

July 30 2012 AT 10:00AM

BLACK POINT BEACH CLUB – BOARD OF GOVERNORS  
 REGULAR MEETING  
 Thursday, JULY 26th, 2012  
 MINUTES

*B. D. Hickey* ATC  
 EAST LYME TOWN CLERK

A Regular Meeting of the Black Point Beach Club Board of Governors was held on Thursday evening, July 26, 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, Jim Pillion

ALSO PRESENT: Richard Kimball, Tax Collector  
 Tom Sheehan, Interim Beach Manager

ABSENT: Nancy Flynn, Carolyn Boyle, Treasurer

**1. Call Meeting to Order & Attendance**

Chairman Kelly called the meeting to order at 7:04 PM and established a quorum.

**1.a. Additional Agenda Items (if any)**

Mr. Kelly asked if any of the Board members had any items to add to the agenda.

**\*\*MOTION (1)**

Mr. Hagaman moved to add to New Business – Discussion/Action – Change BOG meetings to Friday evenings.

Ms. Cahill seconded the motion.

Vote: 5 – 0 – 0. Motion passed.

**1.b. Approval of Minutes – Regular Meeting – June 28, 2012**

Mr. Kelly called for a motion or any discussion or corrections to the Regular Meeting Minutes of June 28, 2012.

**\*\*MOTION (2)**

Mr. Hagaman moved to accept the June 28, 2012 Regular Meeting Minutes of the BP Board of Governors as presented.

Mr. Fox seconded the motion.

Vote: 5 – 0 – 0. Motion passed.

**2. Reports**

▪ **Interim Manager's Report – Tom Sheehan**

Mr. Sheehan said that he has been in charge for four week and that he wanted to most thank his wife for helping him on the computer with the typing. He submitted his report (attached) noting that the Fourth of July and bonfire events were well attended. The break-in at the Clubhouse has been taken care of, the person caught and letters sent. The kayak racks have been a great success. He said that he had requested that Garrett Hickey, Recreation Director; Joe Kelly, Waterfront Supervisor and Ms. Smith address them with their updated.

Garrett Hickey, Recreation Director said that they have had 113 kids for Club and that they average 70-80 per day. They have collected \$19,345 so far with the events and expect to collect more with the events that are planned for the next two weeks. The Fair is this week Friday from 5 – 8 PM. They have only had two issues to date – one with the volunteers delivering the Black Pointer; and he has spoken to them and the problem has seemed to be taken care of. The other is with respect to the white tables that have marker colors all over them – he said that they will clean the markers off and that they also try to use the same tables rather than to dirty others. They will have them cleaned by the end of Club.

Joe Kelly, Waterfront Supervisor said that the issues that they have faced are with regard to parking and the Whitecap lot where there has been some suspicious activity of people sleeping in their cars in the lot. He said that he let Tom know about it and that they are working on the problem. They had around 250 people on main beach, 150 people at the end of Seabreeze and over 100 people on South Beach for the bonfire event. The Fourth of July was also a busy event. The season has been going well.

Todd Peretz spoke regarding the Sports Camp as he has been running it this summer. He said that they have had 40 kids attend the camps and will be giving a \$222.50 donation back to the Association. He asked that they consider opening the camps to some of the kids outside of BP as some of the instructors come from 30 minutes away and it is not worthwhile if there are very few kids for that particular program.

Mr. Sheehan said that he would report on the Black Pointer as Ms. Smith was unable to attend. She would like to remind everyone that articles have to be in to her by Saturday evening for the next issue. Also the classifieds are \$1.00 which is a great bargain for anyone who is looking to buy/sell something or looking for help or to provide services.

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

Mr. Kelly said that Ms. Boyle was unable to attend this evening but they had received copies of her report.

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

Mr. Kimball said that he had provided them with a copy of his report (attached) and that the collection rate was at 79% however he had a stack of new mail that he had just received that needed to be processed which would increase that rate. He noted that he had put a reminder in the Black Pointer and that payments must be postmarked on or before August 1, 2012 to be considered on time.

▪ **Chair's Report – Tom Kelly**

Mr. Kelly said that he did not have anything further to report.

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

Ms. Cahill said that she would be attending a Zoning Meeting tomorrow evening and obviously did not have anything to report at this time.

▪ **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/Action – Change BOG Meetings to Friday Evenings**

Mr. Hagaman said that he had brought this up as it is difficult when people work to have to come up here for a meeting on a Thursday evening and then go back to work the next day and then come back. He suggested that they move their meetings to Friday evenings and in that way people who have to come here can just come for the weekend and not have to commute here for the meeting and then commute back to work for the last day of the week.

Ms. Cahill said that they had always held the BOG meetings on a Friday evening and that somewhere along the line it was changed. She said that she would prefer it to be moved back to the Friday evenings.

Mr. Kelly asked if they wanted to do it that way for the upcoming year.

Mr. Hagaman said that he would prefer that they change it now for the last two meetings of the year also.

Mr. Kelly said that they would have to cancel the meetings that are scheduled and that the re-scheduled meetings would have to be Special Meetings.

Mr. Pillion asked what the difference was.

The Recording Secretary explained that at a Special Meeting that you could not add any items to the agenda and could only discuss the items that are on that agenda. Also the agenda can be filed as late as 24 hours before the meeting is to take place.

**\*\*MOTION (3)**

Mr. Hagaman moved to change the last two BOG meetings of this year (August & September) to Friday evenings from Thursday evening and to set the 2013 Schedule of meetings for Friday evenings.

Ms. Cahill seconded the motion.

Vote: 5 – 0 – 0. Motion passed.

Mr. Kelly noted that they would have to file a notice of cancellation for the August meeting and set a Special Meeting for August 31, 2012; file a notice of cancellation for the September meeting and set a Special Meeting for Friday September 28, 2012 and also file a Notice of the Informational Meeting for Saturday September 1, 2012. The October meeting could be decided in September.

**4. Unfinished Business (if any)**

There was none.

**5. Communications (made available)**

Mr. Kelly noted that communications were available for anyone to review and they would be brought to the meeting for such review. A listing of what was received would be filed with the minutes. (Attached)

**6. Committee Reports (if any)**

There were none.

**7. Public Comment**

Dan Lemieux, 36 Whitecap Rd. said that he was not sure what they are doing with the Beach Manager position but he thinks that the beaches look great now and would support Mr. Sheehan for the position. He also said that Garrett is doing a great job with the Rec Club program.

Will Fountain, 31 Whitecap Rd. said that the person who runs the web page for us does an excellent job. She posts things almost immediately. He also said that they need to come up with a date to get the kayaks out of the racks for the season and that they have to do it soon so they can let people know. He noted that some of the items in the racks seem to never move and it appears that people may have taken them out of their garage and are using the rack as a place to store them. He lastly said that he had emailed the Board about something and that he never heard back and wants to know who is supposed to be answering the emails as he would appreciate a response.

James Moffet, 49 Sunset said that he thinks that the kayak racks in the Whitecap Parking Lot are being under-utilized and suggested that they could re-allocate them to where they would get better use. He also said that he thinks that the parking lot lines need to be repainted as they are hard to see/read and that causes parking to be skewed. Lastly, since Tom Sheehan has taken the interim position – that frees up a position on the Board of Governors – he asked that they move forward to fill that vacancy and not let it go until the following year as he feels that the people are better served with a full Board.

Sandy Sheehan, 18 Indianola Rd. said that with respect to the kayaks and clearing the kayak racks that she would suggest that they come up with a date and put that date in the Black Pointer, announce it at the annual meeting and also post it on the website.

Shevon Hickey, 18 Sunset Ave. said that she thinks that things have been going well since Tom took over. She also complimented the Security guards and said that they have been very pleasant. She said that her concern is for the safety of the kids who are delivering the Black Pointer (from dogs, etc) and she wants to see them place plastic tubes on the mailbox posts for that purpose.

Jean Galati, 7 Nehantic Dr. said that last month she complained about the beach and that she is here tonight to say that is no longer the case and that it is fine now. She said that she would support Tom Sheehan for the job.

Phil Lombardo, 3 East Shore Drive said that he agreed with Jean Galati. He also said that there was someone at the last meeting who had complained to them about the fireworks and that he wanted to say that

is not something that they can do anything about as it is not under their purview. However – he wanted them to know that he thought that the fireworks were awesome this year.

#### **8. BOG Response**

Mr. Kelly said that he recalled that Marybeth Stone had come up with some approved decals for the kayaks so that they could be put on them to identify them as ours. He said that he thinks that would be a good idea and said that he would look into it for a waterproof decal as his company does business with items similar to that and they should be able to come up with something.

Mr. Kimball suggested that perhaps some of the regular BP stickers would stick and be okay in the interim. Or, they could just order some for that purpose. That thought was that was a good idea.

Mr. Kelly asked for a suggested date for the kayaks to come out.

Mr. Fountain said that he would like to see them out by September 15, 2012.

Mr. Kelly said that they would set that as the date for them to be removed from the racks.

Mr. Pillion noted that he thought that their Charter states that a vacancy stays open until the next time they vote for people for the Board.

Mr. Kelly said that they have done it both ways and that he could see the reason for a full Board.

#### **9. Executive Session (if Necessary)**

##### **\*\*MOTION (4)**

Mr. Hagaman moved to enter into Executive Session at 7:45 PM for the purpose of discussing Personnel and Insurance Issues.

Mr. Fox seconded the motion.

Vote: 5 – 0 – 0. Motion passed.

##### **\*\*MOTION (5)**

Mr. Hagaman moved to exit Executive Session at 8 PM and return to Regular Session with no action taken.

Mr. Pillion seconded the motion.

Vote: 5 – 0 – 0. Motion passed.

##### **\*\*MOTION (6)**

Ms. Cahill moved to hire Tom Sheehan as BP Beach Manager effective July 1, 2012 through June 30, 2013.

Mr. Hagaman seconded the motion.

Vote: 5 – 0 – 0. Motion passed.

#### **10. ADJOURNMENT**

Mr. Kelly called for a motion to adjourn.

##### **\*\*MOTION (7)**

Mr. Kelly moved that the BP Board of Governors Regular Meeting of July 26, 2012 be adjourned at 8:10 PM.

Mr. Hagaman seconded the motion.

Vote: 5 – 0 – 0. Motion passed.

Respectfully submitted,

Karen Zmitruk,  
Recording Secretary

## Interim Manager's Report / BOG Meeting 7/26/2012

- I assumed this position 1 month ago today / very, very busy 4 weeks
- ✓ • 4th of July Picnic and Parade a huge success. Parade was much larger than recent years, and the picnic had a very high attendance. These events are very popular and are strongly supported by the association membership. The expense to support the picnic continues to grow each year. This year's cost was \$2250. I would recommend to the BOG that they revisit suggestions made in past years for funding support from the members, such as ticket sales to supplement the cost.
- ✓ • The Bonfire was well attended, and the Cianci's once again generously provided the electricity and water for this event.
- I have asked Joe Kelly, Waterfront supervisor, Garrett Hickey, Director Recreation Program, and Suzanne Smith, Editor of the Black Pointer to address the BOG and members this evening. } We have created weekly reports, as well as an Association Managers daily log of activities, designed to provide the BOG and members with specific details and information.
- Break-in at the clubhouse on July 4<sup>th</sup> evening. ELPD arrested the individual responsible on July 5<sup>th</sup>. A letter of restitution and no contact has been sent to the arrested individual, as well as copies to the State Attorney's Office, and ELPD. Grateful thanks to Harry Mazadorian for composing this letter pro bono, and to Jim Staunton for securing the clubhouse after the break-in, as well as repairing the broken glass door.
- Swim Rafts, Boat Docks, etc are now positioned correctly, and we are in the process of moving the last swim buoy into correct positioning. In addition, new swim buoys have been ordered. Verbal arrangement with Mike Nebelung to remove rafts and equipment in the fall, or in the event of adverse weather conditions, as well as fall harvesting of sand on beaches.
- Garrett and I are taking steps to assure the American Red Cross endorses our swim program.
- I have asked The DEP office of Long Island Sound Programs to evaluate south beach conditions, and they will walk the beach in August [date to be determined], and advise of potential corrective steps that can be utilized. There is no fee associated with this first effort approach for information.
- ✓ • Kayak racks have been a success, and I suggest a committee of volunteers to help monitor issues for the future usage, in addition to ordering a sign for the backwater for BP owners use.

Attachment - submitted BP BOG 7/26/12 Reg. NLS

- Bob Gilson will be fixing the clubhouse emergency lighting system, as they are in need of new batteries and bulbs.
- ✓ Appointment has been made with Shipman's to update our fire extinguishers, as Will Fountain discovered they are very outdated.

BPBCA Tax Collector Report as of 7/26/2012

Amount Collected	\$ 134,018.85
Amount Outstanding	<u>\$ 36,396.07</u>
Total	\$ 170,414.92

Percent collected	79%
Percent uncollected	21%

Number of properties paid	457
Number of properties unpaid	<u>129</u>
Total	586

Percent paid	78%
Percent unpaid	22%

*Submitted 7/26/12 by Bog Reg. Mfg.*

Black Point Beach Club  
 6 Sunset Avenue, Niantic, CT 06357  
 Secretary's Log 2012-13  
 July 26, 2012 Meeting

Date	To	From	Matter	Format
6/28/2012	BOG	M. Lowney	Interest in Correspondence Secretary position	email
6/29/2012	BOG	B. Johnston	Fireworks	email
6/28/2012	T. Kelly	S. Smith	Black Pointer questions	email
7/1/2012	BOG	W. Bourget	Appreciation for T. Sheehan's efforts	email
7/2/2012	Secretary	B. Johnston	Congratulations to T. Sheehan	email
7/3/2012	J. Wunder	N. Flynn	Thank you for interest in position	email
7/8/2012	T. Sheehan/BOG	Anonymous	Abandoned truck in White Cap parking lot	USPS mail
7/9/2012	BOG	K. Larson	Speeding	email
7/9/2012	M. Bartkowski	T. Sheehan	Response to concerns about speeding	email
7/9/2012	BOG	T. Sheehan	Application for Association Manager position	email
7/10/2012	BOG	J. Moffett	Application for Association Manager position	email
7/12/2012	T. Sheehan/BOG	R. Stevens	Kayak racks at Sea View	email
7/16/2012	P. Formica	T. Sheehan	Appreciation for ELPD efforts	email
7/17/2012	T. Sheehan	P. Formica	Thank you	USPS mail
7/24/2012	J. Higgins	T. Sheehan	Letter of Restitution and No Contact	USPS mail

*Attachment  
 Communications BPPBOG 7/26/12 Req. mts.*