

Minutes of BPBCA Board of Governors Special Hybrid Budget Review Meeting - 04/10/24

Date and time: 04/10/24 6:00 PM to: 04/10/24 7:20 PM

Present: Brooke Stevens, Rec Secretary (* Ms. Stevens was not in attendance), John Cellino, BOG Chair, Colleen Chapin, BOG Member, Tom Meggers, BOG Member, Peter Meggers, BOG Member, Peter Baril, BOG Member, Tom Cherry, BOG Member, Arlene Garrow, BOG Member, Will Fountain, Emeritus

Location: 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?](https://us02web.zoom.us/j/89143374232?pwd=WUNPakhvYmluamkrQTN4S2dFTjFhZz09)

[pwd=WUNPakhvYmluamkrQTN4S2dFTjFhZz09](https://us02web.zoom.us/j/89143374232?pwd=WUNPakhvYmluamkrQTN4S2dFTjFhZz09)

Meet

Link: <https://app.meetingking.com/meetings/412873>

Topics

1. Call to Order

Note <https://us02web.zoom.us/j/88200464488?pwd=cHFCQUN1dE0rbll4WTNGS3ZXNldPQT09>

Note Chairman Cellino called the called the April 10th, 2024, Special Hybrid Budget Meeting of the BPBCA BOG to order at 6:05 p.m., did roll call, and noted a quorum was present.

2. Budget Review

Note Mr. Capozza and the Board reviewed the budget for FY24/25 focusing on operational costs, long-term capital funds, and the Recreation Program.

Note The following is an overall summary of some of the items and aspects of the budget that were highlighted and discussed:

Budget reflects anticipated disbursements and the receipts needed to fund these disbursements.

Breaking the operational budget down into 32 disbursement line items, starting with contractual services such as accountant fees, grass-cutting, and computer services.

Maintaining the accountant fees at the same level as the previous year, indicating a stable cost for accounting services.

Increasing the insurance cost by 4%, reflecting changes in the insurance market.

Increasing payroll services by 6.5%.

The ground maintenance budget includes allocations for fertilizing, tree trimming, and other maintenance activities.

The playground maintenance budget includes mulch and tick spray, for the children's play areas.

The maintenance of clay tennis courts and its high maintenance cost and limited use.

An increase in utilities was anticipated due to rising electrical rates, which could potentially be offset by a decrease in propane charges.

A proposal to increase funding for long-term capital, maintenance of long-term assets, and new capital assets.

The donation to the Cahill Fund.

The allocation for security services and beach patrol, including the frequency and purpose of hiring police presence for community events and safety.

Concerns about insurance and liability, especially regarding the presence of lifeguards at beaches.

The need for increased funding towards capital assets and maintenance to address future infrastructure challenges and improvements.

The need for transparency and accountability in budgeting and fund allocation, ensuring community members are informed and involved in financial decisions.

Difficulty in obtaining bids for steel groins project and whether this indicates a potential issue with the project's scope or market conditions.

Potentially increasing the budget for projects, including the need for a proposal to raise funds.

Creating a priority list for projects.

The process for approving projects and expenditures, and the need for Board approval and possibly Membership consent for significant financial decisions.

The value of transparency and involving the community or membership in decision-making processes, especially regarding financial assessments and bylaw changes.

A proposal for a bylaw change, to ensure transparency and dictate procedures for Board spending, requiring votes for expenditures over \$25,000.

The annual maintenance costs for South Beach.

Formation of an ad hoc committee to find long-term solutions to ongoing issues.

Note Mr. Capozza and the Board paid specific attention to increases in insurance, payroll services, and utilities.

Note Mr. Capozza noted the following:

With Beach Patrol, we're looking at an increase to \$8,000.

Minimum wage is going up 5%, from \$15 to \$15.69.

He has also received a recommendation to add another week to the schedule.

Decision MOTION (1)

Mr. Cellino moved to enter Executive Session at 6:40 p.m. for the purpose of discussing payroll salaries.

Tom Meggers seconded the motion.

Motion carried, 7-0-0.

Note The Board exited Executive Session at 6:43 p.m. with no action taken. No changes were made to the personal service categories.

Note Mr. Capozza shared some of the following in regard to the revenue side of the budget: Mr. Ventres instructed that he budget for the same amount of zoning applications as last year. We have budgeted \$2,100 for Clubhouse usage, but the estimates indicate a much higher volume, so he has put in \$4,500 for that. The interest income is our money market funds, and he put in \$2,600 for that. Miscellaneous, is the same as last year, and this is the ZBA permits, \$1,800 is the offset to the ZBA disbursements. He put in \$305,000 of taxes and that comes out right now at \$1.66. The grand list is a 0.7% increase.

Note Mr. Capozza noted that in regard to pending review items, we have \$15,000 budgeted for litigation services, which the Board considered and discussed.

Note Mr. Capozza shared that \$2,500 is budgeted for security. Mr. Cellino canvassed the Board, and it was agreed that security should be for major events and one weekend day per week.

Note The Board debated on increasing the donation to the Cahill Fund from \$150 to \$500 or \$1000, given that the golf tournament will no longer be held.

Note Mr. Cellino explained that they gave \$500 last year, but that this year, it's in the budget for \$150. He added that he would personally like to see this amount be \$1,000.

Note Some of the following was said by the Board:
Ms. Garrow had no issue with increasing this item from \$150 to \$500.
Ms. Chapin said she's comfortable with \$500, but they need to be careful about increasing this over time.
Peter Meggers concurred that they should be careful about increasing this over time, but he'd be in favor of increasing it far more than \$1,000.
Ms. Chapin pointed out that the fund is fully funded.
Tom Meggers said it should be remembered that they aren't getting golf tournament money this year.
Mr. Baril said he agrees with \$500.

Note Peter Meggers, Tom Meggers, Tom Cherry and John Cellino felt the amount should be \$1,000, while Ms. Chapin, Ms. Garrow and Mr. Baril felt it should be \$500. The amount was increased to \$1,000.

Note Mr. Cellino discussed increasing the contribution to the long-term capital fund by \$25,000 every year. He explained that next year they would contribute \$75,000, and the following year, hopefully \$100,000.

Note The Board further discussed the long-term capital fund.

Note Ms. Chapin said she thinks the line for maintenance of capital assets should be combined with the new capital line item, which they could call capital improvements. She discussed how this combination will better define what's going on in the budget.

Note Peter Meggers said he's in favor of increasing this fund, and Mr. Cellino discussed proposes a bylaw change for Board spending, that would require votes for expenditures over \$25,000 from the long-term fund.

Note Ms. Chapin discussed how the budget process is a means to allocate funds for projects without needing a bylaw change and emphasized the process of identifying projects and allocating funds accordingly.

Note Mr. Cellino said he thinks the bylaw change is necessary, so that every Board knows what the procedures are going forward.

Note Mr. Cellino added that this bylaw change will make financial matters more transparent for the Membership.

Note Peter Meggers and Ms. Chapin agreed to increase the long-term capital contribution from \$50,000 to \$75,000.

Note Mr. Cellino said he recommends increasing the current year capital assets from \$25,000 to \$30,000.

Note The Board had an in-depth discussion about long-term capital assets and the cost and potential course of actions for maintaining South Beach.

Note Peter Meggers said he's in favor of increasing long-term maintenance assets to \$35,000, Mr. Baril was in favor of \$30,000, Tom Meggers, Mr. Cherry, Mr. Cellino, and Ms. Garrow were also in favor of \$35,000, and Ms. Chapin said she's opposed to changing it until they identify what they can use it for, and have better controls.

Note Mr. Cellino asked about his suggestion of increasing new current year capital items by \$5,000, to \$30,000.

Note Mr. Baril, Tom Meggers, Mr. Cherry, Peter Meggers, and Ms. Garrow were agreed with the \$30,000 figure, while Ms. Chapin was opposed, for the same reasons she was opposed to the previous change.

Note The Board and Mr. Capozza reviewed the Long-Term Capital Fund.

Note The Board and Mr. Capozza discussed how the budget changes, which yield a 1.89 mill rate, impacts an average household of \$317,000, by an additional \$75.

Note The Board briefly discussed the Recreation Club.

Note Ms. Chapin said it was mentioned that Club increased to \$550 and asked if there was a rate chart per child. Mr. Cellino said the Recreation Club is still finalizing the pricing.

Note Mr. Cellino thanked everyone for their comments and participation.

3. Adjournment

Decision MOTION (2)

Mr. Cellino moved to adjourn the April 10th, 2024, BPBCA BOG Special Hybrid Budget Meeting at 7:20 p.m.

Ms. Garrow seconded the motion.

Motion carried, 7-0-0.

Note The next Regular BOG Meeting is scheduled for April 25th, 2024.

Note Respectfully Submitted,
Brooke Stevens, Recording Secretary