

Minutes of Black Point Beach Club Annual Meeting - 05/25/24

Date and time: 05/25/24 9:00 AM to: 05/25/24 11:55 AM

Present: Brooke Stevens, Recording Secretary, Will Fountain, Emeritus , Tom Meggers, BOG Member , Tom Cherry, BOG Member, pbaril@gmail.com, John Cellino, BOG Member, Arlene Garrow, BOG Member, Colleen Chapin, BOG Member, Peter Meggers, BOG Member

CC: Jim Moffett, Association Manager, Colleen Hayes, Club Liaison & New Tax Collector, Dan Cunningham, First Selectman, Holly Cheeseman, State Representative, Absent:, Al Capozza, Treasurer

Location: Black Point Beach Clubhouse, 6 Sunset Avenue, Niantic, CT 06357

Link: <https://app.meetingking.com/meetings/413966>

Topics

1. Call to Order & Pledge

Note Chairman Cellino called the meeting to order at 9:18 a.m., did roll call, and led those assembled in the pledge of allegiance.

1-1. Dan Cunningham, First Selectman

Note First Selectman Cunningham shared a personal story about his father mobilizing people to prevent the construction of a tank farm in East Lyme in 1963.

Note He expressed his opposition to the proposed data center and encouraged mobilization to prevent its construction, emphasized the importance of community mobilization and collective action to influence the Siting Council's decision on the data center, and urged attendees to lobby members of the Siting Council to oppose the project.

Note Mr. Cunningham discussed the negative impacts of the proposed data center, including noise, size, light pollution, and increased electric rates. He explained that the data center is expected to consume 10-15% of the output of Millstone, affecting electric rates in the region serviced by Eversource.

Note Mr. Cunningham discussed the ongoing debate over short-term rentals, highlighting the pending court case and the need for future regulations. He mentioned the challenge of balancing the interests of long-term landowners and those who wish to rent out their properties short-term. He shared how Gary Cicchiello, Vice-Chair of the Short-Term Rental Subcommittee, presented both sides of the short-term rental issue at a recent Board of Selectmen meeting, providing a balanced view.

Note Mr. Cunningham shared a personal story about his family renting a cottage, which led to purchasing a home in 1956. He expressed a desire to hear both sides of an issue and keep an open mind.

Note Mr. Cunningham discussed the Route 161/Exit 74 Construction Project, which has a total budget of \$140 million. The project is divided into phases, with \$30 million already spent and another \$40 million expected to be spent by November.

He detailed how he attends engineering meetings and has learned the complexities of concrete work.

Note Mr. Cunningham discussed how he collaborates closely with Public Works, the Police Department, and engineers, highlighting how important effective communication is.

Note Mr. Cunningham said the town budget was successfully passed, which was a primary task for him upon election. He added that Kevin Gervais, the Finance Director, played a crucial role in putting together the budget, and how it focused on increasing cash capital spending to reduce reliance on debt. The aim is to reduce the town's reliance on borrowing and start paying for expenses out of pocket and prioritizes maintaining existing projects over starting new ones.

Note Mr. Cunningham called for questions and an audience member asked about the catch basin work being done. Mr. Cunningham replied that if they call his office, he can obtain the schedule from Public Works.

Note A member in the audience asked about golf carts and Mr. Cunningham explained that golf cart usage regulations are managed by the Police Commission.

Note A member in the audience made a suggestion to install push-button activated lights at crosswalks on Main Street for safety. Mr. Cunningham explained they're limited in what they can do since it's a state road. He discussed the possibility of changing streetlight color temperature to improve visibility and safety, as well as the use of motion detectors to illuminate crosswalks, which wouldn't require State DOT permission.

Note Mr. Cellino and those assembled thanked Mr. Cunningham for taking the time to attend the meeting.

1-2. Data Center Update (Arlene Garrow and Holly Cheeseman, State Representative)

Note Ms. Garrow introduced State Representative Holly Cheeseman, from the 37th District, who is running for re-election. Ms. Garrow noted some of the following:

Ms. Cheeseman was first elected to serve the 37th district in East Lyme and Salem in November of 2016 and was re-elected in 2018, 20 and 22 and re-elected again adding a portion of Montville to her district that she currently represents.

She serves on the General Assembly's Energy and Technology and Commerce Committees and is a ranking member of the Finance, Revenue, and Bonding Committees.

She has been a resident of East Lyme for over two decades.

Until recently she was also the Executive Director of the Southeastern Connecticut Children's Museum.

Note Ms. Garrow said on a personal note, she cannot begin to tell them how supportive she has been to her and to everyone here regarding the push to stop the data center, and she will have her support this fall when she runs for her fifth consecutive term.

Note Ms. Cheeseman imparted some of the following:

It's a pleasure to be here.

She thanked Mr. Cunningham for also attending.

Mr. Cunningham did talk about the data center and the importance of the Siting Council.

She wants to provide some back story on why people want this.

In 2021, New Jersey looked like they would be passing a new tax that would apply to every single financial transaction that took place- stock trades, bank transfers, everything.

Governor Lamont looked at this and said what can we do to make Connecticut more attractive?

We went into an emergency session to pass a bill that basically said, if you build a data center in Connecticut, to make up for the fact that we have really high electricity prices, the town will give the data center a sweetheart deal, and that would be a 20-year exemption from property tax.

In return, the town could defer, for Waterford, that's about \$10 million.

So, the data center would have to write a big check out to the town, but in return would be exempt from property tax for that period.

The idea is it brings jobs, there's an employee there, you have the construction jobs.
So that bill passed, and New Jersey never passed that law.
The developer behind this data center has looked everywhere in the state and it has been shot down in other locales.
He decided to open a conversation with Dominion.
Dominion sells half its power to the State of Connecticut.
That was agreed a couple of years ago- Standard rate, \$4.99, a kilowatt hour, for ten years.
The rest they sell into the open market.
The data center said to them, we want to plug directly into you.
They said we want to buy our power directly from you and we're going to take fifteen percent of that power.
Data centers require huge amounts of air conditioning, because all those servers are so hot.
They have to be big.
This developer wants to build the biggest data center in New England.
The biggest concern of this is being constrained in electrical power.
We are a few hot days or a few really cold snowy icy days away from rolling blackouts.
We don't have the power to give up.
Because this involves a change of use on the Dominion site, Dominion had to go to the Siting Council and applied for a declaratory ruling that says we don't need to alter our existing certificate of need, which is what basically allows a power plant to operate.
The Council ruled that it was premature for them to review any potential.
They declined to issue a ruling, but without prejudice, which means Dominion can come back and reapply.
The Council concluded that if they approve the Site Boundary Revision Request, it will lose jurisdiction over the proposed lease areas and the development of the data centers, or any other use of the lease areas, and they would not be subject to Council jurisdiction.
If the Council does not approve the Site Boundary Revision Request, it will maintain jurisdiction over the lease areas and the development of the data centers, or any of the other lease areas.
To this date, Dominion has not appealed that ruling.
People can monitor the status by going to the data center site and putting in Waterford or Dominion and see if anything is on the docket.
Her researcher in Hartford, who is on the Energy Committee, is monitoring the Siting Council website, so if she gets any indication that anything is scheduled, she will certainly let Black Point know.
The day they were going out of session, Senate Bill 299, which would study the effect of this use of millstones power, passed the Senate.
She worked for three days to get that raised in the House.
Unfortunately, there were powerful interests that worked against that, including but not limited to the construction unions, whom the developer told this will kill the deal.
The lobbyist that the developer employed is a former speaker of the House.
There are people who want this to happen, you just need to follow the money.
If the Siting Council sees jurisdiction, there would be no control over how big it could grow.
And if the State doesn't reach a new agreement to purchase that power, theoretically, they could take 100% of all the power produced at Millstone.
In Virginia, they've had an explosion in data centers.
30% of all the electricity generated in Virginia goes to power data centers.
Georgia Power has had to multiply its forecast for the next 10 years 17 times, because they put in tax incentives for data centers.
Mr. Cunningham discussed all the environmental concerns, but this is also a bad idea for our grid security.
We don't want to go down this road, and she will do everything in her power to stop it.
They're going back into special session sometime this month to fix some other items, and she's going to move very hard to get Bill 299 put on the docket.
There is also a letter on Tuesday going to Katie Dykes, the leader of the Energy Committee, and the local legislators, asking DEEP on its own to conduct a study of the data center.
This would include the demand on the grid, the environmental impact, all the things that are of such great concern.
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She thinks anything you can send that shows the power of numbers is good, whether you want to send it to the Siding Council, whether you want to send it to DEEP, whether you want to send it to the Governor's Office.

She noted that phone calls are a good means and may be more beneficial than letters since they are directly reported to officials.

If you choose to send emails or letters, please track them individually.

It will be taken more seriously if it's not a template, and from the heart.

Note Ms. Cheeseman said in terms of crosswalks, she's been very successful working with Joe Bragaw, East Lyme Director of Public Works, in getting crosswalks put in on Pennsylvania Avenue and then over on East Pattagansett at the request of constituents. She's happy to continue to pursue this.

Ms. Cheeseman explained that if you are in the crosswalk and you raise your hand, cars are legally required to stop.

She thinks that perhaps we need to have an education campaign.

Note Ms. Cheeseman and the Membership further discussed crosswalks, pedestrian safety, and the successful implementations of crosswalks with flashing lights. The idea of using concrete barriers to improve crosswalk visibility is discussed and placing physical indicators in the middle of the road to enhance driver awareness.

Note Ms. Cheeseman encouraged attendees to contact her with any concerns or issues and emphasized the importance of communication for proper representation.

Note The Board thanked Ms. Cheesman for attending the meeting.

Note Susan Daly of 7 Brightwater interrupted the meeting and stated that a significant event in another town is causing many attendees to leave, potentially affecting their right to vote. She noted that this was mentioned at the May 23rd, 2024, BOG meeting, and she requested the Board show flexibility by moving up the nominations and voting for the two open seats.

Note Ms. Daly emphasized the importance of the annual meeting for members to have their voices heard and votes counted. There were interruptions and heated disagreements during Ms. Daly's address, indicating tension and differing opinions.

Note MOTION (1)

Ms. Daly motioned to move up the nominations and voting from agenda items 12 and 13 to item 3. She identified herself as a lawyer and stated that the bylaws do not preclude moving the agenda items.

The motion was seconded from the floor and supported by other attendees.

The attendees voted on the motion, with both 'yes' and 'no' responses recorded.

Note The Recording Secretary advised the Chair that they could catalogue the exact number of votes, if the motion carries, they can rearrange the agenda, if it doesn't, they could leave it as is, the order has already been published, and noted if those parties who are leaving already know how they wish to vote in regard to the budget, and who they would like to elect to the Board, they could simply vote now and hand their ballots to her as they exit the Clubhouse.

The Recording Secretary added that people can turn their votes in to her, anytime they wish and are ready.

2. Introduction of the Members of the Board of Governors and Officers

Note The Chair introduced the Board Members, Association Staff, and several Members from subgroups such as the Wrecking Crew, Men's Club, Women's Club, the Zoning Commission, the Zoning Board of Appeals, the Cahill Educational Foundation, the Beaches & Piers Advisory Group, and the like, who volunteer their time to help Black Point.

Note Mr. Cellino said Tom Meggers and Tom Cherry's terms are up, that Tom Meggers is not running again, while Tom Cherry is running for re-election. He acknowledged the contributions of the Board Members and other key individuals and emphasized their dedication and hard work.

Note Mr. Cellino reminded the attendees that the Black Point Market is open for business, offering new items like pizza, beer, and hard cider.

3. Summer Recreation Program/Tax Collector (Colleen Hayes)

Note Matt, a Camp Director with extensive experience, was introduced. He will be leading the Summer Kids Club Program.

Note Matt shared some of the following:

He's happy to be here.

He's a fourth-grade teacher at Flanders Elementary School.

He grew up in Madison, Connecticut, where he ran Deer Lake Day Camp for the past 10 years.

He was a counselor before that.

He just moved to Ledyard with his girlfriend and their Golden Retriever puppy.

He's excited to carry on Black Point traditions and also take some things that he learned from Deer Lake and bring it into the program he teaches.

He knows this Club is incredibly important to a lot of people here, and he's excited to make some changes and give the kids the summer of their life.

Note Colleen Hayes, the Tax Collector, reported that there are zero delinquencies. She noted that once there is an approval of a budget by the Membership, the tax bills will go out, they will include your tag and the parking stickers; it's one parking tag per property, you'll get two parking stickers in the mail, but if people need more stickers, she will have them.

4. Proposed 2024-2025 operating budget and mill rate for the Association (Al Capozza)

Note see attachment #1

 [LT Capitaal Fund-Work Sheet for FY 2024-25 Budget-BOG Approved-4-25-24.pdf](#)

Note see attachment #2

 [REc Program-Work Sheet for FY 2024-25 Budget-BOG Approved-4-25-24.pdf](#)

Note see attachment #3

 [Operations-worksheet for FY 202-25-Budget-BOG Approved 4-25-24.pdf](#)

Note Mr. Cellino presented the proposed budget, which included a mill rate increase from 1.67 to 1.93, primarily to build long-term reserves.

Some of the following aspects of the proposed budget were highlighted and discussed:

The capital reserve fund has been steadily increased over the years, with a proposed contribution of \$75,000 this year.

Insurance costs are expected to rise significantly, prompting an additional \$7,400 allocation in the budget.

Costs for beach cleanup and landscaping have remained stable over the past few years.

An investment committee was formed to manage funds, generating \$14,400 in interest this year.

The budget includes \$35,000 for long-term maintenance and \$30,000 for new capital projects.

The average increase per household is estimated to be \$74, equating to about \$6 per month.

The community is preparing for major future expenditures, particularly for beaches and piers.

The Clubhouse requires maintenance, including replacing air conditioners and doors.

All invested funds are fully insured, ensuring financial security.

Donations have increased from \$150 to the Cahill Fund, to \$1,000, which equates to about \$1.50 per household.

5. Budget Vote

Decision MOTION (2)

Stephanie Brandon of 15 Billow made a motion from the floor for the Membership to vote on increasing the mill rate to 1.75, instead of the proposed 1.9 mill rate.

Cynthia Etienne of 48 Nehantic seconded the motion.

A majority of the Membership voted in the affirmative, so the motion carried.

Note Ms. Chapin confirmed that the Charter says " The Association at any annual meeting shall have the power to increase or decrease such budget and rate of taxation recommended by said Board of Governors," and "The rate of taxation so recommended by said Board of Governors shall be final unless increased or decreased by the Association at such annual meetings."

5-1. Rick Diachenko of 25 Sunrise Avenue

Note Mr. Diachenko offered the following remarks:

Several years back he was on the Finance Committee, and they did a review.

If you look at all our assets, it's over \$2 million.

If you really had to replace everything, that's not going to happen.

Looking at the assessments that we've had, two times in the last two years, our taxes went up two to three times per year.

One was a one-year assessment, and one was a two-year assessment.

The option of not going up to 1.9 means that you're saying yes to assessments, where your taxes will double at some point.

Prices have gone up.

Maintenance on one pier was \$25,000, now it's \$75,000 for one pier.

So, what you're saying, is if you don't want to increase and put money into the fund, just like the Town of East Lyme did to pay down its debt and have a rainy-day fund, then you're going to borrow against the future and somebody's going to get rammed with a big assessment at some time in the future.

And if you say I'm too old to pay for it, you know, like let my kids worry about it, that's not the right way to think.

5-2. Peter McAndrew of 6 Sea View Avenue

Note Mr. McAndrew had some of the following comments:

He would say that homeowners should pay through an assessment in the future.

This is a 15.6% increase.

In terms of dollars, it's \$53,000 increase, and \$40,000 of it, is related to the long-term reserves.

If you've been observing the Board in the recent months, there is a great deal of confusion and concern about what it's really going to cost to take care of our ocean-related assets.

The long-range plan hasn't been reviewed by the Board, hasn't been approved, and all of these discussions were clouded by confusion.

So, in the midst of confusion, he doesn't think it's wise to increase the mill rate.

If, after a year, there's no more confusion, and people want to raise the mill rate, then that's fine.

Or there should be a discussion amongst all of us, not just the Board, about an assessment.

At the April 24th meeting, Mr. Capozza noted to the Board the concern about the insurance cost.

Instead of going back to the budget and trying to see where they could find \$7,000 or \$8,000, and have a 10-minute conversation, it was decided just to increase the rate.

With that in mind, he votes no to this budget.

5-3. Board Member Tom Cherry

Note Mr. Cherry shared the following:

Yes, the mill rates would go up 15%.

if you want to know where this long-term money is going, all you have to do is walk along our shoreline.

You can look up here- the equipment, our air conditioning, heating system, there are two units up there that are well past their lifetime, and just those alone are going to be \$40,000.

You can keep a lower mill rate, but he thinks that if we're going to maintain beaches and other assets, putting a moderately larger amount of money aside now, in the long term, is going to make the inevitable and quite substantial assessments in the future, more tolerable.

He's in support of the budget that they came up with.

5-4. Cheryl Colangelo of 39 Whitecap

Note Ms. Colangelo offered the following:

Board Members have said at, at least two meetings, that we will have an assessment.

She doesn't know whether the community believes that should be happening, but we were assured twice about that.

She thinks it's critical to save for the long-term plan, in order to avoid assessments.

She doesn't think that has to be painful.

However, she would like to see the Board look at how else they're spending money.

Not how much we're putting towards protecting our environment and our beaches and the piers, but how are we spending the loose change that adds up.

5-5. Marianne Cavalieri of 31 Billow

Note Ms. Cavalieri said she's new to the community and asked for clarification about what an assessment is as opposed to the mill rate, they're discussing.

Note Peter Meggers explained that an assessment is a one-time payment for specific needs, while a mill rate increase is an annual tax increase.

5-6. Board Member Tom Meggers

Note Tom Meggers noted the following:

The piers, and the South Beach pier needs work.

It takes a lot of money to do all that.

If you really think about it, eventually an assessment is going to come.

The beaches need a lot of work and it's going to cost a lot of money.

To do the work on the main pier, it was going to cost us \$90,000.

They wanted \$12,000 just to move the rock.

This is why we're trying to put money away, so we can "move the rock."

Note Mr. Cellino discussed how in 2020 the Long-Term Capital Assests Subcommittee recommended we put away \$83,000 a year, and we instead, started with \$30,000, and this year, that figure will be \$75,000. He noted that prices have escalated tremendously since 2020, and that original suggested amount of \$83,000 would probably be \$115,000, or \$120,000 by today's standards.

Note Mr. Cellino said the Board has managed to keep operating costs relatively stable despite making necessary improvements. He also discussed how a new bylaw has been established, requiring Membership approval for withdrawals exceeding \$25,000 in a fiscal year; this ensures transparency and protects the Membership from unauthorized large expenditures by the Board.

Decision MOTION (3)

Gail Stempien of 5 Brightwater moved to end the discussion and proceed with the budget vote.

An unidentified member of the audience seconded the motion.

A majority of the Membership voted in the affirmative, so the motion carried.

Note The Board had a lengthy discussion on how to proceed, whether the Membership should simply vote yes or no on the proposed budget, or specify which mill rate they're voting on.

Note Ms. Chapin commented how she thinks they're two fundamentally different questions. She also clarified that if the 1.93 mill rate budget doesn't pass, then the whole budget will need to be redone to reflect the new mill rate.

Note It was determined that the Membership should vote yay or nay to the proposed budget and specify if they're voting for the 1.75 mill rate motioned for in the meeting, rather than the proposed 1.93 mill rate.

Note Ms. Stevens clarified that those attendees who already voted and left the meeting essentially voted yay or nay to the proposed budget with a 1.93 mill rate. She noted that she would label those ballots as such and separate them from the ballots yet to be handed in.

Note The Membership voted and Ms. Stevens, Ms. Hayes, Kim Craven and Jocelyn Williams collected the ballots and counted them in the Clubhouse kitchen.

6. Backwater Kayak Group (Larry Connors)

Note see attachment.

 [COMMENTS TO ANNUAL MEETING 25 MAY 2024.docx](#)

Note Larry Connors of 50 Indianola discussed some of the following, as outlined in greater detail in the above attachment:

This is a potential proposal for developing a kayak launch at the property across from 138 Old Black Point Road, which was identified as a top coastal resource in need of improvement.

The 2011 plan for a kayak launch failed due to safety and convenience issues, including the need for stairs and an outdated bridge.

The group hopes to present alternative design plans to DEEP and the Army Corps of Engineers to overcome objections to the 2011 plan.

No money has been spent yet and that the project should only proceed once total costs are known and approved by the Board and Membership.

7. Beaches & Piers Advisory Group (Bill Bayne & Scott Bayne & Peter Meggers)

Note Scott and Bill Bayne discussed the need for repairs to beach infrastructure, including piers and groins, to protect the shoreline and prevent future erosion. They noted that obtaining a Certificate of Permission from the State would allow for maintenance of beach infrastructure for up to ten years without needing additional permits. They also mentioned the potential grant money from the Connecticut Port Authority and the importance of having shovel-ready projects to apply for these grants.

8. Zoning Update (Jim Fox)

Note see attachment provided for Annual Meeting Mailing from Jim Ventres, ZEO.

 [BPBCA_Zoning_Notes_2024.docx](#)

Note Jim Fox, Chairman of the BPBCA Zoning Commission, discussed recent updates to zoning regulations, including the creation of an Association District and potential changes to hedge and fence height regulations. He encouraged community participation in zoning meetings and public hearings to provide feedback on proposed regulation changes.

Note Dan Deknis, Chairman of the BPBCA Zoning Board of Appeals, mentioned open positions on the ZBA and encouraged interested members to apply.

9. Master Plan Update (Colleen Chapin)

Note Ms. Chapin reported that The Master Plan Steering Committee has finalized the Master Plan, which focuses on financial sustainability, beach infrastructure, and community programs. The importance of community engagement in the Master Plan process was emphasized, with the plan being described as a roadmap for the community's future.

10. Wrecking Crew (Jim Allen)

Note see attachment provided for Annual Meeting Mailing.

 [BOG_Wrecking_Crew_report_2024_A! \(1\).docx](#)

Note Jim Allen, Secretary of the Wrecking Crew, detailed how the Wrecking Crew is a voluntary group that works on various projects to improve the community, consists of almost 60 people with diverse backgrounds and skills, including plumbers and carpenters, and there is no minimum time commitment for volunteers; they can participate in projects as they wish.

Note Mr. Allen shared that one of the major projects completed was the renovation of the Clubhouse over the winter, and that a meeting is scheduled for Sunday at 9 a.m. to set up new basketball hoops.

Note To join the Wrecking Crew, individuals need to send their information to Founder Will Fountain, and they will be added to the mailing list for future projects.

11. Nominations to the Board of Governors

Note MOTION (4)

Joan Hayes of 51 Whitecap moved to nominate Jim Schepker of 48 Indianola to the Board of Governors, noting that he has a diverse career background, including roles in education, marketing, and banking, has served on several nonprofit boards, including the Connecticut Forum, holds an MBA from UConn, an M.A.L.S. degree from Wesleyan University, and a B.A. from Merrimack College, is active in the Black Point Men's Club, has hosted the Story Story Night program, his daughters were Camp Counselors, his wife Anita is a past Board Member, and if elected, aims to foster constructive collaboration with Association Members and renew collegiality within the Board.

Dave Weiss of 1 Blue Heron seconded the nomination.

Note MOTION (5)

Jim Allen of 31 Sea Spray moved to nominate Tom Cherry of 12 Uncas, for a second term to the Board of Governors, noting he is a retired physician who has lived in East Lyme for 40 years and at Black Point for 4 years.

Tom Cherry briefly highlighted the Board's accomplishments, including the camp playground, new ceilings, lights, floors, basketball hoops, a multi-use court, efforts to earn interest on the Association's funds, set aside money for future projects, implementation of Mobi mats to help less able people access the beach, new boating buoys, a new shed, and a concrete pad with a tent are among others.

Mr. Cherry mentioned that there are numerous projects planned for the future and acknowledged the contentiousness and strife within the Board, which he believes has overshadowed their achievements.

Deb Allen of 31 Sea Spray seconded the nomination.

Note MOTION (6)

John Kycia of 35 Sunset moved to nominate Bill Bayne of 2 Osprey to the Board of Governors, noting that he has been associated with Black Point for over 30 years, has strong family values, has led several Fortune 100 companies, has experience serving on the boards of both non-profit and for-profit organizations, and will bring value and continuity.

Steve Resnisky of 3 Sea Breeze Avenue seconded the nomination.

Note There were no additional nominations.

12. Board of Governors Election

Note The Membership was instructed to fill out their ballots, with the option to vote for up to two names. A time frame of two to four minutes was allocated for voting before moving on to the agenda.

Note The Membership voted and Ms. Stevens, Ms. Hayes, Kim Craven and Jocelyn Williams collected the ballots and counted them in the Clubhouse kitchen.

12-1. Budget Results

Decision The votes on the budget were announced:

1.75 mill rate- 47 votes

1.93 mill rate- 106 yay votes

Nays- 26 votes.

The 2024/2025 FY Proposed Budget with a mill rate of 1.93 has passed.

13. Cahill Scholarship Fund

Note Brian Comer discussed the Cahill Fund, which provides scholarships to community members. The administration of the scholarship fund has been turned over to the community foundation. Two former scholarship winners, Alicia Geno Cruz and Kyle Weiss, are now readers for the scholarship essays.

Note Marina McLaughlin, daughter of Brian McLaughlin & Kristin Daley-McLaughlin of 23 Sea Crest, and Pat O'Sullivan, grandson of Marvin & Carol Kelly of 17 Sunset, are the recipients of the \$2,500 scholarships.

14. Men's Club (Rick Diachenko)

Note Rick Diachenko spoke about the Men's Club, which aims to build community and have fun. They organize various events, including a cardboard boat race, and a Murder Mystery event, amongst many others. Mr. Diachenko also noted some of the following:

The Men's Club has a container for proper disposal of old American flags.

Tom Kelly is compiling a legacy cookbook and is seeking recipe contributions from the community.

The Men's Club is holding a membership meeting with pizza and beer for \$30.

Bocce practice rounds are starting next week, with a full agenda to follow.

The community is looking for more storytellers for Story Night, with each story lasting eight minutes.

The Men's Club is organizing a Bad Dad or Mom Joke Night and is looking for participants.

All events are posted on the Black Point website calendar for community members to stay informed.

15. Women's Club (Jocelyn Williams)

Note See attachment provided for Annual Meeting Mailing.

 [BPWC Mailing Calendar 2024.docx](#)

Note Jocelyn Williams, President of the Women's Club, gave the following attached speech.

 [BPWC May 25.docx](#)

Note Ms. Williams outlined the purpose and activities of the Women's Club. Highlights include some of the following:

The Women's Club hosts various events, including craft nights, game nights, and community events like Bingo Night and a Food Truck Festival.

They're organizing a Comedy Night fundraiser with tickets priced at \$30.

The Women's Club will combine an Ice Cream Social with a Talent Show for a fun community event.

16. Election Results

Note BOG Election results were announced:

Jim Schepker- 142 votes.

Tom Cherry- 39 votes.

Bill Bayne- 131 votes.

The new BOG Board Members are Jim Schepker and Bill Bayne.

Note Mr. Cellino thanked Tom Cherry and Tom Meggers for their three years of dedicated service.

Note Mr. Cellino noted a future meeting needs to be scheduled with existing Board Members to elect the Chairman and Vice-Chairman.

17. Member Public Comments

17-1. Barbara Villeco of 16 Osprey

Note Ms. Villeco commented that the last meeting minutes available on the website are from October 2022 and there is a need for better navigation on the website to access meeting minutes. Ms. Chapin noted that she can assist her with navigating the website.

17-2. Peter McAndrew of 6 Sea View

Note Mr. McAndrew discussed utilizing the Facebook page more and Peter Meggers pointed out how the page is not fully transparent.

17-3. Mary Ellen Connors of 58 Indianola

Note Ms. Connors offered some of the following remarks:

She's a little embarrassed about this meeting and apologizes to the Board.

She would have walked out if I had been a member of this Board because she had no patience.

She wants to thank them.

She may not agree with everything they do and say.

She may not agree with the behavior that goes on, but she appreciates them because this is a volunteer organization.

They do a tremendous amount of work, and she wouldn't want to do it.

She doesn't know how we operate with the little amount of tax.

17-4. Patty Foley DeAngelis of 56 Sea Spray

Note Ms. Foley DeAngelis shared that she learned at the previous meeting that participants cannot vote on Zoom meetings; they must be present in person to vote.

17-5. Colleen Hayes of 20 Sea Breeze

Note Ms. Hayes offered the following comments:

Thank you to the Board and everyone who donates their time.

It takes you away from your families.

It takes you away from your jobs.

She doesn't think anyone understands how much time our community donates.

She would ask if your sole contribution to the community is criticizing the Board, that you return that critical eye to the data center, which is a real problem for this community.

18. Chair's Closing Comments

Note Mr. Cellino noted that Kathy Walsh asked him about allowing proxy and absentee ballots. He said last night he reviewed both the Charter multiple times and the Bylaws, and it's actually in the bylaws that proxy and absentee voting isn't permitted. He'll be proposing at their next Board meeting that we modify that so that we do allow for proxy and absentee voting.

Note Mr. Cellino briefly detailed how a bylaw passed at Thursday's meeting, which requires a 60% affirmative vote for any real estate transactions involving Association properties. He added that it was pointed out that future bylaw changes should be presented to the Membership for public comment before voting, which will be done going forward.

Note Ms. Chapin clarified that the Charter says that the voting is by a majority vote of the eligible voters present at such meetings. She's not saying it's not possible, she's not saying it's a bad idea, but there is a threshold, and she wants to make it clear for the record, that we have the proper information on it.

19. Adjournment

Decision MOTION (7)

Mr. Cellino moved to adjourn the May 25th, 2024, Annual Meeting of the Black Point Beach Association at 11:55 a.m.

Ms. Garrow seconded the motion.

All present voted in the affirmative, so the motion carried.

Note Respectfully Submitted,
Brooke Stevens, Recording Secretary