak?"

You said yes.

Then you said, but with Robert's Rules, you wouldn't have that opportunity.

He (Mr. McAndrew) felt belittled by that.

When you were discussing the cost of the multi-court, on two occasions, you said it was only \$17 per household.

He found it believable but most importantly, you said that different people are going to have different opinions.

He thought he was addressing the whole group.

But then you referenced the two Board Members who are resisting the multi-use court.

You chose this forum to criticize your fellow members.

Note Mr. Cellino thanked him for sharing his thoughts and said he appreciates all of the member comments.

7-2. Sally Cini of 28 Sea Breeze

Note Ms. Cini said some of the following:

She takes offense at the comment that the people in the audience all come and they are provocative and nasty or say fighting kind of words to the Board.

She's spoken at every one of those meetings and works really hard at planning what she's going to say, so that she's not doing that.

But more than that, she's looking at her watch.

It's been about 35 minutes since Mr. Cellino started explaining what he was doing.

Minus 8 minutes for the comments made by Tom and Peter Meggers.

She started coming to meetings because she was told from others, how her friend who sits on the Board, was being treated.

She came to see if it was true, it was true, by the way, but has gotten better.

She's walked out of every single meeting she's attended thinking what the hell just happened there?

Overall, it's not pleasant, but there are moments.

She has never heard anyone deny or complain about all the things you've done.

She doesn't think that's ever come up.

Almost all of the comments are about process.

How did you do that? Or how did you go up to someone else?

Why wasn't the Board approachable?

All those kinds of things.

That's been a continual and mostly dominant theme.

This is why she keeps trying to address that process matters a great deal, like it or not.

She really believes that this would all be so much calmer and better if we stayed within a tight process.

7-3. Cheryl Colangelo of 39 Whitecap Road

Note Ms. Colangelo observed that because this is a special meeting, we're supposed to be limited to what's on the agenda, and the last thing the Board addressed, was social media posts.

Everybody's tired.

It's 25 minutes later and we've not gotten to the next item on the agenda.

When we have an agenda, it would be cool for all of us if we could stick with it.

What you said was very informative, but a lot of people were hoping to hear the President's address.

7-4. Kevin Callahan of 22 Sea Crest Ave

Note Mr. Callahan asked where they are on the agenda and Mr. Cellino said noted that the agenda items actually came up under their discussion about social media posts. Mr. Cellino added that they've gotten some comments about our audiovisual not being up to par, and he's asked Ms. Chapin to handle this matter since she's the most experienced in the tech area. They will revisit that item when she's in attendance.

Note Mr. Cellino said the next item concerned the kayaks and he and the Board discussed how a fee system has been suggested to manage the kayak storage, aiming to deter people from using the racks merely for storage without actual usage.

7-5. Wendy Bourget of 1 Osprey Road

Note Ms. Bourget had the following remarks:

She wants to comment on the fees specifically for South Beach.

She doesn't know about other beaches, but many boats that are left on the South Beach could not stay there without being tied to their seawall.

They'd be washed away.

In the event that you do vote on charging a fee, please keep in mind that people have to be very much aware that the fee does not include tying up to the seawall, and you might need to think about that, how that would go into the storage system for South Beach.

Note Mr. Cellino detailed how Mr. Fountain has been doing an inventory of the kayaks and also detailed Mr. Fountain's experience constructing kayak racks.

7-6. Mike Johnson of 45 Bellaire

Note Mr. Johnson proposed a lottery system for rack spots as an alternative solution, similar to how bocce spots are allocated in the spring.

7-7. Kevin Callahan of 22 Sea Crest Ave

Note A comparison is made between leaving kayaks on racks and leaving tennis rackets on courts to highlight the impracticality of moving heavy kayaks was made by Mr. Callahan.

Note The Board and Membership discussed the need for community assets, like kayak racks, to be shared equitably among all taxpayers. The possibility of adding more racks was considered, though concerns about obstructing views and finding suitable locations are raised.

Note Mr. Cellino acknowledged that given the conversation style this evening he probably should not have numbered the agenda items. He made some of the following comments:

What we're trying to do here is look at cost-benefit relationships to everything that's being done.

Where the money's being spent, what's the relationship to it, what's the cost-benefit to it?

He tries to put this line of thinking in every decision they make.

Each of us have our own individual opinions.

Even when people don't agree the intent is to do what's best for Black Point.

The Board does their best to make decisions on behalf of 581 people.

He'll do his best to try to keep the proper decorum.

And they do appreciate all of the member comments.

8. Adjournment

Decision MOTION (1)

Tom Meggers moved to adjourn the March 7th, 2024, Special Meeting of the BPBCA BOG at 8:03 p.m.
Peter Meggers seconded the motion.
Motion carried, 5-0-0.

Note Respectfully Submitted,
Brooke Stevens, Recording Secretary