

BLACK POINT BEACH CLUB ASSOCIATION
BOARD OF GOVERNORS
Annual Informational Meeting
Saturday, 9-4-2010
9:00am

1. Call Meeting to Order

At 9:05 am, Mr. Tom Kelly, Chairman, called the meeting to order.

2. Pledge of Allegiance.

3. Introduction of Board members

4. Treasurer

Carolyn Boyle, Association Treasurer, provided an un-audited operating statement. This updated budget is offered to members to assist with financial statements at the end of the year, and is posted at the entry door bulletin board.

5. Manager

Mike Manifold addressed concerns, highlighting membership areas of interest and answered questions. He offered thanks to members and groups for their consideration and work to make this a great summer in Black Point including:

- Volunteers covering the 4th of July picnic
- Cianci's and Tod Peretz for beach bonfire assistance
- Jane and Sue for their help organizing a dog owners group
- Annual BP Open golf Tourney, the Coscarelli's, Foxes and Shea's
- 5k road race, the Shea's
- Kayak trips sponsored by the Men's club, John Campion, Will Fountain, and for using the kayak launch. Helping people get familiar with the area
- Men's club for benches and events
- Women's club for numerous events
- Pat and Randy Ward and Sandy Adams for their gardening touches and care for BP beautification
- Helen Werner's estate sponsored a memorial tribute party, ice cream social for recreation program children
- Cottage Crawl, money donated to the recreation volunteers
- Talent show contributors including Maura Stamm t-shirt/sweatshirt money
- Cahill educational fund judges
- Thanks to the volunteers serving on the Board of Governors, Zoning Commission and Zoning Board of Appeals
- Thank you to everyone for giving their time and talent toward making BP a better place
- Recreation Program, Thanks to Jordan Flom, Garrett Hickey, Flom and Hickey families

Recreation program director to be hired. The interview process will be by Mike, Roberta, Maribeth, and Nancy. Job description is on the website and is posted in the End of Season issue Sept. 4th of the Black Pointer. Please contact Mike if you are interested in the position.

Security Guards did a good job this year, their duties included daily trash pick up, issuing and documenting parking tickets, very few incidents on the beach were handled well, Thanks to guards Ryan Stanley, Connor Stanley, Joe Kelly, Tom Hill.

Black Pointer, Thanks to Suzanne Smith, editor of the Black Pointer for a thoughtful, great, editing job. One last Sept. 4th issue is available and posted at the door and on the website.

Beaches are in better condition than the last few years. Nebelung and the Town raking worked well to keep the beaches clear and were beneficial. Again this year. Rocks and seaweed have come onto the beaches during the last high tides, keeping after Mike Nebelung to get the piles moved.

Fishing, please be careful no swimmers are in the area casting and live bait can be especially harmful.

Rafts and Docks New rafts were replaced this season, they are safer, more stable and don't get hot, they are a very nice improvement. Due to the hurricane, Mike Nebelung pulled the boat dock and swim floats and promised to put the boat dock back in on Sat. conditions permitting.

Pilings at the Sea View Boat launch Inquired of the DEP and our engineers about getting a C.O.P. for large pilings at the Sea View launch. DEP will not approve pilings via C.O.P. a new permit is required. Plan to investigate a new larger more stable pole, but smaller than the “telephone” pole size which would require a DEP permit

Power Washer purchase Board gave the approval to buy a power washer. We have had need several times a year to clean the club house, the boat launch, etc.. Regular use to clean this and all of our marine equipment in the fall makes sense to spend \$500-\$800 dollars.

Harbor Liaison, Thanks to Barbara Johnston, who has pointed out that all moorings have to be registered with the Harbor Master. Please see the East Lyme town website for current details.

Pink Wall The main beach wall required 3 painter bids and they took until now to come in. The BOG decided to notify property owners, the wall will be painted in the spring when Mike Nebelung can remove sand and dig out the base area, giving us a fresh look for the 2010/2011 season. Most importantly the job will get done right and be covered by an insured professional. Thanks to Mr. Murdoch for saving a can of the paint to color match.

Kayak Dock Update Final permit app has been submitted. No changes have been requested, good sign. Waiting for DEP approval committee to meet and give a decision, soon. Next will be for the Capital Improvements Committee to meet and take the final design step, get bids and hire a contractor over the winter. Thanks to Jane and Will for their input on part of kayakers, looking at a specific launch design to make the dock more kayak friendly.

Clubhouse/Capital Improvements Thanks to Bob Gilson for all his work around the club and everywhere else this summer. Plan to add motion activated lights to the outside corners of the clubhouse for better safety and security. Adding the special playground mulch this spring, something we do every other year. Capital Imp. Committee has agreed to meet over the winter and come back to the Association with some options for prices for fixing the tennis courts area also putting a shed at the top of Billow to store equipment and generally make the area neater. Anyone interested in being part of the process, please contact Tom Kelly or Mike Manifold.

East Lyme Water Dept. Fire hydrant issues, Mrs. Jordan has a call in to the water department regarding fire hydrants in Black Point. Please be mindful that if your property includes any hydrants or safety items in the setback, the town expects residents to maintain property to the road.

6. Tax collector report

Mrs. Cahill noted the assessment is \$161,367. highest amount of the local area beaches. BPBC has approx. 600 properties. She has collected \$157,300 and has had to post 4% interest on the unpaid remainder. She is required to lien property and asks members to please pay because the lien fee only adds to the cost and it goes to the town not to Black Point. She noted historically, the last time she rough counted year round residents the number was about 100 families, this year it is up to 300. So please vote to have the representation we need in East Lyme.

Standing consideration: Mrs. Cahill asks that member's *Please* use the memo field on bank or electronic payments and include the list number from the tax bill. Some incoming checks do not have any tax references and are very hard to match to the owner for credit to the proper account.

7. Informational Items from the Board and reporting committee items

To receive regular e-mail updates from Black Point, subscribe to the Black point Beach Club mailing list! Go to <http://www.blackpointbeachclub.com/> and click on the “subscribe box” at the home page.

Cahill Scholarship information is available on the BPBC website.

Unightly or unkempt property. Mr. Kelly noted in response to member concerns, the BOG has no jurisdiction in this area. If a serious problem exists it is important to contact the Ledge Light health district. As with any serious concern in Black Point Mr. Manifold should be notified and may have some information to share.

Member comments and responses, Mrs. Stone spoke for the BOG on the procedure at board meetings.

It is policy observed by all of the local beach association boards to listen to member comments but refrain from responding during the same meeting. Board members have limited time to meet and discuss business.

If any member comments require responses, please submit them in writing starting with the Beach manager who will send items to the BOG needing further attention.

If a direct BOG response is desired, please send e-mail or letters to the BOG. A response of your e-mail/letter will be returned to you. Please keep in mind that the Boards (BOG, Zoning, etc) meet once a month in public session to conduct business. It is reasonable that your matter may not come up right away or may not be on an agenda or discussed until the next meeting, especially if the monthly meeting has just occurred.

Please bring your thoughtful concerns and comments to the monthly meetings. The boards will listen, but can not respond for expediency sake, etc. We appreciate your consideration.

8. Member comments were offered by a number of members including:

Marge D'Agata, 92 East Shore, expressed concerns regarding parking at South Beach on homeowner property. She reminded the association that member parking is limited. If you see cars parked on the lawns, it is private property parking. Thank you.

Ann Kellogg, 86 East Shore, asked if fishing hours are in place year round. Mike said yes, the same fishing schedule is in place.

Bill Greenwood, 56 White Cap, complimented the wonderful year he has had at BP, joined the bocce team and clubs and has meet great people.

George Fries, 26 Nehantic, commented on paying parking tickets.

Member comment regarding a Ledge Light notice of a rabid bat found in the South Trail area posted yesterday at Osprey Road and in the New London Day. Notices were confirmed by members, but no more detail could be garnered. Mr. Manifold has not been contacted by Ledge Light to update the concern.

Paul Pazella, 49 Sea View, asked about details of any water quality testing that might be done at BP. Mike Manifold noted Ledge Light will notify him of any violation if bacteria is present, but no news comes to him otherwise regarding routine testing. It was thought testing might be done approx. every 2 weeks in all of the beach areas.

Diane Zukowski, 36 Sunrise, gave thanks to a year well run and to all volunteers.

George Parsons, 42 Sea Breeze, questioned pink wall painting in the past. Mike noted that members had painted in years past, and it was considered this year. The BOG wanted to hire a licensed contractor for quality and liability concerns. It was also noted that the sea walls are private property. The BOG seeks permission to paint. Painting was required some years ago as a solution to cover graffiti.

Bridget White, 1 Sunrise, asked if the guards are permitted to swim during the hot summer. Mike has talked to them openly to take care not to fatigue from the heat and be responsible to keep cool while on the job, take a reasonable swim break, etc.

Sue Crane, 61 Sea View, noted excessive speeding on Sunset Ave. and asked about more vigilance and new stop signs. Mike said he has spoken to the town and he encourages members to call the police, it is an ongoing problem around the point.

Rae Candlish, 5 Cottage Lane, asked if the tennis courts up for repair have seen more use than in past years. Mike said this year they have been more heavily used by both tennis and now pickle ball.

Rose Rainville, estate manager for Helen Werner, has offered to purchase a new weathervane for the clubhouse cupola with the remainder of the money from the donations made in Helen's name.

9. Adjourn, 10:15am

Respectfully submitted,

Gemma Balukonis Dowd, Secretary