

**BLACK POINT BEACH CLUB – BOARD OF GOVERNORS
SPECIAL MEETING
Friday, AUGUST 31st, 2012
MINUTES**

A Special Meeting of the Black Point Beach Club Board of Governors was held on Friday evening, August 31, 2012 at 7 PM in the Black Point Beach Association Clubhouse located on 6 Sunset Avenue in Niantic, CT.

PRESENT: Tom Kelly, Chairman, Mary Cahill, Vice-Chair, Brendan Fox, Phil Hagaman, Nancy Flynn

ALSO PRESENT: Carolyn Boyle, Treasurer
Richard Kimball, Tax Collector
Tom Sheehan, Beach Manager

ABSENT: Jim Pillion

1. Call Meeting to Order & Attendance

Chairman Kelly called the meeting to order at 7:00 PM and established a quorum.

1.a. Approval of Minutes – Regular Meeting – July 26, 2012

Mr. Kelly called for a motion or any discussion or corrections to the Regular Meeting Minutes of July 26, 2012.

****MOTION (1)**

Mr. Hagaman moved to accept the July 26, 2012 Regular Meeting Minutes of the BP Board of Governors as presented.

Ms. Flynn seconded the motion.

Vote: 5 – 0 – 0. Motion passed.

2. Reports

**▪ Manager's Report – Tom Sheehan
- Including DEEP Report on South Beach**

Mr. Sheehan reviewed a listing of the items that he had accomplished during the month of August from his report. He noted that the basketball court lights were once again working; that the Whitecap Parking Lot is once again locked in the evening due to undesirable activity; the State of Connecticut boating class was successfully completed; rocks were placed at the Sea View ROW for \$100 to prevent parking rather than spending \$3000 to put up posts with a chain and the recreation program was successful with a final net profit after expenses of approximately \$6500 with \$325 of that coming from the Sports Camp. He said that the Rec Program profit would have been greater had it not been for the Sports Camp expense that drew it down.

Regarding South Beach and his meeting with two representatives from the DEEP on August 20, 2012 he said that they came with photos and suggestions which included the repositioning of the Jersey Barriers at White Cap and South Beach which should help limit erosion. They also suggested lowering the sand level that abuts south pier and grooming it from the north to the south to eliminate the crescent shape that is forming on the beach at the water line. Mary Cahill and Phil Hagaman were also present at this meeting. He said that they would need to do some of this work before winter and that no permits are required from the DEEP as it is landward of the high water mark.

He further said that he would be meeting with the insurance people regarding the running of the Sports Camp and other items.

Ms. Flynn asked if it would help if people signed release forms for the camps.

Mr. Sheehan said that Smith Insurance looks for liability.

Ms. Flynn asked Mr. Sheehan if he had any suggestions regarding the boat ramp.

Mr. Sheehan said that there are two potholes in it that need to be fixed and that the cleaning of the algae with bleach is really not appropriate and that his suggestion would be to close it from time to time. He said that he has observed that many of the people who use it are not from this beach. He noted that one of the best boat ramps is located behind Dad's and that it is East Lyme's and anyone can use it.

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

Ms. Boyle said that she had provided them with her report. The new fiscal year has just started. She noted that she does not come up with a \$6500 profit for the Recreation Program as Mr. Sheehan has said as they never make that much and that is also not the purpose of the program.

Mr. Sheehan said that he has requested that they go into Executive Session later in the meeting to discuss this item and others related to it.

▪ **Tax Collector's Report – Rich Kimball**

Mr. Kimball reported that taxes are on track with the collection rate at 97%. 18 properties remain unpaid. 6 properties have liens. Two of the properties with liens are under deposit to be sold – both are short sales. One is expected to close soon and the other is in process.

▪ **Chair's Report – Tom Kelly**

Mr. Kelly said that everything went smoothly and fairly well for the summer.

▪ **Mary Cahill – Ex-Officio to Zoning**

Ms. Cahill reported that Zoning held a Public Hearing on August 18, 2012 and that they passed allowing outdoor shower enclosures 5' from the property line and adjusted wording on no more than 2 floors of living space. They did not pass making people get a permit for 'no fee' items.

▪ **Tom Kelly – Ex-Officio to ZBA**

Mr. Kelly said that the ZBA only meets if there is an application and that there have not been any recently.

3. New Business (if any)

▪ **Discussion – 2013 Meeting Schedule Draft**

Mr. Kelly said that they had a draft of the meeting schedule for 2013. He said that he is not in favor of the Friday evenings and asked if they could move up the time to 6 PM or 6:30 PM if they are going to remain on that evening.

Discussion followed suggesting other meeting evenings with the consensus being that Fridays were probably the best for people to attend who have to travel back and forth from other areas where they work and stay during the week days. It was agreed that the start time for the meetings would be changed to 6:30 PM.

****MOTION (2)**

Mr. Hagaman moved to accept the BP Board of Governor's 2013 Proposed Meeting Schedule with the change of having the meetings commence at 6:30 PM rather than 7 PM.

Ms. Cahill seconded the motion.

Vote: 5 – 0 – 0. Motion passed.

Ms. Cahill noted that she recalled that they had always held the BOG meetings on a Friday evening and that somewhere along the line it was changed.

▪ **Discussion – Informational Meeting – 9/1/12 – 9 AM**

Ms. Cahill reminded everyone that this is for the members to ask questions and not a business meeting.

▪ **Request to form Millstone BP Citizens Informational Committee**

Mr. Kelly said that this was in reference to the letter that he had received and had forwarded to everyone from Mr. Massey and Mr. McMahon requesting to look into the expansion of the dry cask storage at the Millstone Power Plant. He noted that the two people were present this evening. He asked if they wanted to say anything.

Gene Massey, 10 Brightwater said that there is a hearing I New Britain with the CT Siting Council and that Millstone could file their application as soon as 8/27/2012. They would like to be recognized as a study group to gather information on this project. They have an upcoming meeting with the First Selectman to discuss this issue and to see what may or may not be in the process of being addressed.

Mr. Kelly said that he would join their subcommittee and asked if any of the other Board Members wanted to do so at this time. He asked Mr. Massey if there was anything that they could do at this time.

Mr. Massey said that their concern is that they are fact finding at this time and that should there be something that they needed authorization to go forward with from the Board that they would not be meeting through the winter months and they would not be able to address them with any timely issues.

It was suggested that the Chairman of the Board be authorized to work with the subcommittee as necessary to act on behalf of the Board should it become necessary to do so. The Chairman would also contact members with any information during the winter months by email.

****MOTION (3)**

Mr. Hagaman moved to form a BP Beach Citizens - Millstone Dry Cask Storage Subcommittee for fact-finding purposes.

Ms. Flynn seconded the motion.

Vote: 5 – 0 – 0. Motion passed.

****MOTION (4)**

Mr. Hagaman moved to authorize the BP Board of Governors Chairman to act on their behalf during the winter months regarding the BP Beach Citizens – Millstone Dry Cask Storage Subcommittee should it be necessary and to contact the members by email of any action taken.

Ms. Flynn seconded the motion.

Vote: 5 – 0 – 0. Motion passed.

4. Unfinished Business (if any)

- **Reminder – Kayak removal date – racks to be stored for winter**

Mr. Kelly said that they had established this date and has published it widely so that they should not have any problems.

5. Communications (made available)

Mr. Kelly noted that communications were made available for review. He asked if there were any questions. Hearing none he said that they would be kept on file. (Listing attached)

6. Committee Reports (if any)

- **Set up Staff Review Committee**

Mr. Kelly said that they would not address this at this time.

7. Public Comment

Mr. Kelly called for any comments from the public.

There were none.

8. BOG Response

There was none.

9. Executive Session (if Necessary)

****MOTION (5)**

Mr. Hagaman moved to enter into Executive Session at 7:48 PM for the purpose of discussing Personnel and Staffing Issues inviting Carolyn Boyle and Tom Sheehan to attend.

Ms. Flynn seconded the motion.

Vote: 5 – 0 – 0. Motion passed.

****MOTION (6)**

Ms. Flynn moved to exit Executive Session at 8:36 PM and return to Regular Session with no action taken.

Mr. Hagaman seconded the motion.

Vote: 5 – 0 – 0. Motion passed.

10. ADJOURNMENT

Mr. Kelly called for a motion to adjourn.

****MOTION (7)**

Mr. Hagaman moved that the BP Board of Governors Regular Meeting of August 31, 2012 be adjourned at 8:37 PM.

Ms. Flynn seconded the motion.

Vote: 5 – 0 – 0. Motion passed.

Respectfully submitted,

**Karen Zmitruk,
Recording Secretary**

Manager's Report / BOG Meeting 8/31/2012

- Since assuming this position, I have responded promptly to numerous telephone calls, as well as emails, including calls after 9:00PM to my home.
- Have established a weekly log of activity for July and August for BOG review.
- Replaced damaged sign at Nehantic ROW with spare
- Lights in Basketball court are now functional
- As you may be aware, it became necessary to resume locking the White Cap parking lot, because of undesirable activity in lot. Recently, one of the news locks was damaged as a result of a separate incidence of mischief. The individuals responsible have paid for a new lock.
- The State of CT boating class arranged by Maura Stamm was successfully completed.
- In lieu of a \$3000 bid presented to the board at previous meetings to put a post and chain at Sea View ROW to prevent parking, rocks were put in place to prevent parking at a cost of \$100.
- Contacted victims advocate office and sent letter with cost for restitution to this office. Case has been continued to November 12th, 2012.
- Members need to be aware that signs for various activities can no longer be placed on private property on Billow, adjacent to our Black Point Anniversary sign.
- Fire extinguishers are now up to code in clubhouse. Emergency lighting at clubhouse has been restored to working order.
- Contacted Victim's Advocate office regarding costs for damage to clubhouse.
- Provided lunch for Rec. staff and volunteers on last day of club with hot dogs left over from 4th of July picnic. Sandy Sheehan supervised cleaning of tables to remove all crayon stains, etc.
- Meeting with 2 representatives from DEEP on August 20th concerning south beach. Mary Cahill and Phil Hagan also attended this meeting. DEEP came well prepared with photos and suggestions, which include repositioning the Jersey barriers at White Cap and south beach. This may limit wind erosion, which currently prevents sand from a slow build up on those beaches. They also feel that if we lower the sand that abuts the south pier, and groom it from the north to the south, this will help to eliminate the crescent shape that is starting to form on the beach at the water line. The board needs to discuss

Submitted BP BOG 8/31/12

this proposed recommendations ASAP, as we should do this before the 2012 winter season. However, this could be pricey, as heavy machinery will be involved due to the weight of these jersey barriers. The DEEP has summarized all this work is landward of the high water mark, therefore no permits are required.

- Condition of the boating ramp is becoming a hazard, and needs to be addressed before we have an unfortunate mishap.
- Bids have been requested for fall seasonal closing for waterfront equipment. 3 separate companies have been solicited for these bids. As of 8/28/12 contract signed with Mike Nebelung for removal of swim floats, boat docks, kayak racks, and harvesting of sand, all work to be completed by September 29th, 2012. As of 8/28/12, contract has been signed with Jaxon Vibber of Fisher's Island Moorings and Dockage, LLC, to provide removal of swim buoys and geese ropes. He will also evaluate conditions of this equipment at the time of removal. Winter markers will be positioned indicating correct locations for 2013 placements.
- Recreation program was successful with a final net profit after all expenses of approximately \$6500, which included \$325 from the sports camp.

Sand
harvesting
by End of
Oct.

Recreation Program profit
would have been greater
had it not been for sports
camp expense that drew
it down

BPBCA Tax Collector Report as of 9/1/2012

Amount Collected	\$ 165,885.64
Amount Outstanding	\$ 4,499.03
Total	<u>\$ 170,384.67</u>

Percent collected	97%
Percent uncollected	3%

Number of individuals paid	568
Number of individuals unpaid	18
Total	<u>586</u>

Percent paid	97%
Percent unpaid	3%

Two properties with liens are under deposit to be sold
Both are short sales. One should close fairly soon
and the other needs to be accepted by the bank.
The one awaiting bank approval has five years of
delinquencies, including the current 2012 year.
As of this time last year we were only 92% collected.
Two out of the eighteen above owe a small balance
due to payment being received after the due date.
One of the eighteen above is bank owned and I am
currently working with them to get the bill paid.

Submitted BP BOB 8/31/12

Black Point Beach Club
 6 Sunset Avenue, Niantic, CT 06357
 Secretary's Log 2012-13
 August 31, 2012 Special Meeting

Date	To	From	Matter	Format
7/23/2012	Tom Kelly	Harry & Janice Mazadoorian	Rec. for T. Sheehan as Association Mgr.	email
7/30/2012	James Moffett	Tom Kelly	Thank you for application	USPS mail
7/31/2012	Tom Sheehan	Tom Kelly	Letter of Appt. as Association Manager	USPS mail
7/31/2012	Harry Mazadoorian	Tom Kelly	Thank you for assistance	USPS mail
8/1/2012	BOG	John Carey	Complimenting Tom Sheehan	email
8/3&6/2012	Tom Kelly	Ed O'Connell	Lowney v. BPBCA ZBA	email
8/8/2012	Mgmt/BOG	Frank White	Beach security	email
8/14/2012	Tom Kelly/BOG	Gene Massey & Greg McMahon	Proposal re: Millstone Dry Cask Storage	email
8/21/2012	BOG	Amber Safari	Boating class	email
8/28/2012	Roberta Jordan	BOG	Sympathy card	USPS mail

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