

**BLACK POINT BEACH CLUB ASSOCIATION
BOARD OF GOVERNORS**

**Special Meeting Minutes
Saturday, March 15, 2011
7:00pm**

Purpose: Kayak Dock Construction, DEP and ACOE Permits to BPBC

1. Chairman called the meeting to order at 7:05pm and a quorum was established.

Present: Tom Kelly, Maribeth Stone, Roberta Jordan, Dan Lemieux, Mary N. Cahill, Brendan Fox. Absent: Nancy Flynn. Staff present: Mike Manifold, Carolyn Boyle, Gemma Dowd
Note: Approximately 25-30 members attended the meeting

2. Member Comments. Limited to the agenda.

Mr. Kelly noted a 3 ring binder with posted copies of the DEP and ACOE permits and recent member correspondence to be available to view at the front entrance.

Will Fountain, 31 Whitecap Rd., addressed the members and commented on being a kayak advocate who has introduced members to water access at Black Point. He has followed the progress of the kayak dock reconstruction, spoken with the manager and members of the board, and asked to view DEP plans starting in Nov./Dec. 2009. Privately at a boat show he spoke with a dock manufacturer and researched information. Will provided the members/board with a photograph of a DEP approved and built dock located on the marsh between Fairhaven Rd. and the creek train bridge. Will asked if an appeal had been waived in December had been unaware of. He thanked the BOG for all their work and spoke against spending money on this particular dock design and instead suggested a rack and storage area be built possibly on South Beach.

Phil Hagaman, 49 Nehantic Dr., asked what bids had been delivered and are we bringing this to the membership before any money is spent?

Mr. Manifold commented 3 bids had been received, all around \$20,000 but no commitments have been made, gathering estimates.

Mr. Kelly noted the current ACOE permit is valid May 31, 2011 to May 31, 2012.

Sue Chodorov, 61 Sea View, the current dock design, although called a kayak dock is not in any way useful for kayaking. Storage Racks would help.

Barbara Johnston, 35 Sea Crest Ave., asked about a 5year DEP extension, noted that the ACOE should grant an extension. She suggested the BOG write to the DEP and ACOE to ask for an extension rather than loose the permits. She also provided a hand delivered letter, to be included in correspondence.

Will Fountain, asked after the costs spent toward permits, etc?

Carolyn Boyle noted current dock costs at about \$9,560 as listed below:

Angus MacDonald:
2009 3,459
2009 3,445
1-2010 160
5-2010 780
6-2010 260

Permit 796
DEP: 660

Bob Gunther, 17 Bellaire Rd, the structure is over-bearing; please do not build this design.

Jane McLane, 24 Sea view, asked if the DEP had approved any useful dock designs?

Beth Brucker, South Trail, asked if we are responsible to pay for the (DEP requested) removal of pilings on BPBC property placed by Mary Baronowski, now deceased, or is the estate responsible?

Mike Manifold noted Mary Baronowski had agreed to remove the pilings and that he has asked the estate to follow-up.

Sandy Sheehan, 18 Indianola, Build a rack, not this particular dock.

Bill McDowell, 14 Saltaire, Where would we put racks at or near the beach already congested?

Carolyn Boyle, 4 Sea View Ave., if we do racks, to avoid problems, remove boats in advance of storms and seasonally. Items left at the boat ramp blow around, cause injury/damage, etc.

Cindy Fountain, 31 Whitecap Rd., not feasible to walk up stairs with boats, if a rack is built set a date for removal.

Gemma Dowd, 47 Indianola, look at storage /rack site locations on land the association currently owns that is not involved with DEP issues, set our own parameters.

Beth Brucker, 28 South Trail, suggested a rack similar to the Crescent Beach Association boat rack. CBA charges \$25.00 for seasonal storage.

Al Coposa, 25 Cottage Lane, why do we have stairs versus a ramp?

Tom Sheehan, 21 Indianola, thanked the BOG for scheduling an open discussion meeting and for all work done on the dock project.

Gemma Dowd, Secretary, spoke regarding correspondence received. Please note, all correspondence submitted before the meeting was electronically forwarded to the BOG. Letters received to the PO Box were delivered, and copies were added to the posting binder (binder and location noted by Mr. Kelly at the start of the meeting) for members to view.

1. 3-14-11 From M. Grzywinski to Tom Kelly dist to BOG, re: CT DEP issued permits
2. 3-3-11 Angus McDonald to Mike Manifold attach letter explaining Application process, dist to BOG
3. 3-5-11 Angus McDonald to Mike correspondence 2-12-11 to 3-10-11, dist to BOG
4. 3-14-11 Grzywinski to Kelly re permits issued, dist to BOG
5. 2-9-11 PO Box letter to BOG from Johnston forwarding P&L contractor submittal
6. 2-11-11 Brucker to Kelly re:kayak
7. 2-11-11 Fountain, Brucker, Chodorov re:kayak
8. 2-17-11 Johnston to BOG letter to PO 5 contractors avail to bid
9. 2-18-11 Kelly to BOG re: special meeting
10. 2-19-11 Kelly to BOG re: army core expiration
11. 2-19-11 Kelly to BOG re: minutes 2007-2008 kayak
12. 3-11-11 Sklar to BOG re proposed dock and rack
13. 3-11-11 Brucker to BOG re dock w/ 4 pictures
14. 3-11-11 Fountain re: Q&A on proposed dock

15. 3-11-11 Tomaino re: proposed dock
16. 3-12-11 Green re: proposed dock
17. 3-13-11 Fox and Chaill re: proposed dock
18. 3-13-11 McLane to BOG re: kayak dock
19. 3-13-11 Partenostro to BOG re: DEP Dock elevations
20. 3-13-11 McMahon to BOG re: proposed dock
21. 3-14-11 McVerry to BOG re: proposed dock
22. 3-14-11 Colangelo to BOG re: proposed dock
23. 3-15-11 Johnston to BOG re: Proposed dock special mtg. letter hand delivered at meeting
24. 3-15-11 Jagel to Bog re: kayak dock
25. 3-15-11 Beaulieu to BOG re: kayak dock
26. 3-15-11 Maureen Kelly to BOG re: proposed kayak dock
27. 3-15-11 K. Kiss to BOG re: proposed kayak dock
28. 3-15-11 D. Kiss to BOG re: proposed kayak dock
29. 3-15-11 Gilson to BOG re: kayak dock
30. 3-15-11 Tim Shea to BOG re: kayak dock
31. 12-1-10 Kelly to Johnston to BOG re: several Questions on kayak

No further discussion, end of member comments.

3. Board discussion regarding the proposed kayak dock will take place at the March 24, 2011, 7:00pm, regular meeting.

4. Adjournment, Motion by Mrs. Roberta Jordan, seconded by Maribeth Stone, it was **unanimously voted** to adjourn the March 15, 2011 Special Meeting of the Black Point Board of Governors at 7:53pm.

Respectfully submitted,

Gemma Balukonis Dowd, Secretary