

**BLACK POINT BEACH CLUB – BOARD OF GOVERNORS**  
**SPECIAL MEETING**  
**Thursday, DECEMBER 6th, 2012**  
**MINUTES**

A Special Meeting of the Black Point Beach Club Board of Governors was held on Thursday evening, December 6, 2012 at 7 PM in the Black Point Beach Association Clubhouse located on 6 Sunset Avenue in Niantic, CT.

**PRESENT:** Tom Kelly, Chairman, Mary Cahill, Vice-Chair, Brendan Fox, Phil Hagaman, Nancy Flynn (arrived 6:27 PM)

**ALSO PRESENT:** Carolyn Boyle, Treasurer  
Tom Sheehan, Assoc. Manager

**ABSENT:** Jim Pillion

FILED IN EAST LYME  
DEC 11, 2012 AT 1:05 P M

*Karen Galbo, ATZ*  
EAST LYME TOWN CLERK

**1. Call Meeting to Order & Attendance**

Chairman Kelly called the meeting to order at 6:03 PM and established a quorum.

**2. Discuss Storm Sandy and Damage to BPBC**

Mr. Kelly said that they would have Tom Sheehan explain the Expense sheet that he had passed out relating to Storm Sandy.

Mr. Sheehan said that the listing had Action Items and Additional Expenses and that the Action Items were those that he felt should be taken care of first. He noted that the Dumpster Rental & Trash; Repair to the damaged fence/tennis court and resetting of the Jersey Barriers had already been done and that he had submitted the bills to Ms. Boyle for payment. He added that the \$2100 bid for the repair to the fence had actually come in at \$1500. He said that he wanted to get some of the items done before the January 7, 2013 time as that was the grace period where no permits would be necessary. The re-harvesting of the sand has also already been done. Items such as the Boat ramp walkway & raft posts repair and White Cap and South Beach ROW pavement repair would be done in the spring. The total bid/estimate on the Action Items is \$16,785. There are also Additional Expenses with estimates. These items are: replacing three (3) ROW benches, replacing the fill and rocks on the ROW's and repairing the boat ramp as the rebar has been exposed. These estimates come to \$16,500 for a total of \$33,285.

Ms. Boyle noted that they have \$15,000 and \$15,900 in long-term capital and that \$8,200 is budgeted for this year to be put into the account.

Mr. Sheehan said that as they have the funds available that he wants the Board to take action tonight to address these repairs.

Mr. Hagaman suggested that as there are items that would not be done until the spring that they only approve the items that would be done between now and the spring and that they could re-visit the other items at their March 2013 meeting. At that time they may also have more definite bids and some of the items could be less.

Mr. Sheehan said that he has to commit to the bids within 30 days and that he wants to have the money available.

Mr. Hagaman said that he could commit but he does not need any money at this time. He added that some of the estimates could be less in the spring.

Mr. Sheehan said that he would rather have the money at this time.

Mr. Hagaman suggested that they separate the two listings as Items A & B with A = Action Items and B = Additional Expenses and that they move them in that way.

Ms. Cahill said that she wanted them to move this now as they have the money and if they do not then they can borrow it.

**\*\*MOTION (1)**

**Mr. Fox moved in the matter of Expenses from Storm Sandy to approve Section A – Action Items in an amount up to \$16,785 and Section B – Additional Expenses in an amount up to \$16,500. (Attached).**

**Ms. Cahill seconded the motion.**

**Vote: 4 - 0 – 0. Motion passed.**

Mr. Kelly asked if they would be using composite benches for replacement and suggested that they that type.

**3. Member Comments**

Mr. Kelly called for comments from the public.

Will Fountain, 31 Whitecap said that they should put four (4) benches on the list as there is another one farther down that is rusted that needs to be replaced. He also suggested that they prioritize their paving contractors as while there are some that may be more difficult to work with, their work and quality stands for itself.

Jim Moffett, 49 Sunset said that he was not hearing anything from them on FEMA or any type of FEMA reimbursement for damages.

Mr. Sheehan said that in a New London Day article from November 21, 2012 that it said that items that were not personal property do not qualify so there was no reason to apply.

Mr. Moffett said that they should check it out anyways as they are a municipality and they should check.

Barbara Johnston, 35 Seacrest said that she was speaking as a taxpayer and not as a Harbor Management member. She thanked Mr. Moffett for bringing up the matter of FEMA as she feels that as a municipality that they are entitled to some funds for some of the items on the listing. She said that the boat ramp was not built properly to start with and asked if there was a warranty or guarantee on it so that it could be done properly. She also asked about the \$4000 for the pilings and if it was also included in the \$10,000 that they are talking about. She said that there should be a COP and suggested that they not rush into anything on the boat ramp right now.

Mr. Sheehan said that the \$4000 was not in the \$10,000 and that they did not want FEMA in their business as they would not get anything from them.

Mr. Kelly asked about the process.

(Note: Nancy Flynn joined the meeting – 6:27 PM)

Ms. Johnston said that while they may not want to hear what she has to say that she still had the floor and would like to finish her comments. She said that she would urge them to apply for FEMA as they are a municipality and some of the items may be reimbursable and they owe it to the membership to at least look into it.

**4. Executive Session (if Necessary)**

Mr. Kelly said that they had some Financial Matters to discuss and would need to go into Executive Session.

**\*\*MOTION (2)**

**Mr. Kelly moved to enter into Executive Session at 6:30 PM for the purpose of discussing Financial Matters, inviting Carolyn Boyle Treasurer and Tom Sheehan to join them.**

**Mr. Hagaman seconded the motion.**

**Vote: 5 – 0 – 0. Motion passed.**

**\*\*MOTION (3)**

**Mr. Hagaman moved to exit Executive Session at 6:39 PM and return to Regular Session with no action taken.**

**Mr. Fox seconded the motion.**

**Vote: 5 – 0 – 0. Motion passed.**

**5. ADJOURNMENT**

Mr. Kelly called for a motion to adjourn.

**\*\*MOTION (4)**

**Mr. Hagaman moved that the BP Board of Governors Regular Meeting of September 28, 2012 be adjourned at 6:45 PM.**

**Ms. Flynn seconded the motion.**

**Vote: 5 – 0 – 0. Motion passed.**

Respectfully submitted,

Karen Zmitruk,  
Recording Secretary

## Expenses Resulting From Super Storm Sandy

A

Action Items	Bid	Actual Cost
Dumpster Rental & Trash Scale Fee <i>done</i>	\$560	\$560
Repair Damaged Fence / Tennis Court <i>done</i>	\$2,100	\$1,500
Tree Removal: Tennis Court & Sea Spray	\$2,300	
Repair of Nehantic Pier <i>before 1/7/13</i>	\$4,000	
Reharvesting of Sand <i>already done</i>	\$1,200	
Reset Jersey Barriers <i>done</i>	\$1,225	\$1,225
Boat Ramp Walkway & Raft Posts <i>(spring)</i>	\$2,600	
White Cap ROW Pavement <i>to water spring</i>	\$1,100	
South Beach ROW Pavement <i>to water</i>	\$1,700	
<b>Sub Total</b>	<b>\$16,785</b>	

B

Additional Expenses	Estimates	Actual
✗ Replace 3 ROW Benches <i>spring</i>	\$1,500	?
Replace Fill on ROWs <i>spring</i>	\$2,000	?
Replace Rocks on ROWs	\$3,000	?
✗ Boat Ramp Repair <i>spring</i>	\$10,000	?
<b>Sub Total</b>	<b>\$16,500</b>	?
<b>Potential Grand Total</b>	<b>\$33,285</b>	?

Attachment BOB Special Mtg. 12/6/12