

**BLACK POINT BEACH CLUB ASSOCIATION**  
**BOARD OF GOVERNORS**  
**Special Meeting**  
**Saturday, April 7, 2007**  
**9:00am**

**1. The Chairperson called the meeting to order at 9:05am and a quorum was established.**

Present: Anita Schepker, Andrew McKirdy, Sandy Adams, John Campion, Nancy Flynn, David Weiss

Staff: Mary Cahill, Tax Collector; Mike Manifold, Association Manager; Carolyn Boyle, Treasurer; Gemma Balukonis Dowd, Secretary

**2. Approval of Minutes**

On MOTION by John Campion and seconded by Andrew McKirdy the board voted UNANIMOUSLY to approve the amended minutes from the January 13, 2007, Special Meeting.

**3. Treasurer's Report**

Treasurer Carolyn Boyle provided the 2006-2007 profit/loss statement through April 5, 2007 along with an account register of checks as written from 1/1/07 through 4/5/07. Discussion followed including clarification of the statutory audit fee (to be further discussed in the Manager's report); geese line item; cost allocation for printing and mailing pier assessment bills; any to be invoiced computer services bills and any expected future income from ornament sales. Ms. Boyle stated the docks and floats line may be updated if the manager's inspection of items calls for repairs.

Mr. McKirdy pointed out the over-all not to exceed budget must remain at \$191,650.

On MOTION from John Campion, seconded by Andrew McKirdy, the board voted UNANIMOUSLY to approve the Treasurer's report with some adjustments.

**4. Chairperson's report and Correspondence.**

Ms. Schepker thanked Mary Cahill and Mike Manifold for their cooperative work in transitioning the manager's position and welcomed Mike to his first Board meeting.

Ms. Schepker acknowledged Sandy Adams for her block watch work on behalf of the board. Block Watch is resident sponsored and run and not a directive of BPBC or the board of governors. Request for acknowledgement came from Mary Lou Weidel in a January 2007 letter to the Board of Governors.

Ms. Schepker discussed drafting a letter to the membership for the annual meeting explaining the DEP's removal of the East Lyme dock on Black Point Road and consideration to seek a permit for a new dock. Correspondence was cited from the DEP and first selectwoman.

Ms. Schepker responded to members written questions: one asking if a third company was included in the report on pier assessment prior to repair, another with questions on the process for repair expenditure and a request to be added to the zoning registry.

Ms. Schepker discussed her correspondence with attorney Ed O'Connell regarding a question of easement on our South Trail right of way for a private property owner in Old Black Point with a non buildable lot looking for an option for compliance.

Items of correspondence were mentioned and passed on to Ms. Schepker and Mr. Manifold by the secretary.

**5. Member Comments**

Member comments were heard regarding the Town of East Lyme dock on Old Black Point Road and the boat ramp.

**6. Tax Collector's report**

Mrs. Cahill commented on the March 26, 2007 referendum for the public safety complex and the effort made by members of the local beach committee and Black Point Beach Club to inform voters via flyers and volunteering time cost and effort. Mrs. Cahill thanked Mr. McKirdy for his work to organize the informational membership letter sent alerting members about how to obtain absentee ballots. Mrs. Cahill commented that few votes of this importance have been in the winter months when members are away.

Mr. McKirdy responded to some questions stating that some ballots did not count. He explained that the voting list supports the grand list of names, not the actual deeds.

Mr. Weiss suggested a change in language be brought before the board of selectmen to support voting by those deeded on the property.

Mrs. Cahill reported that most of the pier tax money has been collected. She received board approval to send certified delinquent letters to members who owe funds from either or both the October 2006 and/or March 2007 deadline. Letters would be sent by McNamara and McNamara with a payment request of May 1, 2007.

It was noted here by Mr. McKirdy that the membership has been very responsive to the payment deadlines and a small amount remains unpaid.

Mrs. Cahill reported this tax collection remains confusing to members and that some refunds were necessary to reimburse overpayment for a couple of reasons.

Mrs. Cahill asked about adjusting the cost of ZBA variances to reflect the real cost. BPBC expenses exceed the ZBA application fees and the excess cost is being paid by the general membership. This would require getting an update to the variance. Some discussion followed regarding the actual cost of fees and filing.

Mr. McKirdy suggested the board approach the Black Point Zoning Commission to revise the ZBA fees to be more commensurate with the cost of posting.

Ms. Schepker suggested drafting a letter for this purpose.

**7. Manager's report.**

Mike Manifold thanked Mary Cahill for her help in transitioning the association manager position.

Mr. Manifold presented the proposed 2007-2008 draft budget for board approval and discussion. He clarified income, expenses, operations, other expenses, personnel services, for a total budget, not to exceed \$191,650.00.

Mr. Manifold and Carolyn Boyle explained correspondence and research for audit services submitted by John D. Lanza, CPA, member of Kostin, Ruffkess & Co, LLC, as required by state statute for the period ending June 30, 2007. The audit fee would be \$5,000 a year for 3 years.

Ms. Schepker has met with representatives Andrea Stillman and Ed Juitilla to discuss changes to the audit statute. In lieu of a favorable response before filing time, it was agreed to leave the budget line item of \$5,000.00 in place to cover any expenses and respond accordingly to the audit costs if they are deemed necessary.

It was discussed to re-instate the fund surplus which was depleted during pier construction and to realign/re-name some line items to reflect use.

The manager was asked to examine floats/lines for repair that could be done within the current fiscal budget as already allocated.

Mr. Manifold presented a case for hiring ACE Security Company. The board agreed with the proposal as presented and asked him to move forward to obtain a contract with a cancellation option. Service would start within the first 2 weeks of July.

Mike updated the board on several items including: the beach security staff hiring progress, option to hire someone to remove trash from the clubhouse and re-locate the dumpster for pick-up (while it was suggested to clear a pathway to the dumpster of brush); the purchase and installation of 2 new right of way benches; Mike is waiting on the cost for removal of a slab of concrete at the Sea Crest and Sea View beach area on BPBC property.

David Weiss asked for new/fill or leveling at the South Beach bench where erosion has raised the concrete above the ground and the bench footing is hazardous. He requested it be filled in or repaired before the season starts.

Suggestions were made to put a request for Recreation program volunteers on the website. Also new staff and contact information/ photos on the website would introduce new hires, etc.

Discussion followed regarding geese control methods what we might do to deter the geese this season in lieu of hiring dogs. Some wind motion and static devices are available and may work as deterrent aided by being moved around by beach staff.

The Lyme Times will write an article about break-in activity in the area. The police will provide details to the newspaper.

## **8. Capital Improvements**

Mr. Campion provided a draft of the Black Point Pier Project budget to date. He reported on the completion of phase I and offered for review the budget items/description to be presented to the membership at the annual meeting in May.

Outstanding items expected to be covered before the membership meeting:  
Evaluating the steel connector previously used to attach the boat float to the South Beach pier, Mr. Manifold will follow up on quality and install or replacement with Mr. Campion; and the purchase of a ramp for the boat dock.

On MOTION by Andy McKirdy seconded by Nancy Flynn and Sandy Adams, it was UNANIMOUSLY approved to authorize Mr. Campion to locate and spend no more than

\$2,500.00 to obtain and have installed an aluminum ramp and roller system for the boat launch by Memorial Day when the ramp is open for the season.

Ms. Schepker offered to get names of maritime engineers who might evaluate the steel pier if it is necessary to follow up on rust or steel slough off concerns for members.

**9. Zoning issues, Mr. McKirdy**

Mr. McKirdy noted two vacancies on the zoning board need to be filled: a regular and alternate member.

**10. Discussion and planning of the annual meeting**

Time was running tight and this item as tabled to another meeting.

**11. Future Agenda Items**

None were noted.

**12. Member Comments**

No member comments.

**13. Executive Session**

At 12:05 PM, Upon motion by Mr. McKirdy, seconded by Mrs. Adams, it was unanimously VOTED to convene in Executive Session to consider matter pertaining to personnel and to include the Association Manager in the meeting.

**14. Public Session**

The Public Session resumed at 12:30 PM.

Upon motion by Mr. McKirdy, seconded by Mr. Champion, it was unanimously VOTED to approve a FY 2008 operating budget totaling \$216,126 and a tax rate of 1 mil.

**15. Adjournment**

Upon motion by Mr. Champion, seconded by Mrs. Flynn, it was unanimously VOTED to adjourn the meeting at 12:35 PM.

Respectfully submitted,

Gemma Balukonis Dowd, Secretary  
4-13-07