

**Black Point Beach Club Association
Board of Governors
Minutes of Regular Meeting
Friday, August 30, 2013
6:30 p.m.
6 Sunset Ave., Niantic, Connecticut 06357**

A Regular Meeting of the Black Point Beach Club Board of Governors was held on Friday, August 30, 2013 at 6:30 p.m. in the Black Point Beach Club Association Clubhouse located at 6 Sunset Avenue in Niantic, Connecticut.

Present Mary Cahill, Vice Chair; Dr. Brendan Fox, Nancy Flynn, Phil Hagaman, Jim Pillion, Jim Moffett

Absent: Tom Kelly, Chair

Also Present: Tom Sheehan, Association Manager
Carolyn Boyle, Treasurer
Ruth Ames, Tax Collector
Cathleen Special, Secretary

1. Call to Order and Attendance

Vice Chair Cahill called the Regular Meeting of the Black Point Board of Governors to order at 6:30 p.m. A quorum was present.

1.a. Approval of Minutes of Regular Meeting held July 19, 2013

Ms. Cahill called for a motion or any discussion of the minutes of the July 19, 2013 Regular Meeting.

****Motion [1]**

Mr. Hagaman made a motion to approve the minutes of the Regular Meeting held July 19, 2013 as presented. Ms. Flynn seconded the motion.

Vote: 6 - 0 - 0. Motion Passed.

1.b. Additional Agenda Items

Report from Mr. Gene Massey, representing the Millstone Advisory Committee, to be added to "Old Business"

2. Public Comments

Sandy Adams, 26 Whitecap Road, asked if the Zoning Enforcement Officer could visit the house at the foot of Whitecap to inspect the overgrown hedges.

Wendy Honiss-Bourget, One Osprey Road, asked if the concerns she shared in a letter to the Board would be addressed at this meeting.

3. Reports

🕒 Association Manager's Report – Tom Sheehan

The problem with the rock near the raft at Sea Breeze has been addressed and is being resolved. A bottom search will be done in September and a better location for the raft will be determined. The boulder has been marked with a buoy.

Mr. Sheehan met with the DEEP to discuss the certification of permission process to put poles in the water for the docks. His goal is to have the poles in place in the spring.

New benches have been installed and repositioned at the rights of way on Billow Road, Osprey Road and Saltaire Avenue. A bench for the Bellaire Road right of way is on back order. The Saltaire benches were damaged when a large tree was removed from the water. The Town repaired damage to the right of way and will pay for the replacement benches.

All rafts, boat docks, geese ropes and buoys are scheduled to be removed, weather permitting, the week of September 16. The kayak racks are scheduled to be removed September 30, also subject to weather.

A letter regarding adverse possession claims to property on rights of ways was drafted by Attorney Ed O'Connell of Waller, Smith & Palmer and was shared with the Board. Mr. Sheehan is awaiting a response from the Board.

Mr. Sheehan thanked the members of the Association for their support.

Mr. Moffett asked for clarification on the policy regarding rental of the clubhouse and to what extent the grounds are included in the rental. The matter was tabled.

Mr. Moffett asked if a date has been determined to push back the sand on the beaches. Mr. Sheehan wants to give members as much time on the beach as possible and is scheduling accordingly.

Mr. Moffett inquired about the cost of obtaining Fishers Island Sound Marinas to take care of the Sea Breeze raft/rock issue. Ms. Boyle said no bill has been received to date.

Mr. Moffett asked about the poles that are being installed. Mr. Hagaman said the poles are similar to those installed at Attawan Beach.

Mr. Moffett asked for the position of the Board regarding use of golf carts at Black Point. Ms. Cahill said that the use of golf carts will be addressed by the East Lyme Police Department at the Annual Informational Meeting. Golf carts fall under the jurisdiction of the Town of East Lyme, not the Board of Governors.

🕒 Treasurer's Report

Ms. Boyle reviewed the financial report, which covered the period of July 1, 2013

through August 30, 2013.

Mr. Pillion asked if we will be receiving our audit report earlier this year, as was requested by the Board. Ms. Boyle is working with the auditor on this.

⌚ **Tax Collector's Report – Ruth Ames**

Ms. Ames reported that of the \$224,957.59 expected to be collected according to the Grand List of 2012, only \$6,824.02 remains outstanding. Amounts are due from 27 people, 5 of whom have made partial payments. Delinquency notices will be sent. Overall, payments have been very prompt.

⌚ **Chair's Report – Mary Cahill for Tom Kelly**

Ms. Cahill notified the staff members (Association Manager, Treasurer, Tax Collector and Secretary) that staff evaluations will take place in September. Staff members were directed to draft a document stating their performance record and make suggestions regarding their respective positions. The documents should be sent to the Chair, who will review them in Executive Session with the Board.

⌚ **Ex Officio to Zoning – Mary Cahill**

Ms. Cahill reported that John Manuck resigned from the Zoning Commission. Michael Cenci of 23 Sea Spray Avenue expressed a desire to join the Commission.

****Motion [2]**

Dr. Fox made a motion to appoint Mr. Michael Cenci as a regular member of the Zoning Commission for a three-year term.

Mr. Moffett seconded the motion.

Vote: 6 – 0 – 0. Motion Passed.

Ms. Cahill directed Ms. Special to notify Ned Cosgrove, Interim ZEO, that the Board has appointed Mr. Cenci to the Zoning Commission, and then draft a letter on behalf of the Board to Mr. Cenci appointing him to a three-year term on the Zoning Commission.

⌚ **Ex Officio to Zoning Board of Appeals – Mary Cahill for Tom Kelly**

No report this month

4. New Business

⌚ **Sea Spray Avenue and South Trail Land**

Mr. Hagaman asked abutters if they would be interested in purchasing the vacant Association-owned property on Sea Spray Avenue and South Trail. Mr. Hagaman will research the cost of a survey and bring it to the Board for further discussion.

5. Old Business

⌚ **Millstone Advisory Committee**

Ms. Cahill recognized Mr. Gene Massey and Mr. Greg McMahon and thanked them for their hard work on behalf of the Association. Mr. Massey of 10 Brightwater Road reported for the committee. He reported that three new issues have arisen since the dry cask storage matter was decided.

- a. The existing technology was designed to cool the system at a maximum water temperature of 75°. Last year, the Sound was over 75° and Unit 2 had to be shut down. Millstone has applied to go to 80°. Many people Mr. Massey spoke with about this think 80° is unsafe. The NRC will make the decision. If Black Point wants to get involved, an appearance must be filed before October 19, 2013.
- b. Millstone has not applied yet, but they have had preliminary meetings with the NRC regarding the high burn rate. The high burn rate generates more electricity for the same amount of fuel but produces more radioactive gases and higher levels of radioactive waste when the process is finished.
- c. Millstone is in violation of NRC regulations. In one instance, a radiation monitoring system was malfunctioning so the system was dismantled in order to be repaired. However, excessive radiation gas discharges were necessary and were scheduled for July and August. The monitoring system was deactivated when the discharges took place.

Mr. Massey, Mr. McMahon and Mr. Kelly met with Paul Formica. Mr. Formica will bring up these matters with the Council of Governments. Mr. Massey asked the Board for direction as to whether to get involved in the NRC proceedings and, if so, to what extent. Mr. Massey suggested hiring a consultant to assist the committee and estimates the cost to be \$10,000. Mr. Massey also asked if the committee should push the Council of Governments idea. More volunteers and perhaps other beach communities would need to be involved. The committee also needs the Board to authorize the committee's continued existence.

🕒 **Parking at South Beach**

The committee charged with addressing this matter has not had an opportunity to meet yet, but they will.

6. Communications (made available)

The correspondence log is available to members for review. Members may contact the Secretary to make an appointment.

7. Committee Reports

None

8. BOG Response

None

9. Executive Session

(Ms. Flynn left the meeting.)

**** Motion [3]**

Mr. Hagaman made a motion that the Board enter into Executive Session at 7:50 p.m. for the purpose of discussing personnel matters.

Mr. Moffett seconded the motion.

Vote: 5- 0 - 0. Motion Passed.

**** Motion [4]**

Mr. Hagaman made a motion that the Board return to Regular Session at 8:09 p.m. No action taken.

Mr. Moffett seconded the motion.

Vote: 5 - 0 - 0. Motion Passed.

10. Adjournment

There being no further business before them, Ms. Cahill called for a motion to adjourn.

**** Motion [5]**

Mr. Moffett made a motion that the BPBCA Board of Governors Regular Meeting of August 30, 2013 be adjourned at 8:11 p.m.

Vote: 5 - 0 - 0. Motion Passed.

Respectfully submitted,

Cathleen Special, Secretary

Black Point Beach Club
6 Sunset Avenue, Niantic, CT 06357

Secretary's Log 2012-13

August, 2013

Date	To	From	Matter	Format
7/21/2013	C. Special	J. Campion	Men's Club pasta dinner	email
7/22/2013	R. Dawes	C. Special	Bids per request	email
7/23/2013	BOG	B. Johnston	Tree in water; article for Black Pointer	email
7/25/2013	C. Special	J. Campion	Posting for Facebook - Rick Koster	email
7/27/2013	C. Special	J. Campion	Yoga on the beach	email
7/30/2013	C. Special	D. Collins	Permit application	email
8/1/2013	T. Sheehan, et al	L. Noyes	Swimming and boating areas	email
8/4/2013	T. Sheehan, et al	B. Johnston	Golf carts	email
8/8/2013	C. Special, et al	J. Campion	Murder Mystery sold out	email
8/9/2013	T. Sheehan, et al	R. Payer	Thank you	email
8/10/2013	B. Scheer	T. Sheehan	Thank you for new crosswalk	email&USPS
8/13/2013	T. Sheehan	E. O'Connell	Possible adverse possession claims	USPS
8/19/2013	S. Chodorov	C. Special	Dog obedience classes	email
8/19/2013	BOG	B. Johnston	Add golf carts as agenda item	email
8/19/2013	T. Sheehan	F. White	Golf carts	email
8/27/2013	T. Sheehan	K. Marvin	Rights of way, capital improvement fund	email
8/23/2013	R. Dawes	C. Special	Contact info per request	email
8/26/2013	C. Special	B. Johnston	Agenda and correspondence log	email
8/29/2013	T. Kelly & T. Sheehan	C. Green	Golf carts	email