

**Black Point Beach Club Association
Board Of Governors
Regular Meeting
7:00 PM
Thursday, May 24th, 2012
6 Sunset Ave., Niantic, CT**

A Regular Meeting of the Black Point Beach Club Board of Governors was held on Thursday evening, May 24th, 2012 at 7:00 PM in the Black Point Beach Association Clubhouse located on 6 Sunset Ave. in Niantic, CT.

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

Absent: Nancy Flynn

Also Present: Carolyn Boyle, Treasurer
Mike Manifold, Association Manager
Richard Kimball, Tax Collector
Sandy Sheehan, Secretary

Call to Order

Chairman Kelly stated that a quorum was present and called this regular meeting of the Black Point Board of Governors to order at 7:12PM.

1. Attendance

Tom Kelly noted the members and staff in attendance as listed above

2. Approval of Minutes: April 26th, 2012 Regular Meeting

Tom Kelly called for a motion or any discussion of the April 26th, 2012 Regular Meeting Minutes.

**** Motion [1]**

Dr. Brendan Fox moved to approve the April 26th, 2012 Regular Meeting Minutes of the Board of Governors as presented.

Tom Sheehan seconded the motion.

Vote: 6 - 0 - 0 / Motion Passed

Nancy Flynn Arrived at 7:20 PM

3. Manager's Report, Mike Manifold

Kayak racks temporarily placed & Sandy Sheehan has prepared voting slips for the Annual Association Meeting. Mary Cahill mentions a number of members have called with negative comments regarding the rack at the end of White Cap, and Tom Sheehan also received 2 calls regarding this same issue.

Mike has created a kayak tab on the website for kayak information, and Tom Sheehan suggests distributing Black Point stickers for members to place on their kayaks. Phil Hagaman suggests a sign on all racks to use at your own risk and BP has no liability.

Clay courts scheduled for first week of May / late due to rain.

Mr. Gilson will continue to provide maintenance.

W & J Tree Service will be surveying our trees to assess for safety and tree health.

Mr. Casey added mulch playground.

Ordered signs for South Beach.

Beaches were graded last week / South Beach is improved.

Mr. Santos adjusted the angle of the dock at Sea View & is repairing potholes at boat ramp.

Boat docks are scheduled for placement.

Mr. Santos quoted \$3000 to install a railing on the side of the boat launch Right of Way to protect grassy area. Mike will pursue other options and pricing.

East Lyme Police Department has been hired to patrol BP on Friday and Saturday nights starting this weekend. They will also patrol Wednesday through Saturday nights for 4th of July weekend.

Golf and tennis lessons may be added to the sport program options.

Phil Hagaman suggests we clean up the lot at Bellaire once all the equipment has been sold or distributed and Mary Cahill suggests we should keep this area locked. Plaut has offered to donate gates for this area.

Board suggests the Rec. Program clean up tables, and should take better care of our tables. Should buy large rolls of paper to cover tables prior to club use.

4. Treasurer's Report, Carolyn Boyle:

Carolyn Boyle, Treasurer, reviewed the financial report through May 21st, 2012 and reported our bank balance is \$55,682.

5. Member Comments:

Will Fountain, 31 White Cap, shared a copy of a reprint from the Day Newspaper regarding kayaks. Also showed an example of the stickers recommended by the Coast Guard for kayaks. Mr. Fountain also received an additional check for \$750 for surplus supplies from the lot at Bellaire. The total for sales arranged by Mr. Fountain is \$3935. The money will be deposited into capital improvement funds to be potentially used for updating the kitchen at the clubhouse. Mr. Fountain also discussed the rack locations at South Beach.

Barbara Johnston, 35 Sea Crest, strongly recommends we continue to follow and adhere to our zoning regulations. Some of the zoning permit charges are unequal, and should be reviewed. If police are hired, they should stay on BP property, and if members want to set off fireworks on beach they should get a permit. Kayaks are going to cause big problems, and she would like to see a complete breakdown of the cost of materials used to build the kayak racks. In addition, Ms. Johnston states she does not always get responses to her questions and concerns.

6. Chairperson's Report and Correspondence:

Correspondence: Read by Tom Kelly

4/26/12 W. Bayne to Mike Manifold & BOG / Request for mass sifting of sand on South Beach, as well as new sand, plus request to not move current boat beach.

4/26/12 David Weiss to BOG / Request for new sign at South Beach: No Parking & Fishing with appropriate hours posted.

4/24/12 Child & Family to BOG / Letter of Thanks for use of Tables.

4/7/12 David Sparrow to BOG / Letter offering Golf Camp for Kids with 10% Referral fee for Rec. Dept / Mike Manifold replied.

4/15/12 Dorothy Lustig to BOG / Inquiry regarding Secretary's Salary

4/15/12 Ron to BOG / Request regarding info on a former family Cottage

5/20/12 Amber Safari to BOG / Resume for Secretary's Position

5/21/12 Jane Wunder to BOG / Resume for Secretary's Position.

5/24/12 B. Johnston to BP secretary requesting additional copy of proposed budget.

Tom Kelly reported: he, Mary Cahill and Sandy Sheehan recently attended a Freedom of Information seminar at no cost, and he will review some of the information for Board members to place in their Policy Binders. He also spoke to Todd Peretz regarding peeling paint on the basketball court and warrantee will be checked.

There are already a dozen kayaks on the Backwater racks, and a few at the other sites.

7. Tax Collector's Report, Richard Kimball:

Richard Kimball, Tax collector, reports 6 tax delinquencies and all have had liens placed on the properties. Four were new delinquencies in 2011. One dates back to 2008 and the balance due BP is approximately \$2,000. One dates back to 2009, and the balance due BP is approximately \$1,000. Five of the 6 are current with their property taxes to the Town of East Lyme.

There are currently two properties in BP, which are bank owned but are current with their BP taxes.

8. Committee Reports

Administration Committee: Reports 2 applications for secretary's position, and Mike Manifold has a few applicants for the Waterfront Supervisor position.

Mary Cahill was asked as the zoning liaison if grass cutting can start before 8:00AM, and a vacant lot on the corner of Sunrise and Nehantic was discussed at zoning -- it is being used as a dumping site and is becoming a hazard. Questions if a letter can be sent to owner. Maribeth Stone says we cannot tell people what to do with their property.

Phil Hagaman questions what can be done with unregistered vehicles on properties, and Tom Sheehan suggests we would need to know town ordinances.

Mike Manifold suggests Paul Formica should address the members at the Association Annual meeting at approximately 9:15AM.

9. Old Business:

AED discussion: Dr. Brendan Fox will talk to the Sales Representative for potential information regarding training, placement, and liability etc, prior to our commitment to purchase. Dr. Fox will report at next meeting after further investigation

10. New Business:

Maribeth Stone discussed printing our own labels for kayak user identification. Also commends Will Fountain for potential sale and use of buoys, and she has started to paint some of these buoys in her studio, and will recommend this as a project for the Women's Club. Ms. Stone also discussed a recent house party, which was very loud and troublesome, and wanted to discuss with Board on how to handle these situations. The Board should be consistent with their enforcement of rules within BP.

Phil Hagaman suggests the newly appointed Capital Improvement Committee to be selected at the Organizational Meeting, should discuss kitchen improvements, and should include the Men's Club in their discussions. He also suggests we should be looking to hire a new lawyer for the association. Tom Kelly discussed a potential new lawyer who is local. An Ad Hoc Committee may be formed after the organizational meeting to meet with candidates.

11. Member's Comments:

Barbara Johnston, 35 Sea Crest: agrees with Maribeth Stone about being consistent with the Board's enforcement of noise control, blight, etc. She also suggests postings should be filed for committee meetings. Also questioned availability of buoys to be purchased, and this information should be posted on the web site.

12. Executive Session:

**** Motion [2]**

Maribeth Stone moved that the board enter into executive session at 8:45PM for the purpose of discussion of personnel salaries for Staff.

Phil Hagaman seconded the motion.

Vote: 7- 0 - 0 / Motion Passed.

No Action Taken in Executive Meeting.

**** Motion [3]**

Tom Kelly moved that the board return to Regular session at 9:07 PM, Nancy Flynn Seconded the Motion.

Vote : 7 - 0 - 0. Motion Passed.

13. Adjournment:

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

**** Motion [4]**

**Phil Hagaman moved that the BPBC Board of Governors Regular Meeting of May 24th, 2012 be adjourned at 9:10 P.M.
Nancy Flynn Seconded the motion,
Vote : 7 - 0 - 0. Motion Passed.**

**Respectfully submitted,
Sandy Sheehan, Secretary**

