

**BLACK POINT BEACH CLUB – BOARD OF GOVERNORS**  
**REGULAR MEETING**  
**Thursday, JUNE 23rd, 2011**  
**MINUTES**

A Regular Meeting of the Black Point Beach Club Board of Governors was held on Thursday evening, June 23, 2011 at 7 PM in the Black Point Beach Association Clubhouse located on 6 Sunset Avenue in Niantic, CT.

PRESENT: Tom Kelly, Chairman, Maribeth Stone, Vice-Chair, Mary Cahill, Phil Hagaman, Thom Sheehan, Dr. Brendan Fox

ALSO PRESENT: Carolyn Boyle, Treasurer  
Mike Manifold, Association Manager  
Mary Cahill, Tax Collector  
Karen Zmitruk, Recording Secretary, Pro-Tem

ABSENT: Nancy Flynn

◆ **Call to Order**

Chairman Kelly called this Regular Meeting of the Black Point Board of Governors to order at 7:05 PM and stated that a quorum was present.

**1. Attendance**

Mr. Kelly noted the members and staff in attendance as listed above.

**2. Approval of Minutes – May 26, 2011 Regular Meeting**

Mr. Kelly called for a motion or any discussion on the May 26, 2011 Regular Meeting Minutes.

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

**Ms. Cahill moved to approve the May 26, 2011 Regular Meeting Minutes of the Board of Governors as presented.**

**Mr. Hagaman seconded the motion.**

**Vote: 5 – 0 – 0. Motion passed.**

**3. Manager's Report – Mike Manifold**

Mr. Manifold provided a report for June 2011 that included the following:

- **Pink Seawall Painting** - Thanks to the Men's Club for painting the Pink Wall
- **Women's Club Tag Sale** - Congratulations to the Women's Club on a successful tag sale
- **Security Cameras around Clubhouse** - The ADT bid is \$3,175 (plus approximately \$2000 to connect the wires to the pole and get internet access for the Clubhouse) and the Wireless camera bid is \$8,207.

Mr. Manifold reviewed his findings and Mr. Hagaman asked if anyone would be monitoring the cameras.

Mr. Manifold said no, that it would go to DVR for a week or 10 days and that anyone could look at it at anytime as it could be accessed through the internet. The cameras would work day and night and they would be able to see people at night.

Ms. Stone asked if they have had \$10,000 worth of vandalism.

Mr. Manifold said not at one time, but they have had a lot of things that are annoying and that add up.

(Note: Mr. Fox arrived and was seated)

Mr. Hagaman said that they have to look at this as an insurance policy.

Mr. Sheehan said that the Public Trust cameras which can be accessed on the internet show the Boardwalk area however, they did not pick up the recent vandalism there. He said that he thinks that this is a good idea but is concerned over the cost.

Ms. Stone, Mr. Kelly and Ms. Cahill suggested that they ask to see a sample camera in operation first and discuss this more at the next meeting.

- **Locking of Tennis Courts** – The tennis courts would be locked at night and opened in the morning by the person who does the clay courts
- **Sea Breeze Block Party Request to use Clubhouse Tables** – Mr. Manifold said that they have asked to use the tables if the clubhouse is not rented. They have said no in the past however he feels that they should allow groups of members to borrow tables for events like this one. He cited how Attawan Beach handles this through sign out sheets. He said that he thinks that they should encourage these types of things and asked for comments.

Ms. Cahill said that she thinks that this will open a can of worms.

Mr. Hagaman suggested that they should make sure that the clubhouse is not rented.

Ms. Stone suggested that they number the tables that would be allowed to be used and that they only allow the use of the older tables as they are going outside.

Mr. Fox suggested that they get a \$200 deposit check and hold it until the tables are returned undamaged or the damaged ones are replaced with new ones before returning the check.

Mr. Kelly and Ms. Stone said that no Men's Club or Women's Club tables or chairs are to be used – only the older tables and chairs.

- **Right of Way at bottom of Sea Spray** – This has developed a rut as it does each year. Mr. Manifold said that it could be permanently resolved by paving the right of way to just past the driveways on either side. Sullivan Paving has bid \$2650 to do this.

Mr. Kelly asked that Mr. Manifold ask Sullivan for a better price on this.

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

**Mr. Fox moved that they spend up to \$2650 for Sullivan Paving to pave the Sea Spray Right of Way to resolve the rut issue.**

**Mr. Sheehan seconded the motion.**

**Vote: 6 – 0 – 0. Motion passed.**

- **Wall Repair & Walkway Repair – Seabreeze and Sea View** – Santos is to review these items on Saturday.

Mr. Manifold said that they are also looking to cut back the bushes at the Billow Road ROW by five feet and also those on Nehantic.

Ms. Cahill suggested that they send letters to the owners as a courtesy letting them know that they will be doing that.

#### **4. Treasurer's Report – Carolyn Boyle**

Ms. Boyle presented her report noting that they should finish out the year within budget. She additionally noted that the ZEO compensation through the first week in June was \$8655.

#### **5. Members Comments**

Mr. Kelly called for comments from the members.

Dan Lemieux, 36 Whitecap said that he wanted to provide them with an update on the tennis courts. The paving was done two weeks ago and it is curing now. They will be sealed by Dalton as soon as they have four (4) good days of weather as the sealing involves three coats. Both Sullivan and the fence contractor did an excellent job and he asked that they please pay them as soon as possible. The basketball courts will also be sealed and the whole job is coming in at around \$60,000.

Will Fountain, 31 Whitecap noted that in talking about the security cameras for the tennis courts that he had found five kids on the new pavement playing kickball when it was supposed to be curing. He said that he

thinks that this will be an issue that will have to be watched. He also asked that they put an address on the Clubhouse as there is nothing that identifies what it is or what the address is and Sullivan had sent all of their trucks to Old Black Point. They need to have something on this building that identifies the street address of the Clubhouse. He lastly said that the junkyard at the end of Billow Road needs to be cleaned up and that one corner of the building needs help.

Sebastian Sanzaro, 9 East Shore Drive said that he thinks that the security camera is a good idea however they all see on TV a guy robbing a place and they cannot make out the face. He said that a good camera to be able to see at night costs around \$5000 and they would definitely want to see one first to know that it will work for them and be what they need.

Kim Craven, 46 East Shore Road asked about the boat dock that was damaged.

Mr. Manifold said that they have a new one that was supposed to be put in today although he had not heard that it was done. He said that he would check into it.

## **6. Chairperson's Report & Correspondence**

Mr. Kelly noted that three applications had been received for the ZEO position and that he would forward them to the Zoning Chairman. He cited that the correspondence that had been received was available for review and that much had already been sent to them. He said that the Administrative Committee had met and reviewed and interviewed various candidates for the Tax Collector, Treasurer and Secretary positions and had agreed on the following: Roger Kimball, Tax Collector, Carolyn Boyle, Treasurer and Sandy Sheehan, Secretary. He additionally congratulated Phil Hagaman and Thom Sheehan as new Board members.

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

**Mr. Fox moved that the Administrative Committee had determined the following position appointments: Roger Kimball as Tax Collector; Carolyn Boyle as Treasurer and Sandy Sheehan as Secretary.**

**Mr. Hagaman seconded the motion.**

**Vote: 5 – 0 – 1. Motion passed.**

**Abstained: Mr. Sheehan**

Mr. Kelly congratulated everyone. He also thanked Dan Lemieux for all of his work on the new tennis courts.

## **7. Tax Collector's Report, Zoning Commission liaison comments**

Ms. Cahill reported that all taxes have been collected except for two delinquents and that she has met with Mr. Kimball and transferred information to him. All payments that are being received are being forwarded to him.

She noted that Zoning would be meeting the following evening.

## **8. Committee Reports**

### **▪ Tennis Courts**

Mr. Kelly said that this was previously discussed.

### **▪ Position Open Status**

Mr. Kelly said that they had just addressed the positions and that the only other one was the ZEO and compensation and they would discuss that in Executive Session.

### **▪ Zoning Positions Open**

Ms. Cahill suggested that they appoint people to fill the vacancies as there is an upcoming meeting and they would need to have enough people for a quorum. They could appoint other positions for Zoning and ZBA at their next meeting as they do not expire until the end of July.

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

**Ms. Stone moved to appoint the following to the Zoning Commission for three year terms: Sebastian Sanzaro from Alternate to Regular Member (replacing the Regular position of Mr. Molloy who resigned); and Angela Taylor and Richard Diachenko as Alternate members.**

**Mr. Hagaman seconded the motion.**

**Vote: 6 – 0 – 0. Motion passed.**

#### **9. Old Business**

Mr. Kelly asked if there was any old business.

There was none.

#### **10. New Business**

Mr. Kelly asked if there was any new business.

Mr. Sheehan passed out a Beach Security report from June-July 2006 citing the activity and issues for the month.

Ms. Stone noted that it was interesting that some things have not changed.

Mr. Sheehan additionally passed out a list of items that he felt needed attention including replacing or adding stop signs and repainting of parking lines.

Ms. Cahill noted that they could not just add stop signs to areas that do not have them. Stop signs come from the Police and go to specific areas.

Mr. Manifold said that he would check with Sullivan for an estimate on doing the parking lines for the Whitecap parking lot. It was agreed that the smaller lines they could do themselves.

#### **11. Members Comments**

Mr. Kelly called for comments from the members.

Will Fountain, 31 Whitecap Road said that the bench at the end of Billow had a leg that is held up by a wooden block. He said that he has a spare leg that could be put on it and would give it to them so that it can be fixed.

#### **12. Executive Session**

##### **\*\*MOTION (5)**

**Ms. Stone moved that they enter into Executive Session for the purposes of discussion on personnel issues at 8:30 PM inviting Mike Manifold, Association Manager and Carolyn Boyle, Treasurer to join them.**

**Mr. Hagaman seconded the motion.**

**Vote: 6 – 0 – 0. Motion passed.**

##### **\*\*MOTION (6)**

**Mr. Hagaman moved that they return to Regular Session at 9 PM with no action taken in Executive Session.**

**Mr. Sheehan seconded the motion.**

**Vote: 6 – 0 – 0. Motion passed.**

##### **\*\*MOTION (7)**

**Mr. Hagaman moved that they replace the existing ZEO compensation structure with a \$6000 ANNUAL FEE – payable at \$500 monthly.**

**Mr. Sheehan seconded the motion.**

**Vote: 6 – 0 – 0. Motion passed.**

#### **13. ADJOURNMENT**

There being no further business before them – Mr. Kelly called for a motion to adjourn.

##### **\*\*MOTION (8)**

**Ms. Stone moved that the BPBC Board of Governors Regular Meeting of June 23, 2011 be adjourned at 9:12 PM.**

**Mr. Hagaman seconded the motion.**

**Vote: 6 – 0 – 0. Motion passed.**

Respectfully submitted,

Karen Zmitruk,  
Recording Secretary, Pro-Tem