

**Black Point Beach Club Association
Board of Governors
Minutes of Regular Meeting
Friday, April 26, 2013 at 6:30 p.m.**

A Regular Meeting of the Black Point Beach Club Association Board of Governors was held on Friday, April 26, 2013, at 6:30 p.m. in the Black Point Beach Club Association Clubhouse located at 6 Sunset Avenue, Niantic, Connecticut.

Present: Tom Kelly, Chair; Mary Cahill, Vice Chair; Dr. Brendan Fox,
Phil Hagaman, Jim Pillion

Also Present: Carolyn Boyle, Treasurer; Tom Sheehan, Association Manager;
Cathleen Special, Secretary

Absent: Nancy Flynn; Richard Kimball, Tax Collector

1. Call to Order and Attendance

Chairman Kelly called the meeting to order at 6:37 p.m. and established a quorum.

1.a. Additional Agenda Items (if any)

Mr. Kelly noted that the minutes of a Special Meeting held December 6, 2012 and a Special Meeting held January 16, 2013 also needed to be reviewed and approved.

1.b. Approval of Minutes

Mr. Kelly called for a motion or discussion of the minutes of a Special Meeting held December 6, 2012, a Special Meeting held January 16, 2013, and the Annual Regular Budget Meeting held March 23, 2013.

****MOTION (1)**

Mr. Hagaman moved to accept the December 16, 2012 Special Meeting Minutes, the January 6, 2013 Special Meeting Minutes, and the March 23, 2013 Annual Budget Regular Meeting minutes as presented.

Ms. Cahill seconded the motion.

Vote: 4 - 0 - 1. Mr. Pillion abstained. Motion passed.

2. Reports

↓ Association Manager's Report – Tom Sheehan

Mr. Sheehan made comments in addition to his written report (attached). Regarding the beach contract being awarded to Mike Nebelung, Mr. Sheehan noted that Mr. Nebelung's daily rate is \$125; competing bids were \$225 per day. Daily beach cleanup will commence in June.

To open the beach it will cost \$4,500, excluding the cost of replacement sand. Mr. Sheehan has been negotiating with area beaches. We will purchase sand from Crescent Beach for \$10 per cubic yard for 200+ cubic yards. Commercial prices were \$22 per cubic yard.

Work is in progress on the Sea View walkway and boat ramp gangplank post and chain replacement. The boat ramp itself needs more extensive repair, but we need to work with the tides to accomplish that.

Money had previously been approved for repaving on Whitecap and Osprey. Osprey will be on hold while the heavy equipment is being used to replace the sand.

New speed limit signs and 'no parking on road' signs have been installed at our gateways. A new crosswalk will be added at Indianola and East Shore. Paul Formica was helpful in getting that done.

Mr. Sheehan expressed his gratitude for the group of volunteers who completed updates to the Clubhouse kitchen. This project was funded by money from the Men's Club and the sale of surplus Association equipment. Mr. Sheehan requested that the remaining balance of \$800 be used to paint the main hall of the Clubhouse. Volunteers could be enlisted to do the painting. Volunteers will also be asked to paint the jersey barriers, the shed donated by Mr. Cosgrove, and the railings on Main Beach.

Mr. Sheehan reported that Garrett Hickey will be returning as the Recreation Director, Bob Gilson will be returning as our Maintenance Contractor, and Suzanne Smith will return as the Editor of The Black Pointer. The beach patrol staff this year will be Anthony Mastria, TJ Koss and Danny Lemieux. They will attend the annual meeting in May to be introduced to the Association.

Mr. Sheehan received a letter from David Kenney, who lives on Nehantic Drive. He would like permission to put a flower cart on either his property or the Black Point Realty property. It would be removed daily. Jim at Black Point Realty has no problem with Mr. Kenney putting the cart on the property if the Board approves it.

Mr. Sheehan has attempted to contact Mr. Sponzo of 56 East Shore Drive regarding the damaged fence on his property. The state requires that pools be surrounded by fencing. Mr. Sheehan left a message with Mr. Sponzo's assistant informing Mr. Sponzo, who was unavailable, that he is in violation of state regulations. Mr. Sheehan will monitor this.

Mr. Sheehan noticed piles of dirt on the beach in front of John Bourget's property at 1 Osprey Road. Mr. Bourget and his neighbor thought they were doing the Association a favor by pushing what they thought was sand off of their property and onto the beach. Upon inspection, however, Mr. Sheehan and Mr. Nebelung determined that it is dirt, not sand, and Mr. Bourget and his neighbor should not have pushed it onto the beach without asking permission first. Mr. Sheehan will monitor this situation as well.

Mr. Sheehan noted that he is working with the Town to reduce the cost of security.

↓ **Treasurer's Report – Carolyn Boyle**

Ms. Boyle reviewed the current financial report. Some line items are over budget and some are under. Waterfront Maintenance is over budget but adjustments will be made in Capital Expenditures – Current Year, Contingency Fund, and Long-Term Capital Improvements to cover those costs. The Total Expenses line shows a remaining balance of \$67,943 in the budget. However, our cash on hand total is \$52,789.

↓ **Tax Collector's Report – Rich Kimball**

No report. Mr. Kimball was not present.

↓ **Chair's Report – Tom Kelly**

Mr. Kelly reported that he has attended several meetings in New Britain regarding the Millstone dry cask storage matter. It looks like the matter will be approved in Millstone's favor. Black Point has intervenor status, but there has not been much support from other beaches, and it would be very expensive for us to hire a lawyer to fight it.

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

Ms. Cahill deferred to Mr. Ned Cosgrove, Interim ZEO, who was in attendance. Mr. Cosgrove reported that they received six applications for the Zoning Enforcement Officer position. Three will be contacted for interviews. No applicants were from Black Point. Mr. Cosgrove raised the issue of an increase in salary for this position. Thirteen applications for zoning permits have been received, primarily for permanent gas-fired generators.

3. New Business

None

4. Budget Discussions and approval of mil rate

Mr. Kelly referred to the proposed budgets for a 1.5 mil rate and 1.65 mil rate that were submitted and discussed at the March 23rd budget meeting. Ms. Cahill stated that she prefers the 1.5 proposal. She recommended changing the beach patrol line item to \$6,000 and adding \$3,000 to long-term capital improvements. Mr. Kelly supported the proposal of a mil rate of 1.65 due to expected expenses. Mr. Sheehan and Ms. Boyle supported the 1.65 rate because more repairs are needed and we need to build a fund surplus. Mr. Pillion noted that if we build a large enough fund surplus, we can reduce the rate next year. On a property assessed at \$200,000 the tax at 1.26 is \$252; at 1.5 it is \$300; and at 1.65 it is \$330. It amounts to an additional \$39 per \$100,000 from 1.26 to 1.65.

****MOTION (2)**

Mr. Hagaman made a motion to accept the budget at the 1.65 mil rate for 2013-14.

Dr. Fox seconded the motion.

Vote: 3 - 1 - 1. Dr. Fox abstained. Motion passed.

5. Communications

Mr. Kelly stated that the Secretary keeps a correspondence log if anyone would like to view it.

6. Committee Reports

None

7. Public Comment

Ned Cosgrove, Interim ZEO, 14 Blue Heron Road, stated that he is going forward with offering a salary of \$7,000 for the Zoning Enforcement Officer position, but he requests that the Board raise the salary to \$9,000. The Zoning Commission is scheduled to meet on May 17, and they will discuss the ZEO position in Executive Session. Interviews will be held prior to that meeting, and a decision will be made that night.

Barbara Johnston, 35 Sea Crest Avenue, asked if there is a job description for the ZEO position. She disagrees with offering a salary increase to a new ZEO. She also inquired as to who collects the money and why outstanding balances are not collected. Also, she was displeased to read in a newspaper article that the BOG Chair said Millstone has had a negative effect on property values. She disagrees with adding \$1,000 to the budget for the website.

Debbie Sinning, 16 Sea View Avenue, was concerned about the enforcement of a beach rule that forbids people from climbing on the rocks. That rule has not been posted anywhere. She noted that at the Informational Meeting in September, 2012 someone had requested that smoking be banned on the beach. She wondered if there could be a rule banning smoking on the beach from 8am – 6pm. She also asked Mr. Sheehan to notify the Association if the boat ramp will be open for use on Memorial Day weekend.

Mr. Sheehan stated that the boat ramp is currently closed because it is too hazardous to use. He recommended using the Grand Street boat ramp behind Dad's Restaurant. He will post a notice when the boat ramp is re-opened. The "rock rule" is in place because rocks shift. This year they will be even more treacherous due to the storms. He will make sure that rule is posted. A no smoking rule would be hard to enforce. It would be up to the Board to set the rule.

Barbara Johnston, 35 Sea Crest Avenue, agrees with Mr. Sheehan about the quality of the Grand Street boat ramp. She asked what a "rock rule" is.

Mr. Sheehan stated that he instructed the beach patrol to keep people off the rocks for their own safety. The rocks are not cemented together. They are constantly moving and can be hazardous.

Will Fountain, 31 Whitecap Road, is concerned about planning for the cost of replacing aging HVAC equipment. If one unit needs to be replaced, all units have to be replaced, and it will be very expensive.

Bob Shea, 31 Sea Breeze Avenue, requests that the BOG allow golf carts on beach roads. He feels it would be beneficial for reasons of safety, the environment and convenience. He did the research and learned that the Association charter and the Town have regulations that overlap each other. Mr. Shea spoke with Paul Formica who told Mr. Shea that if the Board approves the use of golf carts, the Town can consider the request. No formal action is required by the Board. The Board must communicate to Paul Formica that the BOG would allow the golf carts within the Association.

Barbara Johnston, 35 Sea Crest Avenue, stated that the golf cart request was brought to the Board of Selectmen three years ago but it was denied, in part because there is no parking available.

8. BOG Response

Mr. Kelly said the Board will take these matters under advisement.

9. Executive Session

****MOTION (3)**

Mr. Hagaman made a motion that the Board go into Executive Session at 8:12 p.m. to review personnel matters.

Ms. Cahill seconded the motion.

Vote: 5 - 0 - 0. Motion passed.

****MOTION (4)**

Mr. Kelly made a motion to leave Executive Session and return to the Regular Meeting at 8:35 p.m.

Ms. Cahill seconded the motion.

Vote: 5 - 0 - 0. Motion passed.

10. Adjournment

****MOTION (5)**

Mr. Hagaman made a motion to adjourn the Black Point Board of Governors Regular Meeting of April 26, 2013 at 8:40 p.m.

Mr. Kelly seconded the motion.

Vote: 5 - 0 - 0. Motion passed.

Respectfully submitted,

Cathleen Special
Secretary