

**BLACK POINT BEACH CLUB ASSOCIATION
BOARD OF GOVERNORS
Regular Meeting
7:00pm
Thursday, March 24, 2011
6 Sunset Ave, Niantic, CT**

1. **The Chairperson called the meeting to order at 7:15 pm and a quorum was established.**
Present: Tom Kelly, chairman, Maribeth Stone, vice chair, Roberta Jordan, Nancy Flynn, Dr. Brendan Fox, Mary Cahill. Absent: Dan Lemieux
Staff present: Mike Manifold, Association Manager, Gemma Dowd, Secretary, Carolyn Boyle, Treasurer, Mary N. Cahill, Tax Collector.

2. **Approval of Minutes, Thursday, November 4, 2010, Special meeting**
MOTION by Mrs. Stone and seconded by, Mrs. Jordan to approve the minutes of the November, 4, 2010, Special meeting of the Black Point Beach Club Association Board of Governors as submitted. No discussion, all in favor, none against, the **VOTE** passes **unanimously**.

Approval of Minutes, Tuesday, March 15, 2011, Special Meeting, kayak dock
MOTION by Mr. Fox and seconded by, Mrs. Cahill to approve the minutes of the March 15, Special meeting of the Black Point Beach Club Association Board of Governors as submitted. No discussion, all in favor, none against, the **VOTE** passes **unanimously**.

3. **Manager's Report, Mr. Manifold**
Mr. Manifold provided a written report dated March 2011 and items were discussed.

- Still going to buy a power washer
- Wall is to be painted
- Met with Bob Gilson on items
- Spoke with Nebelung on the beaches
- Insurance is all set
- Recreation program and new sports camp is in process

Budget:

The 2011-2012 proposed budget was submitted to the BOG for discussion. Mike noted a few items and discussion followed as members had questions.

Capital Expenditure Kayak: E-mail of 3-24-11 from Dan Lemieux offered suggestions on Capital Expenditure Kayak Dock, \$12,000 as proposed to be spent this year, the board discussed various options for leaving/tracking funds available until members have a chance to vote. Also Dan commented on the Rec program income figure, current 63k tennis court expense as it would be presented to the members.

Salary increases as proposed for Tax Collector, Treasurer and secretary. Ms Boyle noted no salary increases have happened in 6 years. Mr. Fox suggested a gradual salary increase. Ms. Flynn noted the administration committee is reviewing jobs and will visit expenses.

Ace Security: Mike questioned the benefit vs. expense for Ace security, some discussion followed. It was considered to leave funds in the line item and seek alternative options for security coverage if they are better. Mike will talk to Paul Formica and check on costs for EL police.

Capital Improvement-kayak: Roberta suggested adding the 12,000 kayak amount to capital improvements, roll it over. Carolyn Boyle commented that a capital improvement priority list needs to be done to know what expenses we are considering.

4. **Member Comments was moved ahead in the agenda to accommodate members waiting to speak.**

Richard Diachenko, 25 Sunrise, asked about zoning written construction requirements for grass and driveway completion. He seeks to get a COP that has not been granted. John Bonnelly spoke, a temporary COP has not been allowed while grass is out of season and blacktop has not started yet.

Randy Molloy, 22 Brightwater Rd., noted he could speak for Zoning and suggested members come to the zoning meeting to state their case. He suggested due to run off in section 4A, they speak with the ZEO and that zoning will work with Mr. Diachenko, it may be more a question of grading that needs to be addressed. Will Fountain, 31 Whitecap Rd stated his home was done during difficult weather. Some member and BOG discussion followed.

Tom Sheehan, 18 Indianola Rd, moved in during a rainy season.

Barbara Johnston, 35 Sea Crest, noted a special meeting could be called by zoning to approve a temporary C.O. She submitted a letter with several issues to address, ZEO complaint form, suggested a training session for Zoning Commission to familiarize members with the changes. Noted East Lymeø driveway, walkway and patio exemptions and submitted a printout of same. She felt the way things were being handled showed a lack of concern for members.

5. Treasurer's Report, Ms. Boyle

The Profit and Loss Statement for 2010-2011, 3-23-11 actual, and the Liberty Bank check register from 11-3-10 to 3-23-11 was provided. Estimated year end expenses at \$213,827, some clarification of line items and some discussion followed. Liberty Checking and sweep: \$115,836.39. Long term capital: \$16,414.33

6. Chairperson's report and Correspondence, Mr. Kelly

Mr. Kelly had nothing to report from the ZBA. He noted the BOG had received a letter of resignation February 20, 2011 from Secretary, Gemma Dowd. Gemma thanked the BOG for the opportunity to serve Black Point since 2006. She will help with preparation and serve as voting/admission secretary at the annual meeting and will continue to pick up mail, handle correspondence and help in transition.

Pat Kolosowski 2-11-11 e-mail requesting consideration for Zoning Commission or other board service.

Gemma Dowd 2-20-11 Secretary, resignation letter

Barbara Johnston, 3-8-11 e-mail re: dirt in road

Randy Molloy, 3-11-11, re: dirt in road follow-up to Barbara and BOG

Will Fountain, 3-16-11, e-mail: thanking the BOG for an open dialog meeting on the kayak dock

Mary N. Cahill, 3-18-11, resignation letter, Tax Collector effective June 30, 2011

Mike Manifold, 3-21-11, reply to BOG and Susan Sullivan

Barbara Johnston, 3-24-11, hand delivered letter to BOG at meeting on various topics

Gemma Dowd noted that the 3-15-11, Kayak Special Meeting generated 31 pieces of correspondence and replies and official documentation that have been noted in the minutes of the Special meeting.

7. Tax Collector's Report, Mrs. Cahill, zoning liaison

Mrs. Cahill noted from her letter: "It is with great sadness that I write this letter of retirement from my position as the Tax Collector of Black Point. For thirty years I have enjoyed the closeness of my fellow Black Pointers. But after thirty years I feel the time has come to turn over the reins. I will continue in my post until June 30, 2011. I wish to take the opportunity to thank this Board and previous Boards for all the kindness they have shown me throughout the past thirty years."

Tax collection is on target, 2 delinquents.

Zoning member liaison, Mrs. Cahill asked that the second member comment session be reinstated in the zoning meeting agenda. She felt members had comments they were unable to voice.

8. Committee Reports

Capital Improvements: Tom Kelly, Dan Lemieux, Tom spoke for both saying Capital Improvements is working and will present a priority list at the April 28th meeting.

Administration Committee, Mrs. Jordan, Ms. Flynn, Mrs. Stone, committee is working on updating items including the job descriptions as noted.

9. Old Business, wrap up kayak dock discussion

Mr. Kelly commented that the purpose of the Special Meeting was to present members with facts, to look at the approved dock design and decide. The kayak dock would be brought before the members, to vote, in May. He opened the floor to comments.

Mr. Fox asked if the board should present a recommended position to members. Some discussion followed.

Mrs. Jordan suggested a summary of the changes be put in writing to be sent to members

Mrs. Cahill, it was a viable meeting and she supported writing a letter to go to members for the May mailing. Some discussion followed between members and BOG members.

10. New Business

Mrs. Cahill asked for an item to be added to new business:

Consider term limits on Recreation program position to encourage opportunities for all. Mrs. Jordan suggested tasking the Administration committee to consider an age limit of 18, etc. Discussion followed.

11. Member Comments limited to the agenda

Randy Molloy, 22 Brightwater Rd. commented for Zoning that the cleanup of material at Diachenko property was the first he had heard of it. He noted the Zoning complaint form is optional. He reminded members they can bring concerns directly to the Zoning Commission meetings to be heard and contact the chair or secretary directly. He further noted the removal of the 2nd member comment agenda item, was an attempt to expedite meetings.

Mr. Kelly thanked Mr. Molloy for taking the time to attend the first meeting of the year. This ended the member comment section.

12. Executive Session

No executive session was required.

13. Adjournment

MOTION by Mrs. Jordan, 2nd by Ms. Flynn, to **adjourn at 9:42pm**, all in favor, none opposed, **VOTE** passed.

Next BOG meeting, Thursday, April 28, 2011, 7:00pm

Respectfully submitted,

Gemma Balukonis Dowd, Secretary