

**Black Point Beach Club Association  
Board of Governors  
Minutes of Regular Meeting  
Thursday, July 24, 2014  
6:30 p.m.**

A Regular Meeting of the Black Point Beach Club Association Board of Governors was held on Thursday, July 24, 2014 at 6:30 p.m. in the Black Point Beach Club Association Clubhouse located at 6 Sunset Avenue in Niantic, Connecticut.

Present: Tom Kelly, Chair; Mary Cahill, Vice Chair; Dr. Brendan Fox, Jim Pillion, Jim Moffett, Peter Liashek, Kevin Callahan, and Phil Hagaman, Ex Officio

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

**1. Call meeting to order; Attendance**

Mr. Kelly called the Regular Meeting of the BPBCA Board of Governors to order at 6:30 p.m. A quorum was present.

**a. Approval of Minutes**

Mr. Kelly called for a motion or discussion of the minutes of the Special Meeting held June 26, 2014.

**\*\*Motion [1]**

**Mr. Moffett made a motion to approve the minutes of the Special Meeting held June 26, 2014 as presented. Mr. Liashek seconded the motion. Mr. Kelly and Ms. Cahill abstained.**

**Vote: 6 – 0 – 2. Motion Passed.**

**2. Reports**

**• Tax Collector – Ruth Ames**

Ms. Ames reported that at this time last year tax collection was 66%. This year we have received 67%. There are five accounts outstanding from 2012 and prior years. Three will be sent demand notices October 11th. Ten days later it will be turned over to an attorney.

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

Ms. Boyle presented the report for the first month of the 2014-15 fiscal year. The Recreation Program took in \$13,885 for the first two weeks of the program. The first two weeks are always high because they include the fees for families who sign their children up for the season. Included in that amount is \$60 from the dog obedience classes. Participants of the dog obedience classes have the option of having their fee go to the Recreation Program or the Cahill Education Fund. One opted for the Recreation Program and the two others opted for the Education Fund.

Current Year Taxes have \$157,965 collected to date. Under Liens and Interest, \$644 has been collected, which actually puts us \$500 over budget. Two fees totaling \$400 have been collected for clubhouse rentals. As for expenses, insurance, payroll services were paid and \$103 was spent on supplies for the Recreation Program. Under Operations, \$261 was paid to Niantic Plumbing to fix a leak at the clubhouse. The Waterfront Maintenance line is \$7,166 because Jack Santo submitted his bill in July for work done in the last fiscal year. "Other Expenses" includes payments for delivery of the Black Pointer, East Lyme taxes, social events, and the website. Social Events may go over budget due to expenses from the bonfire, July 4<sup>th</sup>, and preparation for next year's July 4<sup>th</sup> festivities. Beach Patrol and Recreation Personnel have been paid this year, but the others have not. Total Expenses come to \$25,825 which leaves a net income of \$147,898.

- **Association Manager's Report – Tom Sheehan**

Mr. Sheehan reported that this year's July 4<sup>th</sup> parade and picnic (held on the 5<sup>th</sup>) cost the Association \$3,000. Approximately 500 people were fed this year and the attendance has been climbing each year. The expenses for that event are rising by approximately \$200 per year. Mr. Sheehan suggested that the Board investigate ways to offset the costs.

The beaches have been heavily populated this summer. No major problems have been reported, and he commended the job performance of the Beach Patrol. He has received many complimentary reports of the job they have been doing.

The July 19<sup>th</sup> bonfire at Main Beach was well attended. The event cost the Association \$1,000.

The stencil for fishing hours for the South Beach pier has been received. It can also be used on the other piers. The wording must be finalized.

Mr. Sheehan has received the most complaints regarding on-street parking and barking dogs. He tried to address these matters in this week's Black Pointer.

Mr. Sheehan is working on obtaining quotes for the clubhouse restroom remodeling project. October, 2014 is the target date for the project.

Mr. Sheehan is still working with CL&P on the telephone wires and the playground.

Mr. Sheehan is also working on obtaining quotes for the external lighting. He is waiting for quotes from two companies and has scheduled an appointment with Chris Caulkins.

The clubhouse air conditioning is not working. Mr. Sheehan is expecting someone from Guy's to inspect it on Friday, July 25.

- **Chair's Report – Tom Kelly**  
Mr. Kelly reported that the summer seems to be going well with no major issues reported.
- **Ex Officio to Zoning – Mary Cahill**  
Ms. Cahill asked for a motion to appoint Mr. John Manuck as an Alternate on the Zoning Commission for a three-year term.

**\*\*Motion [2]**

**Mr. Moffett made a motion to appoint Mr. John Manuck as an Alternate to the Zoning Commission for a three-year term. Mr. Pillion seconded the motion.**

**Vote: 8 – 0 – 0. Motion Passed.**

Ms. Cahill asked the Secretary to send a letter to Mr. Manuck and the Zoning Chair notifying them of the appointment.

- **Ex Officio to the Zoning Board of Appeals – Tom Kelly**  
Mr. Kelly reported that there are no matters pending.

**3. New Business**

**a. Contact Information**

An Association member requested the individual email addresses of the Board members. Currently, emails to the Board are received by the Chair and the Secretary. The Secretary acknowledges receipt of the email and forwards it to all Board members. All emails received are recorded in the monthly correspondence log. After discussion, the Board decided that emails sent to individual members would make it difficult to log. The current setup will remain.

**4. Old Business**

**a. Update on Sea Spray Avenue right of way**

Mr. Hagaman reported that the paperwork is almost done. He expected to receive the maps and deeds shortly, perhaps on Friday, July 25. Another update will be provided at the August meeting of the Board of Governors.

**b. Monthly review of golf cart use**

The registration tags are available through the Town. Golf carts are not inspected by the Town, but golf cart owners are required to sign an affidavit acknowledging that the cart is in compliance with the regulation. Mr. Sheehan noted that Black Point tags are a yellow crescent.

**c. Parking tags**

Mr. Sheehan would like to replace the hanging parking tags with window stickers for a savings of \$1.00 per tag. He suggested that one-day passes could be issued to

people who needed them. He also suggested a fee to replace lost tags, similar to that which other beach communities charge. Discussion took place among the Board regarding replacement fees, convenience, and families with multiple vehicles.

**\*\*Motion [3]**

**Ms. Cahill made a motion that the hanging parking tags be replaced by adhesive window stickers. Association members would be eligible to receive two stickers. Mr. Pillion seconded the motion.**

**Vote: 7 – 1 – 0. Mr. Moffett opposed. Motion passed.**

**d. Use of bocce court by outside organization**

Mr. Pillion reported on behalf of the Men’s Club that they had received a request from Chapman Woods, an over 55 community in Niantic, to use the BPBCA bocce court. The renovations to McCook Park have made the bocce court there unavailable for play. Chapman Woods would like to use our court one afternoon each week for three hours and would not interfere with Club activities. The Board is concerned about liability and that allowing this group to use the BPBCA bocce court would lead to other outside groups requesting use of the bocce court or other facilities. The request was denied. Mr. Pillion will inform the Men’s Club.

**e. Installation of backstop**

At its September 27, 2013 meeting, the Board approved the installation of a backstop at the asphalt tennis courts. Since that approval, a concern was raised about the safety of installing it. Mr. Kelly invited Mr. Dan Lemieux to speak to the Board. According to Mr. Lemieux, the fence contractor said the backboard will act like a sail in strong wind and will ruin the fence.

**\*\*Motion [4]**

**Mr. Kelly made a motion not to proceed with the installation of the backstop. Mr. Liashek seconded the motion.**

**Vote: 8 – 0 – 0. Motion passed.**

**f. Wording for signage re: fishing times**

Mr. Moffett stated that the approved fishing time is 6:00 pm – 11:00 pm. Mr. Liashek noted that he was not aware that the fishing times had been amended at a meeting prior to his being appointed to the Board. He volunteered to cut the stencil to say:

Private Property  
Fishing 6pm – 11pm

The stencil would be used to paint the message on the South Beach pier, a black background with white letters. The stencil could also be used on the other piers. Mr. Moffett asked the Secretary to update the fishing times on the website.

Mr. Moffett also requested that the rules sign at Main Beach be duplicated for Sea Breeze Beach and South Beach. Mr. Liashek asked that the signs be put in place as soon as possible but asked that the language be sent to the Board first in case it needs to be updated.

**5. Communications**

Made available. Log attached.

**6. Committee Reports**

No reports

**7. Public Comment**

Ms. Wendy-Honiss Bourget, One Osprey Road, commented on the request for Board member email addresses. She would like there to be a policy for responding to correspondence. She also commented that parking tags that are not affixed to windows can be lost as easily as hanging tags. Some properties have multiple owners and multiple vehicles. An affixed tag would be difficult for those owners. She questioned an item in the Black Pointer that said people attending yoga on the beach do not need parking tags. She wondered if yoga is open to people outside the community. She thanked the Board for amending the fishing hours.

Mr. Phil Lombardo, 3 East Shore Drive, asked about the sale price and the costs involved in the Sea Spray Avenue right of way matter and wanted to make sure the sale outweighed the cost. (Mr. Kelly responded that his recollection was that the property is being sold for \$1.50 per square foot. Mr. Hagaman said that the sale will outweigh the cost). Mr. Lombardo asked if the other rights of way will be surveyed.

Ms. Kim Craven, 46 East Shore Drive, stated that there are no consequences if people break the rules. People continue to walk their dogs on the beaches and piers. She has witnessed people kicking their dogs' feces off the piers. She said that she researched rules and regulations for beaches under states, towns and municipalities. Black Point was not listed as a municipality. (Ms. Cahill responded that Black Point is a quasi-municipality). Ms. Craven stated that according to the Town regulations, dogs are not allowed on beaches. She recommended instituting fines and having the Town enforce them. She also requested that all meetings be listed in the Black Pointer. She noted that she has only received one Black Pointer at her house this summer. She commented that the bonfire cost \$1,000 and July 4<sup>th</sup> cost \$3,000. To pay a little over \$800 for parking tags does not seem excessive. (Mr. Kelly asked the Secretary to send a list of meetings to the Editor of the Black Pointer.)

Ms. Barbara Johnston, 35 Sea Crest Avenue, called a point of order stating that some people were over the three-minute limit and the Board was not supposed to respond during Public Comment. She said that the website has not improved; that we had our own website but somehow we lost it.

## 8. BOG Response

Addressing Ms. Johnston's comment about the website, Mr. Moffett commented that he thinks that the website has improved and that the meeting minutes going back through 2007 have been posted to the website as Ms. Johnston had requested. Mr. Kelly pointed out that our website is blackpointbeachclub.com.

Addressing Ms. Craven's request to put the meetings in the Black Pointer, Mr. Moffett noted that all meetings are posted on the website and at the clubhouse.

Mr. Pillion responded to Ms. Honiss-Bourget's comment about the policy for response from the Board to Association members. When members send correspondence to the Board, they receive an acknowledgement from the Secretary. A response may come from the Secretary or the Chair or a statement to the effect that it will be discussed at the next meeting. As for the parking tags, if there are more than two owners of a property, they should receive more than two tags. Regarding the questions about the Sea Spray Avenue right of way, Mr. Hagaman will have the numbers soon. He favors the idea of using the surplus to survey the rights of way.

Mr. Sheehan asked Ms. Craven for the name of the person with whom she spoke at the Town. The person she spoke with does not have the authority to answer the questions Ms. Craven asked.

To Ms. Johnston's comment about the website, Mr. Liashek said that Black Point does have its own website and it is accessible through Google. He also reminded Ms. Johnston that she was asked by the Board at the June meeting to compile a list of specific complaints about the website and the Board would address them.

## 9. Executive Session

### **\*\*Motion [5]**

**Mr. Pillion made a motion at 7:48 p.m. that the Board enter Executive Session to discuss legal matters. Mr. Moffett seconded the motion.**

**Vote: 8 – 0 – 0. Motion passed.**

### **\*\*Motion [6]**

**Mr. Pillion made a motion to exit Executive Session at 8:06 p.m. with no action taken. Mr. Hagaman seconded the motion.**

**Vote: 8 – 0 – 0. Motion passed.**

**\*\*Motion [7]**

**Mr. Kelly made a motion to return to the Regular Meeting at 8:07 p.m. Ms. Cahill seconded the motion.**

**Vote: 8 – 0 – 0. Motion passed.**

**10. Adjournment**

There being no further business before the Board, Mr. Kelly called for a motion to adjourn.

**\*\*Motion [8]**

**Ms. Cahill made a motion that the BPBCA Board of Governors Regular Meeting of July 24, 2014 be adjourned at 8:08 p.m. Mr. Kelly seconded the motion.**

**Vote: 8 – 0 – 0. Motion passed.**

Respectfully submitted,

**Cathleen Special, Secretary**

Black Point Beach Club  
6 Sunset Avenue, Niantic, CT 06357  
Secretary's Log 2014-15  
for July 24, 2014 Regular Meeting

Date	To	From	Matter	Format
6/26/2014	D. Murray	C. Special	Zoning permit application	email
6/27/2014	C. Special	B. Johnston	website	email
6/29/2014	T. Sheehan	C. Special	Boating license classes	email
6/30/2014	EL Town Clerk	C. Special	Minutes of 6/26/14 BOG meeting	email
6/30/2014	Webmaster	C. Special	Minutes of 6/26/14 BOG mtg; website postings	email
6/30/2014	C. Special	T. Truskoski	Parade info	email
7/1/2014	S. Smith	C. Special	Requests by members for inclusion in Black Pointer	email
7/1/2014	C. Special	Webmaster	Website updates	email
7/2/2014	C. Special	Webmaster	2007 and 2008 BOG minutes	email
7/3/2014	Webmaster	C. Special	E-blast re: parade and picnic postponement	email
7/3/2014	J. Champion	T. Kelly	parade and picnic postponement	email
7/4/2014	C. Special	J. Champion	Update to Men's Club schedule	email
7/4/2014	C. Special	M. Smith	Parade route	email
7/5/2014	C. Special	C. Boyle	Update to Women's Club schedule	email
7/5/2014	Webmaster	C. Special	Website updates	email
7/6/2014	C. Special	J. Champion	Yoga classes at Main Beach	email
7/6/2014	C. Special	J. Hayes	Picture for website	email
7/6/2014	C. Special	M. Bartkowski	Pictures for website	email
7/6/2014	C. Special	K. Cairns	Picture for website	email
7/6/2014	C. Special	T. Savino	Pictures for website	email
7/7/2014	G. Hickey	C. Special	Request for Recreation Program info	email
7/12/2014	C. Special & BOG	B. Johnston	Noise ordinance	email
7/12/2014	C. Special	B. Johnston	Request for individual emails of Board members	email
7/13/2014	C. Special	J. Champion	Update to Men's Club schedule	email
7/14/2015	Webmaster	C. Special	Website question	email

7/14/2015	C. Special	Webmaster	Mailing address, contact info, social media	email
7/15/2014	J. Champion	C. Special	Men's Club - Trivia Night	email
7/16/2014	R. Ames	C. Special	Owner/address updates	email
7/17/2014	EL Town Clerk	C. Special	BOG meeting agenda posting	email
7/17/2014	Webmaster	C. Special	BOG meeting agenda posting	email
7/17/2018	C. Special	Webmaster	WordPress instructions	email
7/17/2014	BOG & Officers	M. Cahill	Thank you	email
7/18/2014	B. Cole/Quality Printers	C. Special	Info for Annual Informational Meeting	email
7/18/2014	C. Special	R. Ames	Address update	email
7/21/2014	C. Special	C. Boyle	Women's Club update	email