

**BLACK POINT BEACH CLUB ASSOCIATION
BOARD OF GOVERNORS
Special Meeting
Saturday, January 13, 2007
10:00AM and 1:00PM
East Lyme Community Center
Olive Chendali Room
East Lyme, CT**

- 1. The Chairperson called the meeting to order at 10:00AM and a quorum was established.**
Present: Anita Schepker, Andrew McKirdy, Sandy Adams, John Campion, Nancy Flynn, David Weiss
Staff: Mary Cahill, Interim Association Manager and Tax Collector
- 2. Executive Session for Interviews 10AM through 12PM**

MOTION made to convene in executive session to consider candidates for position of Association Manager and to include the Interim Association Manager, Mary Cahill, and candidates as appropriate. This motion was made by Andrew McKirdy, seconded by Nancy Flynn, and unanimously voted.
- 3. Executive Session continued from 12:00PM to 1:15PM**
- 4. Re-Convene Special Meeting at 1:15PM**
Present: Anita Schepker, Andrew McKirdy, Sandy Adams, John Campion, Nancy Flynn, David Weiss.
Staff: Mary Cahill, Interim Association Manager and Tax Collector, Carolyn Boyle, Treasurer, Joan Hayes, substitute Secretary
- 5. Approval of Minutes**
December 9, 2006 Special Meeting--on MOTION of Andrew McKirdy, seconded by John Campion, it was unanimously VOTED to approve the minutes as submitted.
November 9, 2006 Special Meeting--correction on section 7. Mary Cahill noted that the "zoning board" should be replaced with "zoning enforcement officer" and Mr. Manwaring's name was incorrectly spelled. On MOTION of John Campion, seconded by Andrew McKirdy, it was unanimously VOTED to approve the minutes with these corrections.

6. Treasurer's Report

Treasurer Carolyn Boyle provided the 2006-2007 budgets including the piers project as of January 9, 2007. Ms. Boyle provided an account register of checks as written from 11/14/06 through 1/8/07. The board discussed the reports. Andrew McKirdy questioned why the income and expenses did not balance on the Piers Project statement. Carolyn Boyle stated that the deficit in income will be covered by the March tax assessment.

Anita Schepker pointed out that the checking account item for the "Fair Housing Seminars" was because of lawsuits. Cost of \$4,278.16 for these seminars due to judge's ruling.

On MOTION from Andrew McKirdy, seconded by John Campion, the board VOTED unanimously to approve the Treasurer's report as submitted.

7. Tax Collector's Report--Mrs. Cahill

Mary Cahill reported that presently there are twenty delinquents on the October collection. This represents an amount of \$10,020.64. There will be a \$100 lien placed on each of these delinquent accounts after the end of the month. Mary Cahill asked the board for permission to send a second bill in February for the March assessment. Permission was granted.

8. Members Comments

No member comments.

9. Chairperson's Report and Correspondence

Chairperson Anita Schepker brought to the attention of the Board, a letter she received in the middle of November from Kathleen Vannini of 64 East Shore Dr. Mrs. Vannini questioned the decision to remove concrete poles from the right-of-ways. Mrs. Vannini also repeated her request to have repairs done on the Sea Spray right-of-way. The board's decision was that that granite poles had already been removed, and Mrs. Vannini's request for repairs had been referred to the Capital Improvement Committee.

Correspondence was read to the board from Constance Kolosowski of 53 Middlebrook Rd. Newington, CT, concerning methods used in approval of pier repairs. Brief discussion followed and Ms. Schepker will refer Mrs. Kolosowski to the detailed minutes of the Annual Meeting.

Correspondence from Eugene Sullivan was read to the board. Mr. Sullivan had a suggestion concerning the "geese problem". He asked the board to investigate the methods employed in Rhode Island of using cutouts and false coyotes as a possible solution to this problem.

Barbara Johnston of 35 Sea Crest Ave. had questions concerning the assessments done by Vision Appraisal. Ms. Schepker will advise her to refer this matter to the Zoning Board.

Ms. Schepker advised the Board that she had received an attorney's bill at her law office. All such correspondence needs to go to the Association's mailbox.

Ms. Schepker reported that a thank you note had been received from the "Police Explorers" for the Association's donation of \$250 to their organization.

Thank you notes have been sent to the Black Point Women's Club for their generous donation of new tables, and to the organizers of the "Christmas Carol Sing" on the beach.

Jim Moffett of 49 Sunset Ave. questioned in his correspondence why the minutes of the last meeting were not posted. Board responded that they had not been approved until today.

Jim Moffett also felt that the list of vandalisms should be put on the web site. Board discussed this and agreed to put the meeting of the Block Watch Captains scheduled for January 18, 2007 and a list of the Block Captains on the web site.

Sandy Adams is in charge of the Block Watch and she said that the police will attend the meeting of the Captains and will speak at the May Annual Meeting.

The Board will have Gemma Balukonis contact the webmaster.

Mary Beth Stone of 21 Sea View Ave. asked the Board's permission to create and publish a new Black Point telephone directory. She felt that soliciting for advertising space in the directory would offset the cost of the book. Permission was given with the provision that the cost was not to exceed \$500.00

10. Manager's Report- Mrs. Cahill

Interim Manager, Mary Cahill, reported that the beach is in good condition. She stated that the rocks and sand at the wall of White Cap North need to be checked periodically. She said that Mr. Nebelung has followed her suggestions and is doing a good job.

South Beach has been extended and widened in the past fifteen years. Important that the correct procedures are to be followed in maintaining this beach.

Mrs. Cahill asked permission to have an area cleared of saplings and brush on the north side of the playground near Park Place. Mr. Casey gave an estimate of approximately \$1,000 to do this project. This would extend the playground and keep the area ready for future use.

In a MOTION made by Andrew McKirdy, seconded by Sandy Adams, it was VOTED unanimously to authorize the expense for the playground project provided this did not exceed \$1,000.

Concrete walkway on the north side of Sea Crest right-of-way and the walkways between SeaView and Sea Breeze need to be fixed. Jack Santos will be able to do this project. His name will be give to the new Manager.

Blue Heron right-of-way needs one or two more benches due to members' use of this location.

Issue of the cost of a variance was discussed. This will be put on the agenda for next meeting. Recommend that the zoning commission set a higher fee for variances because the cost of a variance should be paid by the petitioner and not be interfering with the Association Budget.

REC PROGRAM BUDGET was presented by Mrs. Cahill. There was discussion on the number of counselors, how to reduce staff if enrollment declines, the new minimum wage figure, and the new salaries for counselors.

Dara Flom will be the new Recreation Director. The Assistant Director's position will be split between the Mercurio twins dividing the position into periods of 4 weeks and then 3 weeks.

Dara Flom needs volunteers. Age 13 and up should apply. Dara will put this information on the web site and in the Black Pointer.

Dara's responsibilities were clearly defined and it was emphasized that she will answer only to the Manager who answers to the Board. She has some exciting new ideas.

At the end of her report, Mary Cahill asked for advice on the "Black Pointer". The consensus of the Board was that the "Black Pointer" is a bulletin from the Board of Governors. This issue belongs to the new manager and is not a part of the Rec Program.

11. Capital Improvements Committee Report--Mr. Campion

John Campion requested that the Board of Governors send a thank you note to Paul Cianci for all of his effort and recommendations concerning the piers.

Update on the piers project. Underwater Construction Co. said that the idea to burn the rust off the piers was unreasonable and that the DEP probably would not approve. The company also stated that it had explored different options to move the slab at Sea Breeze that is 15 ft. off of its original position in the water. In order to lift slab you would need 15 to 20 feet of water. We have only 6-8 ft.

John Campion researched companies that have aluminum ramps. In order to install the ramp from float to boat launch would cost approximately \$1400-\$1600. Recommended that Board wait on this decision.

Mr. Torello submitted bill for additional work. John Campion proposed that the board meet with Mr. Torello to review this bill and come to an agreement. This meeting should take place prior to the next Board's meeting on 3/29/07.

12. Appointment of an Association Manager

Andrew McKirdy explained how the Board approached the hiring process. He stated that the Board reviewed and affirmed the job description, advertised the position, and interviewed four people out of a very strong pool of candidates. Many skills were considered such as communication, management, and people skills.

MOTION made by Andrew McKirdy that the Board authorize the Chairperson to offer the appointment as Manager of the Black Point Beach Club Association to Michael Manifold of 11 Saltaire Ave. to serve at the pleasure of the Board effective March 1, 2007 at the established rate of compensation. Seconded by David Weiss and the Board VOTED unanimously to approve this motion.

13. Beach Manager Transition Arrangement

On MOTION from Andrew McKirdy, and seconded by John Campion, the Board VOTED unanimously to employ the services of Mary Cahill as consultant to the Association Manager effective 3/1/07 through 4/30/07 at the monthly rate of compensation of \$750.00.

14. Future Agenda Items

Block Watch
Fees for zoning variances
Finalization of bill from George Torello
Capital Improvements

15. Members Comments

One member's comments were heard regarding the Block Watch, the seminar on zoning, and thanks to the Board for addressing Sea Crest right-of-way issues.

Andrew McKirdy expressed a debt of gratitude to Mary Cahill who served as Interim Association Manager, and will now serve as transition consultant along with her position as tax collector.

16. Adjournment

2:55 PM on MOTION by Andrew McKirdy, seconded by John Campion, it was unanimously VOTED to adjourn the January 13, 2007 Special Meeting of the BPBC Board of Governors.

Respectfully submitted,

Joan S. Hayes, substitute Secretary