

# Minutes of BPBCA BOG April 4th, 2024, Special Hybrid Meeting - 04/04/24

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<b>Date and time:</b>	04/04/24 6:00 PM to: 04/04/24 9:44 PM
<b>Present:</b>	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 , Peter Baril, BOG Member, Colleen Chapin, BOG Member
<b>CC:</b>	Jim Moffett, Association Manager, Al Capozza, Treasurer, Colleen Hayes, Club Liaison & New Tax Collector
<b>Location:</b>	BP Clubhouse, 6 Sunset Ave, Niantic & Via Zoom- See below for live Zoom Link.
<b>Link:</b>	<a href="https://app.meetingking.com/meetings/412661">https://app.meetingking.com/meetings/412661</a>

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## Topics

### 1. Zoom Info & Link

**Note** Black Point Beach Club is inviting you to a scheduled Zoom meeting.

Topic: BOG 2024-04-04

Time: Apr 04, 2024 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/89143374232?pwd=WUNPakhvYmluamkrQTN4S2dFTjFhZz09>

Meeting ID: 891 4337 4232

Passcode: 598335

One tap mobile

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Phone

• +1 309 205 3325 US

**Note** <https://us02web.zoom.us/j/89143374232?pwd=WUNPakhvYmluamkrQTN4S2dFTjFhZz09>

### 2. Call to Order

**Note** Chairman Cellino called the April 4th, 2024, Special Hybrid of the BPBCA BOG to order at 6:07 p.m., did roll call, and noted a quorum was present.

#### 2-1. Waterford Data Center

**Note** Dan McMahon was not yet on the call, so the Board opted to proceed with the meeting, and return to this item once he joins the meeting.

### 3. Additions to the Agenda

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

### 4. Communications


**Note** see attachment.

 [Cgirenti.pdf](#)

**Note** see attachment.

 [Guzy - 2024-03-20.pdf](#)

**Note** see attachment.

 [Guzy - 2024-04-01.pdf](#)

## 5. Public Comments

### 5-1. Rick Diachenko of 25 Sunrise

**Note** Mr. Diachenko said some of the following:

He recommends watching an eight-minute interview on YouTube with the Developer of the Data Center to understand the Developer's responses to the concerns raised.

He thinks both sides of the argument regarding the Data Center should be presented to ensure a well-informed decision-making process.

### 5-2. Sally Cini of 28 Sea Breeze

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

The Data Center will directly affect local areas like Black Point, Oak Grove, Attawan and Crescent Beach, particularly regarding noise and light.

No one in Waterford will see or hear it.

Waterford will happily collect all the money, just as they did with Millstone, and we're getting nothing for it, but very much paying the price for it.

Her second comment is in regard to something she heard at the last meeting.

Alot of people online, and a few in the audience, said we need to appreciate the work the Board does.

Never once while she has been sitting here, has she heard anyone complain about the work they do.

It's the process, not the work.

This is her sixth time speaking, and she's going to repeat herself.

The Board and the audience need to be following a set of rules.

We don't only do it for ourselves, we're supposed to be doing it.

She knows where Mr. Cellino stands but would be curious to know where everyone else stands.

**Note** Ms. Cini stressed the importance of following proper decorum and processes in community meetings to ensure effective communication.

### 5-3. Alice Baril of 17 Sea View

**Note** Ms. Baril said she concurs with Ms. Cini.

**Note** Tom Meggers suggested they invite State Representative Holly Cheeseman to the Annual Meeting to speak about this matter.

### 5-4. Dan McMahon of 47 Sea Breeze (Guest Speaker previously scheduled for the 1st item of business on the agenda, after the call to order.)

**Note** Mr. McMahon joined the call and said some of the following:

Because we're not in Waterford, we won't have a chance to vote on the Data Center, but we can affect it at a state level.

One of those things will be a study about electricity, which will hopefully delay the project.

His letter is to petition the State to do an independent study in regard to the noise and light pollution.

They want that to get passed and are asking everyone to try to get their local legislators to support the study.

He's looking for a letter of support from the Board.

**Note** Mr. Baril highlighted the lack of comprehensive environmental and impact studies concerning the Data Center project. He said he knows the electricity study is important, but where is the independent professional noise expert study, the water usage study, lighting study, runoff and wetlands studies?

**Note** Ms. Garrow told Mr. McMahon that they will speak further about his request offline, given his limited time this evening, and the poor connection.

**Note** The Board resumed the Public Comment portion of the meeting.

### 5-5. Mary McMahon of 13 Indianola

**Note** Ms. McMahon encouraged the Board and community members to be in support of the Bill and to send letters to legislators, pushing for these independent studies.

**Note** Mr. Baril said in regard to Ms. Cini's earlier comments, back on September 14th, he issued a memo to the Board about Robert's Rules of Order, he thinks we should be following those rules of decorum, that it makes things go more calmly and effectively.

## 5-6. Peter McAndrew of 6 Sea View

**Note** Mr. McAndrew said some of the following:

He thought the last meeting was very helpful and appreciates the opportunity to speak about some of these issues. He wants to speak about the Chairman's comments about the authority that the Board has to appropriate funds for the multi-use court.

He doesn't question the authority that the Board has, but he is questioning the wisdom of the decision to go ahead with that project.

## 5-7. Sally Cini of 28 Sea Breeze

**Note** Ms. Cini said she doesn't have a strong view of the multi-use court either way, but she did read in the newspaper that Old Lyme denied the right to put in two courts, because there were too many neighbor complaints about the noise. She added that Giants Neck has a court in the middle of their association property and the neighbors are continually battling about the noise.

# 6. Reports

## 6-1. Tax Collector


**Note** see attached.

 [Tax\\_Collector\\_report.pdf](#)

**Note** Mr. Cellino noted Ms. Hayes is not currently on the call, but everything except \$12 has been collected.

## 6-2. Treasurer

**Note** see attachment.

 [P\\_L\\_DEtail-2-29 to 3-28-2024 to 2-28-24.pdf](#)

**Note** see attachment.

 [Financial\\_Report-Budget\\_vs\\_Actual\\_as\\_of\\_3-28-24-YTD-Balance\\_Sheet.pdf](#)

**Note** see attachment.

 [Financial\\_Report-Budget\\_vs\\_Actual\\_as\\_of\\_3-28-24-YTD-REC\\_PROGRAM.pdf](#)

**Note** see attachment.

 [Financial\\_Report-Budget\\_vs\\_Actual\\_as\\_of\\_3-28-24-YTD\\_\(1\).pdf](#)

**Note** Mr. Capozza referenced his attached reports and highlighted some of the following: His report covers financial operations including total receipts of \$332,000, which is 2.5% above the budgeted amount, and disbursements of \$217,000. The increase in receipts over the previous year is attributed to additional clubhouse rental fees, investment income, and zoning fees. Disbursements include grass cutting bill, monthly payroll, utilities, and additional capital expense for clubhouse renovation. As of March 28th, the net position (receipts minus disbursements) stands at approximately \$115,000. The estimated financial position through June 30th is expected to be a positive \$12,000. The Recreation Program has generated \$52,400 for the season, including an unexpected addition of \$30 from a discovered check. The final invoice for the Master Plan has been paid, with no remaining carryover funds. A new line item for long-term capital funds disbursements has been added, with buoy fees reallocated to this line.

**Note** Ms. Chapin expressed concern that the new line item and the use of long-term funds for buoy fees, were not approved in the original budget by the Association Membership. This led to a brief discussion about whether buoy costs should be covered by the approved budget instead of using long-term capital funds.

**Note** Ms. Chapin noted that using long-term funds should comply with public meeting requirements and planning according to Connecticut General Statutes.

**Note** Mr. Capozza said his philosophy was that this is for the replacement of existing assets, specifically buoys, rather than maintaining them.

**Note** Ms. Chapin asked whether the decision to use these funds was made independently by the Chairman, or with the Board's assistance?

**Note** Ms. Chapin discussed accounting protocols and Mr. Baril questioned if there is a need to clarify and document the protocols regarding defining and dispersing funds for capital assets among Board Members.

**Note** Mr. Cellino and Mr. Capozza discussed how the funds were initially designated for long-term assets, specifically for items like buoys which are considered long-term due to their expected lifespan, which aligns with the original purpose of the designated funds.

**Note** Ms. Chapin explained that she's concerned about spending more than the approved budget (\$328,000 instead of \$324,629) without additional approval, and she stressed the need for strict adherence to approved budgets.

**Note** Ms. Chapin pointed out that there is already sufficient money within the existing budget to cover the expenses, so she questions the need to access additional funds.

**Note** Ms. Chapin also mentioned how funds are accounted for, specifically that money going into long-term reserves should be kept separate and used only for the replacement of long-term assets.

### 6-3. Association Manager

**Note** see attachment.

 [March 2024 Association Managers Report.pdf](#)

**Note** Mr. Moffett referenced his attached report and shared the following:  
The buoys are now in the parking lot, and there are plans to sort and set them up.  
He's working with bidders for the installation of waterfront equipment such as the swim docks.  
A Fire Marshal inspection is scheduled for Tuesday.  
He gave a special thanks to Kathy and Dave Ogle for their seasonal decorations.  
He noted that he does regular inspections of the premises to ensure cleanliness and maintenance.  
There is a problem with water getting in through the front door during heavy rainfalls.  
He spoke with Niantic Plumbing about the feasibility and cost of installing an outdoor faucet.  
A sign at the Seaview boat launch was replaced since it was completely faded, and its positioning has been corrected.

**Note** The Board briefly discussed the bidders for the contract, including details about their current status and capabilities. Mr. Baril asked about the A/C and Mr. Moffett replied that Spicer is coming on May 1st.

**Note** Ms. Chapin observed the absence of carbon monoxide detectors in the Clubhouse, and the need to install them for safety.

## 7. Liaison Reports

### 7-1. Zoning

**Note** Ms. Garrow noted that she was out of town, so Mr. Cellino attended in her stead. Mr. Cellino detailed the Zoning Board meeting, where amendments and regulations were discussed, including Airbnb regulations and hedge heights.

### 7-2. Waterfront Equipment Subcommittee

**Note** Mr. Cellino said there are plans for a meeting to discuss waterfront equipment and related activities.

### 7-3. Wrecking Crew

**Note** see attachment.

 [04\\_04\\_2024\\_BOG\\_WC\\_Report.docx](#)

**Note** Mr. Allen discussed his attached report and gave updates on various activities and maintenance tasks, including beach equipment setup and Clubhouse maintenance.

### 7-4. Kids Club

**Note** Ms. Hayes was not in attendance.

### 7-5. Men's Club

**Note** Mr. Diachenko discussed upcoming events organized by the Men's Club, including NCAA basketball finals viewing and other community events. He noted that he's trying to get everybody involved with community as much as possible, while trying to keep it as positive as possible, and encouraged all to do the same.

### 7-6. Backwater Kayak Group

**Note** Larry Connors of 50 Indianola detailed the history and current incarnation of the Backwater Kayak Group. See attachment.

 [NOTES\\_TO\\_BOG\\_MTNG\\_4APRIL2024.docx](#)

### 7-7. South Beach Advisory Group

**Note** Mr. Cellino explained that this is a group that was put together by people who are very concerned about the condition of South Beach, and that this item will be on the agenda going forward. He added that this is headed up by Phil and Scott Bayne and the concept here is to give advice to this Board on what can or might be done to improve conditions.

**Note** Scott Bayne said they're looking at the short-term issues, which is getting South Beach cleaned up, and prepped for the season, and they're also looking into longer term solutions to protect the beaches from further erosion and to reduce the amount of damage throughout the winter.

**Note** Mr. Bayne's report led to an extensive discussion on the restoration of South Beach, including cleaning, sand replenishment, and potential long-term solutions like restoring groins to prevent erosion.

**Task**  Mr. Baril asked Mr. Bayne to send their reports to the entire Board going forward.

**Note** The Board discussed the one of the suggestions made by Phil and Scott Bayne, to move sand from Main Beach to South Beach.

**Note** Tom Meggers said he's concerned about the prospect of moving sand from one beach to another, Mr. Cherry said he has no expertise on this subject, and Mr. Baril observed that this is always going to be a problem.

**Note** Ms. Chapin said she's very sensitive to the condition of South Beach, but any potential work is going to require permitting, and she wants to make sure they're in compliance regardless of the approach they take.

**Note** Ms. Garrow said she concurs with Tom Meggers, that sand shouldn't be taken from Main Beach, and Peter Meggers noted that they need to do what it takes to truck sand in, and Mr. Cellino concurred.

**Note** see attached quote.

 [quote.pdf](#)

**Note** MOTION (1)

Mr. Cellino moved to allocate \$10,000 from the long-term maintenance reserve of \$25,000 to be used for the restoration of South Beach, for the project lead to be Scott Bayne, who will report to the Board, with Peter Meggers acting as liaison.

Tom Meggers seconded the motion.

**Task**  The Board discussed the potential value of the stones found on South Beach, estimating around \$5,000 to \$6,000 based on quantity and handling. The Board agreed to look into selling the stones.

**Note** Mr. Baril asked if this is a hard quote and Mr. Cellino replied that Scott Bayne thoroughly reviewed sand prices, as did he independently, he spoke with contractors and came up virtually with the same price Mr. Nebelung quoted.

**Decision** MOTION (1) Vote:

Motion carried, 7-0-0.

## 7-8. Master Plan

**Note** Ms. Chapin reported that they had a good secondary draft review and there's an action item that has come out of that. She will work with the vendor on this final piece, discuss it with the Master Plan Committee, and once they finalize this, they will present the Plan to the Board with the recommendation to adopt it.

**Note** Mr. Cellino conveyed that time is of the essence and that the Board would like to see the Plan presented within the next couple of weeks.

**Task**  Ms. Chapin said she will consult her calendar and will coordinate dates with the Committee.

*Owned by Colleen Chapin, BOG Member*

## 8. Approval of Meeting Minutes

### 8-1. BOG February 29th, 2024, Special Executive Session Meeting Minutes

**Note** see attached.

 [Minutes of BPBCA Board of Governors Special Hybrid Executive Session Meeting Amended 02 29 24.pdf](#)

**Decision** MOTION (2)

Peter Meggers moved to approve the Special Executive Session Meeting Minutes as presented.

Tom Meggers seconded the motion.

8-Motion carried, 7-0-0.

**Note** see attached.

 [Minutes of BPBCA BOG March 7th 2024 Special Hybrid Meeting 03 07 24 \(2\).pdf](#)

**Decision** MOTION (6)

Peter Meggers moved to approve the Special Meeting Minutes of March 7th, 2024, as presented.

Ms. Garrow seconded the motion.

Motion carried, 5-0-2.

Mr. Baril and Ms. Chapin abstained from the vote due to their absence from the March 7th, 2024, meeting.

### 8-3. BOG February 29th, 2024, Special Hybrid Meeting Minutes

**Note** see attached.

 [Minutes of BPBCA BOG February 29th 2024 Special Hybrid Meeting Amended 02 29 24 \(1\).pdf](#)

**Note** MOTION (4)

Peter Meggers moved to approve the Special Meeting Minutes of February 29th, 2024, as presented.

Tom Meggers seconded the motion.

Mr. Baril noted that the spelling of Brian's last name, the Individual who spoke about the Data Center, is "Sayles."

Mr. Capozza had these corrections:

1. Under Treasurer 6.2, second line says "1.2," it should say "1.4% over budget."
2. A little further down it talks about that "63%," it should say "63% of budget."
3. Right below that, it says "\$5,000" and it should say "\$22,000."

**Decision** MOTION (5)

Peter Meggers moved to approve the Special Meeting Minutes of February 29th, 2024, as amended.

Tom Meggers seconded the motion.

Motion carried, 7-0-0.

## 9. Old Business

### 9-1. Multi-Use Court

**Note** see attached memorandum from Peter Baril.

 [Memo on Idea of Multi Court 4-1-24 FINAL.pdf](#)

**Note** The Board debated over the construction of a multi-use court, discussing its necessity, cost, and potential community benefit.

**Note** Mr. Baril discussed the memo he drafted with Ms. Chapin (see above attachment.) He noted that it essentially says, they think this proposal for a multi-agency court really needs to respond positively to four main issues- priority, need, logistics, and cost.

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

With regards to priority, we've talked ad nauseum about the Master Plan, and our priorities for spending money here are on the waterfront and the waterfront structures.

Last year we spent around \$6,000 for our wetland soil testing, and also a topographic survey report of the grounds.

The idea was to do some long-term planning back there, to determine what we could do there recreationally, with athletic courts, over the long term.

We're not talking next week, next year, maybe further.

We have to have a consensus, conceptual designs, have a workshop, and so forth.

With regards to need, it really is not a pressing need to have pickleball.

Right now, we have four courts, and four portable pickleball nets.

Logistics and design, we have yet to see any type of concept where this is going to be located.

Are we going to be moving trees?

We have not seen any specifications for what the court would look like.

Most importantly, is cost.

We've been at it for five months now, under the assumption that this multi-use court won't cost more than \$20,000, yet we have not seen any hard quotes with regards to that.

**Note** Ms. Chapin said she would like to go back to last year, when we agreed and approved an area for volleyball.

We've never followed through on that, and now we're discussing a multi-use, asphalt court, and she doesn't see how that fulfills the original obligation.

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

She doesn't disagree that recreational facilities are great for this community.

She loves that there's a lot of different options.

But she thinks we should understand what our community really wants.

She personally, has never met anyone that said we needed another hard court.

There are many options that we could look here.

She thinks there's plenty of other options.

She doesn't feel like we've even had the opportunity to vet any of those options.

She's a little concerned about the way that this has been approached from a have-to-do perspective.

The whole financial part of this and the specification and scope are very much lacking.

**Note** Ms. Garrow had these comments:

She believes the initial request that came to them was for beach volleyball, and it seems like that initial request has snowballed into this multipurpose court up here at the clubhouse, which will incorporate volleyball, badminton, pickleball, and the like.

She's not opposed to the multipurpose court.

She thinks it betters our community, it's good for our community, and for our people.

But she does feel like it was just kind of thrown together very quickly, and missed the initial purpose of the person who wants to play beach volleyball.

We went from spending \$500, to suddenly spending \$20,000.

It seems like every meeting something was being added, without really putting a final number together, doing our due diligence to determine the actual cost.

We also talked about putting it where the baseball is.

We did this whole big survey of our property up here.

We've got all this land in the back.

Maybe if noise is going to be an issue, they should consider putting in the back, rather than rushing to install it here.

She thinks there just needs to be some more due diligence for this before it proceeds forward.



**Note** Tom Meggers had these comments:

He's a little confused that people say we don't need another pickleball court when the Men's Club came to the Board.

A multi-use court isn't a perfect scenario to play volleyball, but the beach isn't a perfect scenario either.

You'd have poles sticking up and disrupting people on the beach.

Here, the kids can play pickleball.

During Kids Club, they can actually start their own little league of that.

Adults can use it.

The kids can play badminton.

And it can be used for volleyball.

The kind of work needed for waterfront maintenance and repair that Mr. Baril discussed, is going to require an assessment.

He's in favor of the multi-use court.

She thinks over the years it will get a lot of use from the community.

**Note** Ms. Garrow said she is for the court; she just wants to make sure they do it the right way.

**Note** Mr. Cellino discussed how the project will be funded by a combination of budget allocations and donations, totaling \$20,000. He wants to remind everyone that they previously discussed the Board spending \$10,000, and the Men's Club, and Kid's Club each contributing \$4,000 a piece.

**Note** Mr. Baril said he got some estimates, not hard quotes, and the figures he was given ranged from \$35,000 to \$40,000.

**Note** MOTION (7)

Peter Meggers moved to approve the building of a multi-use asphalt court with a movable net. The size of this court will be approximately 2,275 square feet with a width of approximately 35 feet and a length of approximately 65 feet. The location of this court to be approximately 10 feet from the westerly side of the existing hard tennis courts fence, beginning approximately 15 feet from the southwest corner of said tennis courts fence.

This project will be managed by Board Members Tom Cherry & John Cellino. The cost of this project is contingent upon competitive bids not to exceed \$20,000. This project is being funded by \$10,000 from the BP new project fund, \$4,000 donated from the Men's Club, \$4,000 donated from the BP Kid's Club, \$500 donated from Jill Coscarelli and, if needed, \$1,500 from the Meggers, Cherry & Cellino families.

Mr. Cherry seconded the motion.

**Note** Mr. Baril said he's wondering if we're going to turn the discussion over to the audience like he requested earlier? He finds this motion to be incredibly premature, he doesn't care if you're putting a financial cap on it, we have no scope, no known dollars, we have nothing.

**Note** Peter Meggers discussed how his motion says, "not to exceed \$20,000," for a reason.

**Decision** MOTION (7) Multi-Use Court Vote:

Motion carried, 4-3-0.

Peter Meggers- Yay.

Mr. Cherry- Yay.

Tom Meggers- Yay.

Mr. Cellino- Yay.

Ms. Chapin- Nay, she finds the motion to be premature and there's no scope of work.

Ms. Garrow- Nay, because they haven't done their due diligence and in light of the estimates Mr. Baril provided.

Mr. Baril- Nay.

## 9-2. Kayak Rack Storage Fee

**Note** Peter Meggers discussed the possibility of managing kayak storage through a fee-based system to ensure racks are used by active participants and to fund further facilities.

**Note** Some Board Members expressed concerns about the enforcement of the new kayak rack policy and its effectiveness in solving the storage problem. There was a discussion about the maintenance needs of community assets, including the need for a new approach to managing and maintaining kayak racks.

**Task**  After further discussion about the impracticality of a lottery system, as well as issues with enforcement, Peter Meggers said he'd would take their comments under advisement, and craft a proposal.

*Owned by Peter Meggers, BOG Member*

### 9-3. Steel Groin Update/Maintenance of Long-Term Assets

**Note** The Board discussed the required maintenance of the steel groin and some of the following aspects were highlighted:

The application of SALT Guard on concrete, including concerns about absorption and effectiveness.

Material costs for the project.

The need for professional application of materials versus using in-house resources, emphasizing the importance of expertise.

The lack of interested contractors and bids, and if is due to the small scope of work.

If the scope of work should be wrapped into an additional repair to make bids more likely.

**Note** Mr. Cellino noted that we have many items on the waterfront that need repairs and improvements. He discussed the work previously done several years back by the former Long-Term Capital Improvement Subcommittee, and prioritizing infrastructure projects.

**Note** Tom Meggers stressed the importance of getting a simple, practical report done by a third-party person, who may be able to help them set these priorities. He added that the formation of a new committee would also be helpful.

**Note** Mr. Cellino agreed that they need to look at the whole picture and not just one item.

**Note** The Board further discussed the long-term assets, specifically the steel groin. Mr. Baril said he thinks they need to open the scope of work to more contractors, and the rest of the Board concurred.

### 9-4. Basketball Hoop Update


**Note** Peter Meggers briefly discussed plans and considerations for installing basketball hoops, including timing and logistical concerns.

### 9-5. Hedge Height

**Note** see attachment.

 [284426-Hedge\\_Discussion\\_Points-ffa4cb5469b3bed44501b08e969fadd51a28c324.pdf](#)

**Note** see attachment.

 [284427-283526-Intersection\\_guidelines-9787562f8219364077d15ab766550d118d7857cc-d38d02bd24d2154ddb28970465cc354a358f0015.pdf](#)

**Note** Mr. Cellino discussed the current Zoning Regulations and the need for an ordinance to address issues that are not enforceable under the current regulations.

**Note** Ms. Chapin shared that she had a discussion with Joe Bragaw, the Director of Public Works, about traffic authority and the examination of questionable intersections. Mr. Bragaw inspected certain intersections and identified a few with issues, which the town will address.

**Task**  Ms. Chapin asked Mr. Cellino for copies of all discussions, determinations, and opinions related to the zoning issues to better craft an ordinance.

*Owned by John Cellino, BOG Chair*

**Note** Mr. Cellino highlighted concerns about hedge heights at intersections, affecting visibility and safety. Mr. Cherry suggested approaching property owners informally to discuss reducing hedge heights to comply with regulations.

**Note** A suggestion was made by Ms. Chapin, to mention the hedge issue at a public meeting without specifying locations to avoid public shaming.

## 9-6. AV Equipment Update

**Note** Mr. Cellino briefly detailed some of the technical difficulties with the current meeting equipment, and the need for a dedicated computer to ensure seamless meetings.

**Note** After further discussion it was determined that Ms. Chapin and Mr. Moffett will work together on this, and purchase a computer, in the \$500-\$600 range. Funds for the computer will come from the Clubhouse Operations budget line.

## 10. New Business

### 10-1. Cahill Fund Contribution

**Note** This item was tabled.

### 10-2. Budget Discussion

**Note** see attachment.

 [Work Sheet for FY 2024-25 Budget Draft 1-3-25-24-Rec Progam.pdf](#)

**Note** see attachment.

 [Work Sheet for FY 2024-25 Budget Draft 1-3-21-24.pdf](#)

**Note** This item was tabled. A Special Budget Meeting will take place on April 10th, 2024, at 6:00 p.m.

### 10-3. Sea View/ Sea Breeze Walkway Repair

**Note** The Board discussed how initial estimates for a repair were around \$17,000, but after further consultation and obtaining a combined bid, repairing a walkway and a boat ramp, the cost was reduced to \$8,900.

**Note** Mr. Baril observed that it would be nice to have the bid in writing, thereby making it more professional and of a serious nature.

**Note** Ms. Chapin expressed concerns about needing a DEEP permit for waterfront work, even if it's just a repair.

**Note** Peter Meggers noted the repair is considered an emergency due to safety hazards and emphasized the urgency of the work.

**Note** Mr. Cellino said there are additional safety concerns regarding the railing work, which has not yet been cost-estimated.

**Note** Peter Meggers said in this one instance, it might be more practical to rectify issues first and deal with permissions later.

**Note** The Board further discussed the ramp and walkway repair, and some of the following aspects were highlighted: The extent of repair needed, how much concrete needs to be removed and the installation of rebar. Managing water control during the construction, with a specific strategy to work during low tide without additional barriers. Verifying insurance to mitigate liability risks. The challenges of engaging contractors for small jobs valued around \$10,000, and the potential reluctance of contractors to take on such small-scale projects. Making necessary repairs to prevent accidents and further costs, even if the solution is temporary.

**Decision** MOTION (8)

Peter Meggers to approve up to \$12,000 for the walkway repairs, which includes potential additional costs for railings, with funds allocated from the long-term maintenance budget. Tom Meggers seconded the motion. Mr. Cellino said they can get the scope of work in writing, per Mr. Baril's suggestion. Motion carried, 7-0-0.

## 10-4. BOG Election Procedures

**Note** see attached memorandum from Peter Baril.

 [Memo proposal for Electing New Chair FINAL.pdf](#)

**Note** Mr. Cellino said the new incarnation of the Board is elected and determined at the Annual Meeting, and he thinks it should be up to that new Board to determine when they're going to elect a Chair.

**Note** Mr. Baril asked about the level of public participation allowed in electing the Chair, with a consensus that the public can attend but not participate in the decision-making.

## 11. Further Public Comments

### 11-1. Scott Bayne of 4 Waterside Ave

**Note** Suggestions were made by Mr. Bayne for improving kayak storage capacity using vertical racks and a kayak wheel for easier transportation, which could enhance the functionality of the area.

### 11-2. Alice Baril of 17 Sea View

**Note** Ms. Baril noted there are areas where the kayak racks could be located, and she said that she hopes going forward, any item that needs maintenance, includes an actual schedule, and that the appropriate funds are set aside for that purpose.

### 11-3. Larry Connors of 50 Indianola

**Note** Mr. Connors discussed how it's fairly easy for them to quickly build additional kayak racks if needed.

### 11-4. Sally Cini of 28 Sea Breeze

**Note** Ms. Cini cautioned them not to move sand from one beach to another, and detailed how a fellow beach did just that, and the sand was gone in 72 hours. She added that they could be left with no beaches as a result.

### 11-5. Peter McAndrew of 6 Sea View

**Note** Mr. McAndrew asked if the Police Department is willing to issue violation notices for issues such as the hedges.

**Note** Mr. McAndrew said there are numerous construction and maintenance issues that have financial implications and suggested forming a finance or combined finance-and-buildings-and-grounds committee to handle issues off cycle and bring proposals to the Board.

**Note** Mr. McAndrew observed that there is clear dissension among the Board Members, which might be affecting decision-making and reactions. He suggested using certain situations as case studies for the Board Members to self-reflect and possibly improve their cooperation and decision-making.

#### 11-6. Wendy Honiss-Bourget of 1 Osprey

**Note** Ms. Honiss-Bourget thanked the Baynes' for their research. She explained that she experienced technical difficulties accessing the meeting, highlighting potential issues with the system used. Ms. Chapin advised her to reach out to her offline, so they can troubleshoot the issue.

**Note** Ms. Honiss-Bourget discussed implementing a fee for beach access, and the implications of charging such a fee- it implies that boat tie-ups are included.

#### 11-7. Rick Diachenko of 25 Sunrise

**Note** Mr. Diachenko noted that the plans to rebuild South Beach, review piers, and fix walkways, indicate ongoing infrastructure enhancements. He added that there is community involvement in decisions, such as the multi-use court, since it's partially being funded by the Men's Club and Kids Club.

**Note** Mr. Diachenko shared that Mary Cahill is turned 101 on March 25th.

#### 11-8. Colleen Hayes of 20 Sea Breeze

**Note** Ms. Hayes apologized for being late and gave an update on club management including hiring of new directors and planning of events. She discussed a proposal to create an advisory board comprised of residents and parents, to assist the new Camp Director, indicating a move towards more structured community involvement.

**Task**  Mr. Cellino requested that Ms. Hayes ask the new Camp Director to attend the Annual Meeting, so that he can be introduced to everyone.

*Owned by Colleen Hayes, Club Liaison & New Tax Collector*

#### 11-9. Jim Schepker of 46 Indianola

**Note** Mr. Schepker spoke about the multi-use court and observed that the memo done by Ms. Chapin and Mr. Baril raised lots of very specific issues, showed great analysis and thought, and had some cost estimates in there from other vendors, that were legitimate. He added that those who voted no had a backing of information in detail, and those who voted yes, presented nothing.

**Note** Mr. Schepker said in regard to charging a fee for kayak rack usage, you're saying the only way to control the demand, is to diminish it. In other words, don't accommodate what people want, stop them, and charge them.

#### 11-10. Gloria Consedine of 17 Indianola

**Note** Ms. Consedine said she seconds what Mr. Schepker said.

#### 11-11. Cynthia Etienne of 48 Nehantic

**Note** Ms. Etienne said she inspected all the beaches, checking the rights-of-ways and sidewalks, and identified a significant safety hazard at a walkway past Billow, where there is a large hole in the concrete with exposed rebar.

#### 11-12. Alice Baril of 17 Sea View

**Note** Ms. Baril mentioned that there are duplicates of events on the Master Calendar on the website, and Ms. Chapin replied that the duplication might be due to overlapping responsibilities between Ms. Stevens and herself, as they both handle calendar bookings. Ms. Chapin noted they will look into it and rectify any problem.

## 12. Adjournment

**Decision** MOTION (9)

Peter Meggers moved to adjourn the April 4th, 2024, BOG Special Meeting at 9:44 p.m.

Ms. Garrow seconded the motion.

Motion carried, 7-0-0.

**Note** Respectfully Submitted,

Brooke Stevens, Recording Secretary

## Task Summary

### New Tasks

**Task**  Mr. Baril asked Mr. Bayne to send their reports to the entire Board going forward.

**Task**  The Board discussed the potential value of the stones found on South Beach, estimating around \$5,000 to \$6,000 based on quantity and handling. The Board agreed to look into selling the stones.

**Task**  Ms. Chapin said she will consult her calendar and will coordinate dates with the Committee.

*Owned by Colleen Chapin, BOG Member*

**Task**  After further discussion about the impracticality of a lottery system, as well as issues with enforcement, Peter Meggers said he'd would take their comments under advisement, and craft a proposal.

*Owned by Peter Meggers, BOG Member*

**Task**  Ms. Chapin asked Mr. Cellino for copies of all discussions, determinations, and opinions related to the zoning issues to better craft an ordinance.

*Owned by John Cellino, BOG Chair*

**Task**  Mr. Cellino requested that Ms. Hayes ask the new Camp Director to attend the Annual Meeting, so that he can be introduced to everyone.

*Owned by Colleen Hayes, Club Liaison & New Tax Collector*