

BLACK POINT BEACH CLUB ASSOCIATION
BOARD OF GOVERNORS
Regular Meeting
Thursday, July 29, 2010 DRAFT
7:00pm

1. **The Chairperson called the meeting to order at 7:03 pm and a quorum was established.**
Present: Tom Kelly, chairman, Maribeth Stone, vice char, Dan Lemieux, Roberta Jordan, Mary Cahill, Nancy Flynn, Dr. Brendan Fox.
Staff present: Mike Manifold, Association Manager, Mary Cahill, Tax Collector, Gemma Dowd, Secretary. Absent: Carolyn Boyle, Treasurer.
2. **Approval of Minutes, Thursday, June 24, 2010, Regular meeting**
MOTION by Mrs. Cahill and seconded by Mr. Lemieux, to approve the minutes of the June 24, 2010 Regular meeting of the Black Point Beach Club Association Board of Governors as submitted. No discussion, all in favor, none against, the **VOTE** passes **unanimously**.
3. **Manager's Report, Mr. Manifold,**
Mr. Manifold provided a written report dated July 2010 and a number of items were discussed.
 - Painting the main beach seawall will happen, property owners were notified on May 4
 - Swim Floats, at a cost of \$7,800 were installed in two (2) locations.
 - Rec. Program follow up parent meeting was conducted, good feedback was provided
 - Benches were installed taking 4 contractors, special equip. required to do more
 - Handicapped parking space painted at the Nehantic site, others will be added
 - Buoy lines at boat ramp are working
 - Geese seem to be less of an issue
 - Parking at beaches, 40 warnings and 5-10 tickets have been distributed
 - Kayak dock received approvals from DEP, our paperwork is in place, takes time the final approval expected in the next few months
 - Pickle ball play request supported by the men's club
 - Mike submitted a letter written by Ann Murphy, 16 Billow Rd. dated 7-29-10 asking the BOG to consider a number of items related to **pickle ball** on the tennis courts. Mrs. Cahill commented on the feasibility of any shared space and asked about chalk or permanent lines, etc. for general BOG discussion/motion and letter contents please refer to chairperson's correspondence, Section 6.
 - Loose wires at Sea Breeze float fixed by Bob Gilson
 - Power wash the boat ramp, to do, Mike and BOG members reported it has become very slippery
 - Construction parking still a problem at boat ramp. Mike said he'd contact John Bonelli and ask that all non-working contractors park at the White Cap lot.
 - Helen Werner memorial party is scheduled for the last day of club, current contributions total: \$495. Mike will place an appropriate notice in the Black Pointer. The BOG will send thank you letters to each contributor on behalf of the BPBC. When contributions have stopped, Gemma will send the family representative a spreadsheet list of contributors for her use.
4. **Treasurer's Report**
Ms. Boyle was absent from the meeting. The Profit and Loss Statement for 2009-2010, 7-27-10 actual, and the Liberty Bank check register from 6-24-10 to 7-28-10 was provided. Some discussion followed.
5. **Member Comments**
Peter Diresta, 23 Whitecap Rd, spoke in favor introducing Pickle Ball as a sport. He noted game length is about 20minutes and could be played on the hard tennis court to the right, (in need of most repairs); suggested play could be included into the Rec program activity.

Sebastian Sanzaro, 9 East Shore Dr., noted comments and questions: slippery boat dock, geese rope tied to the boat launch limiting access to one side, support for pickle ball, grass at boat dock R-O-W suffering

from truck parking, Bellaire parking area was backed up onto the road due to boat launching, question on zoning permit fees and what they are used for? Harbor Management fee is paid, permanent pilings should be ok.

Will Fountain, 31 Whitecap Rd., comments and questions: supports pickle ball and making one hard court available, questioned details of any ATT equipment install at a beach site, suggested complimentary plantings, noted boards at the boardwalk (East Lyme) removed and maybe could be salvaged for kayak dock, replace the Billow bench, question on safety use of Jersey barriers, noted overgrown fire hydrant at Sea Spray and Sunrise, storage yard (Billow) do inventory and clean up junk, consider putting in permanent high tide height dock pilings. He asked if board could discuss pickle ball while members were present.

Angela Taylor, 63 East Shore Rd., read a written statement and provided copies to BOG members at the meeting. Her topics include: Zoning regulations noting some arbitrary and subjective applications of regulations. Suggests ZEO should communicate in writing to members, avoiding unannounced visits, possibly BPBC compile list of e-mail addresses to expedite, etc. Notice to the BOG that the ZEO may be the only official member of BPBC that members see, and he can be the "face" of BPBC. Noted a lack of transparency between community and Zoning Commission, and that it is the Zoning handling process most in question.

Barbara Johnston, 35 Sea Crest, offered support for hiring a Zoning Commission secretary, asked zoning question at 48 East Shore and dates of legal notice posting.

End of member comments

6. **Chairperson's report and Correspondence, Mr. Kelly**

Correspondence:

Mr. Kelly noted new vacancies on the zoning commission. Mrs. O'Neil and Mr. Sullivan are stepping down from the Zoning Commission effective July 31, 2010.

1. Formal Motion to act on the Zoning Commission request for a recording secretary.

Mr. Kelly spoke with Karen Zimitruk who indicated she would be interested in secretarial work for the Zoning Commission. Some BOG discussion followed.

MOTION by Mr. Kelly and seconded by Dr. Fox to discuss the Zoning Commission's request for a paid recording secretary, and to authorize the Zoning Commission to hire and pay using the ZBA pay rate. Some discussion, all in favor, none against, **VOTE passes unanimously.**

2. Discussion on Zoning Commission candidates and appointments.

MOTION by Ms. Flynn and seconded by Mrs. Jordan, to appoint **Mr. John Manuck from an alternate to a regular member of the Zoning Commission, for two (2) years, his current term ending July 31, 2012**, to fill a vacancy by Mrs. Marianne O'Neil. No further discussion, all in favor, none against, **VOTE passes unanimously.**

MOTION by Mrs. Maribeth Stone and seconded by Mrs. Cahill to approve moving Ms. Sharon Sklar from an alternate to a regular member of the **Zoning Commission**, pending her acceptance, to fill a vacancy by Mr. John Sullivan:

Ms. Sharon Sklar, regular member, term ending July 31, 2013.

No further discussion, all in favor, none against, **VOTE passes unanimously.**

MOTION by Mr. Kelly and seconded by Mr. Lemieux to re-appoint the following members to the **Zoning Board of Appeals (ZBA)**, each for a term of three (3) years.

Ms. Joyce Wojtas, regular member, term ending July 31, 2013

Mr. Phil Hagaman, regular member, term ending July 31, 2013

Mrs. Anita Schepker, alternate member, term ending July 31, 2013

No further discussion, all in favor, none against, **VOTE passes unanimously.**

Mr. Kelly and Mrs. Jordan, (administration committee), agreed to meet and draft a new term spreadsheet with listings for Zoning and ZBA.

Correspondence received 7-29-10 from Ms. Anne Z. Murphy regarding allowing pickle ball on the hard courts. Letter read aloud to the BOG. General notes: What is "pickle ball", what (if any) is the cost, what equipment may be required, can pickle ball be played at the same time as tennis, what chalk or line markings will be on the courts, etc. ?

Discussion by the board followed with comments and questions on the sport details and what to do for the remainder of this season.

MOTION by Mr. Kelly and seconded by Dr. Fox, to allow Pickle Ball to be played on one (1) hard tennis court, the East hard court, on a first come first serve basis, using chalk lines for the duration of the year.

Some discussion followed:

VOTE in favor: Mr. Kelly, Mr. Lemieux, Dr. Fox, Mrs. Jordan, Mrs. Stone and Ms. Flynn.

VOTE against: Mrs. Cahill

Vote passes.

Correspondence, items received electronically were forwarded to the Board of Governors as e-mail attachments, some items were handed out at the meeting, and others sent posted PO BOX US mail. 6-30-10, Marianne O'Neil, US post letter to Mr. Kelly, notification of ending her zoning appointment after 10 years on July 31, 2010.

7-10-10, B. Johnston, 35 Sea Crest, zoning letter mailed to BOG @ PO Box, Zoning replied to her

7-15-10, Daniel Mullins, 85 East Shore, e-mail, BP sticker name change, secretary to reply for Mr. Kelly

7-19-10 John Sullivan, Zoning Chair, e-mail topic certificate of occupancy

7-19-10 John Carey, e-mail regarding BP Road Race on behalf of Helen Carey, Saltaire Ave.

7-21-10 Ed O'Connell notification Maureen Lowney is appealing to the Superior Court the ZBA decision against a Dog Grooming business in her garage.

7-23-10 Gene Massey, e-mail to Mike Manifold and response from Mike on golf tourney info.

7-28-10 Tom Kelly to John Sullivan, e-mail asking for support paperwork ZEO hiring

7-29-10 Gemma Dowd, e-mail Helen Werner Rec Program party contributions to date \$495.00.

7-29-10 Angela Taylor, 63 E. Shore, hand out and read, to BOG on Zoning Commission and ZEO

7-29-10 Anne Z. Murphy, e-mail to Mike Manifold regarding Pickle ball

7-29-10 Marianne O'Neil Zoning mailing to BOG, multiple documents

7-29-10 Sebastian Sanzaro, e-mail background letter for membership to the Zoning Commission

7-29-10 Sebastian Sanzaro, e-mail to BOG regarding Zoning/ZEO concerns

3. Discussion of "BP" parking decal. The board took into consideration concerns expressed by Daniel Mullins in his July 15 e-mail requesting BPBC change the car parking decal from "BP" to read "Blk.Pt." After some discussion, it was agreed that no action would be taken at this time. A BOG response e-mail will be sent to Mr. Mullins by Mrs. Dowd.

7. Tax Collector's Report, and Zoning liaison comments, Mrs. Cahill

Mrs. Cahill reported collecting approx. \$143,173. in taxes with another \$18,000 due to the assessors office by Aug. 2. She asked members to please send in payment to avoid unnecessary overdue fees and mailings. A brief discussion followed.

Mrs. Cahill speaking as zoning liaison supported hiring a Zoning secretary. She felt zoning members should be allowed to more fully participate during meetings and not be concerned with taking notes and then filing against increasingly shorter deadlines.

8. Committee Reports

Administration: No new comments. It was noted for the record that BOG members appointed to the Admin committee for 2010-2011 are: Roberta Jordan, Marybeth Stone, Nancy Flynn and Brendan Fox.

Capital Improvements: No new comments. It was noted for the record that BOG members appointed to the Capital Improvement Committee for 2010-2011 are Tom Kelly and Dan Lemieux.

Liaison members 2010-2011 are:

Zoning: Mary Cahill; ZBA: Tom Kelly; Recreation Program: Roberta Jordan

9. Old Business

Discussed: Replies to member correspondence from the BOG, in particular creating a correspondence log, to help the BOG identify the status of any items needing follow-up. Gemma Dowd was asked to list items for this season and report back to the BOG. Gemma noted that with e-mail items she receives, a courtesy response is sent to the return e-mail address, such as: "this e-mail has been received by the BPBC secretary and forwarded to the BOG", if applicable sometimes a note of some action is included.

Mrs. Stone noted a reply to Ms. Ann Farley is needed from her question at the annual meeting. Maribeth asked what the lawyers had to say about the BPBC role communicating to members with unkempt or abandoned property communication. Mr. Kelly noted it is a Zoning Commission issue and might need specific discussion.

Dog problems were discussed and any further complaints, some still exist.

10. New Business

Suzanne Smith was complimented in her role as the new editor of the Black Pointer.

Dr. Fox asked about Ace Security patrol times in response to a member complaint about parties at the beach or R-O-W late at night. Mr. Manifold noted Ace is hired Friday and Sat. nights from 9pm to 1am but not during the week.

11. Member Comments

Tim and Angela Taylor, thank you to volunteer Zoning members for all their work and general comments.

12. Executive Session

MOTION by Mr. Kelly and seconded by Mrs. Stone to convene into executive session at 9:55pm to discuss matters of personnel. Mr. Manifold was asked to attend.

13. Adjournment

The board returned to public session at 10:30 pm.

MOTION by Dr. Fox, seconded by Ms. Flynn to adjourn the July 29, 2010 regular BOG meeting at 10:31pm, all in favor, the motion passed.

Next Regular BOG Meeting is scheduled for Thursday August 26, 7:00pm

Respectfully submitted,

Gemma Balukonis Dowd, Secretary