

**Black Point Beach Club Association
Board Of Governors
Regular Meeting
7:00 PM
Thursday, September 22nd, 2011
6 Sunset Ave., Niantic, CT**

A Regular Meeting of the Black Point Beach Club Board of Governors was held on Thursday evening, September 22nd, 2011 at 7:00 PM in the Black Point Beach Association Clubhouse located on 6 Sunset Ave. in Niantic, CT.

Present: Tom Kelly, Chairman, Marybeth Stone, Vice-Chair, Mary Cahill,
Tom Sheehan, Dr. Brendan Fox, Nancy Flynn

Absent: Phil Hagaman

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 7:00PM.

1. Attendance

Mr. Kelly noted the members and staff in attendance as listed above

2. Approval of Minutes: August 25th, 2011 Regular Meeting

Mr. Kelly called for a motion or any discussion of the August 25, 2011 regular Meeting Minutes.

**** Motion [1]**

Maribeth Stone moved to approve the August 25th, 2011 Regular Meeting Minutes of the Board of Governors as presented.

Dr. Brendan Fox seconded the motion.

Vote: 6 - 0 - 0 / Motion Passed.

3. Special Guest Speaker and Presentation: Mr. Ryan George: Overview of AED Equipment.

Dr. Fox introduced Mr. George from Cintas First Aid and Safety.

Mr. George discussed the risk of Sudden Cardiac Arrest, which is an electrical problem within the

heart and an AED is the only option for security measures with sudden cardiac arrest. The AED was demonstrated and reviewed. The most frequently used AED has been in use since 1999, with no recalls, weighs 4 pounds, is battery powered, and is a narrative only device at a cost of \$1200. There is a new device, which is narrative and visual [cost is \$2200]. Discussion followed with questions answered regarding classes, operation, placement of devices, supplies, etc. The Board thanked Mr. George for his well-informed, thorough presentation.

Mr. Phil Hagaman Arrived at 7:35PM.

4. Managers Report, Mr. Mike Manifold:

Boat ramp was pulled out as of today, and the mounting bracket for the ramp needs to be corrected. Mr. Santos will look at this problem. All pertinent equipment will be power washed. Mrs. Cahill says there is terrible erosion at White Cap, and similar erosion at Indianola.

The quote to add lights at the clubhouse is approximately \$4000 due to construction and wiring of a T shaped pole 15 feet high. The potential least expensive best option would be to install motion detector lights.

Mr. Santos will start work at boat launch next week, and Mr. Manifold will review shoreline area with Mr. Santos to decide on repairs from recent storm.

Chris Leonard hired to remove debris from beach, as well as large log from south pier. Mr. Gilson is still working on clearing smaller debris from beaches and playground areas.

Street sign has been ordered to match the black and white one on the right side of the front door to the clubhouse.

Commercial insurance was renewed through Smith Insurance. Mr. Hagaman asked if we have ever shopped around for other quotes.

Men's club has written a proposal to sell old floats and use money for capital improvement projects and Mr. Manifold endorses this proposal.

5. Treasurer's Report, Carolyn Boyle:

Ms. Boyle reviewed the report and a copy of the check register was provided. We currently have a surplus of \$71,455. Checking and savings accounts total # 102,106.91, and Long Term Capital Account is \$10,550.43.

6. Members Comments:

Kim Craven, 46 East Shore, is planning to have her seawall redone, and asked that the sand not be pushed up against the current seawall, until repairs are completed, as she is consulting Mr. Santos for this repair project. Mr. Manifold will call Mr. Nebelung to do the sand harvesting, with the exception up to Ms. Craven's property. Mr. Sheehan also suggested for all sand to be pushed up against the seawalls, unlike what was done last year. Ms. Craven also had a question on the rules for the "Big Rock", as it seemed the guards allowed kids to jump off the rock this summer. Mr. Manifold stated that no one is allowed to climb or jump off the rock.

Will Fountain, 31 White Cap, stated that he had received a donation of basketball poles to potentially use for volleyball on the beach. He also asked the BOG secretary to write a thank you note to Sara and William Tyler-Connolly for this donation.

7. Chairperson's Report & Correspondence.

Correspondence:

Mr. Kelly stated there was an e-mail request from Dianne Zukowski to borrow tables for Care & Share. Board agreed to let them use the old tables, which will be marked as BPBC property. There was also a letter from the Men's Club to request old floats and other equipment for the Men's Club to organize and sell to raise money for club use. This original request was from Will Fountain, and Phil Hagaman suggested using the money from this sale for possible purchase of new appliances for the clubhouse kitchen. Thanks to Will Fountain and Phil Hagaman for these suggestions, as Mr. Fountain states there is plenty of supplies to sell. This is a win-win situation, as money raised will buy appliances first, with extra funds to possibly be used for AED purchases.

No other correspondence.

**** Motion [2]**

Mr. Kelly moved to authorize the Men's Club to catalog and sell the surplus association supplies, including Floats, Lines, Rafts and any other suitable surplus equipment with proceeds from this sale to update kitchen appliances and any extra funds to be used at the discretion of the Board.

Tom Sheehan Seconded the Motion.

Vote: 7 - 0 - 0 / Motion Passed.

Mr. Kelly sent a draft proposal to the Board for 2012 meeting schedule, as well as discussion to meet informally to review budget in March, with regular BOG monthly meetings to follow. We have until the end of January to file the BOG meeting schedule.

ZBA information: Paul Pendergast and Sally Cini have agreed to serve on the Zoning Board of Appeals.

**** Motion [3]**

Mr. Kelly moved to reappoint Paul Pendergast as a regular member of the Zoning Board of Appeals for a term of 3 years.

Phil Hagaman seconded the motion.

Vote: 7 - 0 - 0 / Motion Passed.

**** Motion [4]**

Mr. Kelly moved to appoint Sally Cini as a regular member of the Zoning Board of Appeals for a term of 3 years.

Maribeth Stone seconded the motion.

Vote: 7 - 0 - 0 / Motion Passed.

**** Motion [5]**

Phil Hagaman moved that the chair can offer the appointment of a position on the Zoning Board, as a regular member, to Steve Fogarty, should he wish to

accept,
Nancy Flynn seconded the motion.
Vote: 7 – 0 – 0 / Motion Passed.

8. Tax Collector's Report, Richard Kimball:

Amount collected to date is \$156,031.87. Amount outstanding is \$6,730.30.
96 % collected, 4% uncollected. Number of individuals paid is 516; number of individuals unpaid is 23 / Total of 539.
3 of the 23 have paid, but owe a small balance due to interest because of late payment.
2 out of the 23 will probably have liens against their property, because they have not paid in the past.
1 of the 23 will be paid next week at the property closing.
1 of the 23 has just gone under contract and payment will be received at the closing.
2 out of the 23 will most likely not pay, however, these properties are listed for sale and when they close, payment will be made.
That leaves 14 with unpaid taxes. A letter will be sent out on October 1, 2011 demanding payment and threatening a lien on the property if not paid.

9. Committee Reports:

Administration: Maribeth Stone stated they are getting insurance information on the issue of insurance for the ZEO. Smith Insurance will get back to Ms. Stone regarding the 1099 issues as an independent contractor. She also discussed Job Performance Evaluations for the Staff Positions. Mrs. Cahill asked if the BOG does the final decisions, and Ms. Stone stated the administration committee will make their report to the BOG, and the BOG acts on these reports.

Zoning Commission Liaison, Mary Cahill: Mary Cahill stated there are still 2 vacancies for alternate members of the Zoning Board of Appeals. Mary also stated the Chairman for the Zoning Board is Ned Cosgrove, and the Secretary is Steven Reed.

10. Old Business:

Tom Sheehan reported he and Mr. Fountain have reviewed the potential sites for kayak racks, and have actually staked out an area at the Woodland site. They also took a trip to Crescent to review racks, and looked at South Beach as an additional rack site. Their initial thought process is to make these racks portable, so they can be removed and stored for the winter. There could be 2 racks of 12 for Woodland, and 1 rack of 12 for South Beach. Mr. Sheehan and Mr. Fountain will be meeting with a carpenter on Monday morning, 9/26/2011.

Nancy Flynn asked about kayak racks at boat launch area, and the BOG and Mr. Manifold would really like to see racks at boat launch area. Maribeth Stone stated racks at Watch Hill are numbered, and Mr. Sheehan stated our kayaks slots would be rented, could be numbered, and would be able to be locked. Mr. Sheehan also suggested lowering the grade at South Beach so as not to obstruct views, and Mr. Manifold suggested a better option would be to install a rack where cars currently park illegally in the right of way.

11. New Business:

Mr. Manifold referred to Mr. Sheehan's former suggestion to potentially allow members to rent spots at the White Cap parking lot for boat storage. Mr. Hagaman said there might be liability issues with this suggestion. Mr. Manifold will explore insurance and liability issues, and the specifics needed to

implement this option. Mr. Sheehan said boat storage is usually charged by foot length of boat, and Mrs. Cahill stated we must check this very carefully, as we are a non-profit. Mr. Manifold will review these options with the Board's attorney.

12. Members Comments:

No additional member comments.

13. Executive Session:

**** Motion [6]**

Tom Kelly moved the board enter into executive session at 9:10PM for the purpose of discussion of personnel issues.

Maribeth Stone seconded the motion.

Vote: 7- 0 - 0 / Motion Passed.

Mr. Sheehan was asked to excuse himself from executive session for staff discussion. Mr. Sheehan left executive session at 9:11PM.

**** Motion [7] Made in Executive Session**

Mary Cahill moved to increase the hourly rate of remuneration for Karen Zmitruk's secretarial services from \$14 per hour to \$18 per hour.

Phil Hagaman seconded the motion.

Vote: 6- 0 - 0 / Motion Passed.

Mr. Sheehan returned to executive session at 9:18PM.

**** Motion [8]**

Tom Sheehan moved that the board return to Regular session at 9:20 PM, Phil Hagaman Seconded the Motion.

Vote : 7 - 0 - 0. Motion Passed.

14. Adjournment

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

**** Motion [9]**

Phil Hagaman moved that the BPBC Board of Governors Regular Meeting of September 22nd, 2011 be adjourned at 9:22 PM.

Maribeth Stone seconded the motion,

Vote : 7 - 0 - 0. Motion Passed.

Respectfully submitted,

Sandy Sheehan, Secretary

