

BLACK POINT BEACH CLUB ASSOCIATION
BOARD OF GOVERNORS
Special Meeting
Saturday, September 29, 2007
9:00am

1. **The Chairperson called the meeting to order at 9:05 am and a quorum was established.**
Present: Andrew McKirdy, Chairman, John Campion, Vice Chairman, Sandy Adams, Nancy Flynn, Joan Hayes, David Weiss.
Absent: Jill Coscarelli
Staff present: Mike Manifold, Association Manager, Carolyn Boyle, Treasurer, Mary Cahill, Tax Collector, Gemma Balukonis Dowd, Secretary,

2. **Approval of Minutes August 30, 2007, Regular Meeting**
MOTION to accept the minutes of the August 30, 2007, Black Point Beach Club Association Regular Board of Governors Meeting *with 2 corrections* was made by Mr. Campion, seconded by Mrs. Adams, no discussion, all in favor, the Board **VOTED** unanimously to approve the amended minutes.
a. Section 5, Member comments: Mr. Moffett: "...rip rap on the *South (corrected from North)* side of the Sea Breeze pier".
b. Section 7, Manager's Report. Mr. Manifold: "...The Rec program *fundraising (corrected from fees) ...looks like an over \$8,000.00 (corrected from \$500.00) net income.*

3. **Treasurer's Report, Ms. Carolyn Boyle.**
Ms. Boyle provided the Profit and Loss Statement for 2007-2008, 9-27-07 actual, and the Liberty Bank Check register from 8-28-07 to 9-27-07.
Ms. Boyle clarified some items and stated there is a positive cash flow of \$3,075.
The board discussed covering any anticipated expenses that might come up before the next fiscal year. In addition Mr. Manifold will arrange for security, if needed, Halloween night.

MOTION to accept the treasurer's report as presented was made by Mr. Campion and seconded by Ms. Flynn. No further discussion followed. The board **VOTED** unanimously to accept the treasurer's report as submitted.

4. **Members Comments.**
Mr. Phil Lombardo, 3 East Shore Dr. asked the board to clarify the timing of the boat dock/ extension removal, understanding late September to have been agreed at an earlier meeting.
Mr. Frank Christensen, 10 Nehantic Dr. stated his property has received damage and asked if there could be a limit to the length of dog leash extensions, and a fine for dogs found roaming.
Barbara Johnston, 35 Sea Crest Ave. asked if members could get a copy of amendments or changes before the meeting. Mrs. Johnston stated that the Harbor Management Commission has a hearing coming up regarding shell fishing and land lease permits in the bay that might put moorings in question. She suggested placing a notice on the web site.

No further member comments, Mr. McKirdy closed this portion of the meeting.

5. **Chairperson's report and Correspondence, Mr. McKirdy.**
Mr. McKirdy noted an engagement letter had been received from Kostin & Ruffkess, Co. LLC regarding the association audit. Ms. Boyle responded that the information was original to March 30, 2007 and needed to be resent with the corrected estimate information. Ms. Boyle and Mr.

Manifold will review the information and speak with the firm to obtain a new letter of agreement for a compilation versus an audit.

6. Manager's Report, Mr. Manifold

Mr. Manifold reported on various items to the Board and some discussion followed:

- Labor Day, purchase a CPR Mouthpiece. Monday of Labor Day weekend a man collapsed on the beach. The guards were not at Main beach at the time, having ended summer duty. An ambulance was called, a doctor and other medical profession residents on the beach responded to give CPR. Follow-up confirmed the man was released from the hospital. Mr. Manifold asked the board to consider the purchase of a home defibrillator and thoughtful discussion followed. Mrs. Hayes suggested a CPR mouthpiece be added to the kit the beach manager carries, Mr. Manifold will take care of the update.
- Removal of the boat floats, look for previous decision. Mr. Manifold followed previous practice to remove the boat dock. He raised the question about timing. Mr. Weiss asked the board to clarify what he believed to be a previous board decision to leave the float/dock in place until the end of September. Some discussion followed. The secretary will research the minutes for any previous decision(s) and report to the chair to add at the next meeting.
- Painter has been working.
- Cleaning kayak launch, maintenance of weeds was done. Some discussion followed about maintaining the planting/mulching around the BPBC signs at Billow and the Club. Mr. Manifold could approach a member to take on this task next year.
- Tennis Courts Clay court condition and hand watering was discussed. Quality Electric checked wiring in a ground box. Plumbing may be at issue for even water coverage. Jordan Brook Sprinkler will meet with Mike on Friday.
- Walkway removal Nebelung will do the work this week.
- Removal of Tree at 46 Sea Spray
- Playground equipment review Mike will speak with Dave Putnam of Parks and Rec to get a review for operation and upgrade of the playground equipment. Some money is available from the general fund not a specific fund for just the Rec program.
- Grass Blue Heron CT. right-of way Mr. Manifold asked for procedural plan for the re-seeding of the right-of way at Blue Heron Ct. Much discussion followed with a decision to discuss this further at the next meeting.
- Rip Rap placement at piers Mr. Weiss asked if rocks had been placed in the piers. After some discussion it was agreed Mr. Campion, Mr. Manifold and Mr. Weiss would evaluate the piers for rip rap placement and report back to the board at the next meeting.

7. Tax Collector's Report Mrs. Cahill

Mrs. Cahill commented on the disbursement of payment and continued non-payment of taxes. \$157,186 has been collected with \$2,913 delinquent. Letters went out in October with liens scheduled for November. She asked if a collection agency or other method might be used to clear up the books. Some discussion followed, and it was decided the board would look into the possibility of municipality collection options.

8. Committee Reports

1. Administration,

- Mr. McKirdy and Ms. Flynn have been working on an updated Association Policy Manual to put all items in one place.
- **Proposed Ordinance,** Mr. McKirdy provided the board with a copy of the "Proposed Ordinance Confirming the Terms of Office of Members of the Zoning Commission and the Zoning Board of Appeals". (ordinance attached)
- **Public Hearing** On **MOTION** by Joan Hayes, seconded by John Campion, the board moved to approve a Public Hearing on Thursday October 25, 2007, 6:30pm, for the

purposes of hearing public comment toward the “Proposed Ordinance Confirming the Terms of Office of Members of the Zoning Commission and the Zoning Board of Appeals”. All in favor, no objections, the **VOTE** was **unanimous** (public hearing notice attached)

- Term Limits Mr. McKirdy provided a copy from Article III of the By-Laws, section #8 for the board to consider and discuss as an action item on the agenda for the next meeting. Article reads as follows: *“Sec. 8 Term Limits. Members of the Board of Governors shall be eligible for election to not more than two consecutive terms of three years each, provided that an individual appointment to an unexpired term of two years or less may serve not more than eight consecutive years. Any person who had served two consecutive terms on the Board shall again be eligible for election after the interval of three years”*.
- Rules and Regulations Board members were e-mailed copies of the existing Rules and Regulations to review for discussion and update during the meeting. Some time was spent on this task, the Chair asked members to continue work at the next meeting.

2. Capital Improvements,

- Acoustical Repair at Club house Mr. Champion and Mrs. Adams reported that the bid process for acoustical repair at the clubhouse is not complete. Of the contractors contacted, 4-5 contractors have not responded. They realized the job is small and are still searching. They asked the board to consider discussing if a small contractor or local builder would be possible and could do a good job.
- One time cleaning of the interior of the Club House Mrs. Adams spoke with ServiceMaster regarding cleaning the clubhouse and paneling. She will meet with them to have a site visit to get an accurate estimate.

3. Social Committee, Mrs. Hayes

- September 22, 2007 Dance Mrs. Hayes reported the Fall dance was a success. Joan presented Tom Hayes’ expense break out: Income totaled \$720, expenses \$171, total contribution toward the **Clubhouse Acoustical fund: \$548.62** Fun music from the 50’s, 60’s and 70’s was enjoyed, great decorations, door prizes and the company of friends.
- The Board of Governors wishes to thank all those involved with the Dance: especially Tom and Joan Hayes, Joan and Peter Diresta, Margaret and Jim Pillion, John and Pat Champion, Lil and Rich Diachenko and Franco’s Laser tag (for the sound system).
- The building occupancy/capacity with and with out tables and chairs was discussed to get the board thinking about items in the future.

9. Old Business

- Tribute to Jim Beebe The board took into thoughtful discussion the intention and tribute for Jim Beebe, as requested by a member during the Annual Informational Meeting. A plan emerged to create a suitable plaque to present to the Beebe family in honor of Jim’s dedication and kinship in Black Point. Mr. McKirdy will research and report findings at the next meeting.
- DEP proposed regulations The secretary reported the DEP petition, organized and signed by members at the Annual Informational Meeting, had been sent to the DEP as requested.
- DEP proposed Regulations Mr. McKirdy read aloud a letter sent to the board by Rep. Ed Jutilla regarding the DEP proposed regulations.

10. New Business

1. Schedule of Meetings- 2008

Mr. McKirdy provided a 2008 meeting schedule for the board to consider. The Board decided to change the proposed meeting on March 27 to April 3.

On motion of Mr. Champion, seconded by Mrs. Flynn, it was unanimously VOTED to approve the Schedule of Regular Meetings for 2008 as amended. (copy attached)

2. Future agenda items

1. The date for removing docks at the end of the season
2. Action on the proposed ordinance confirming zoning terms
3. Action on the proposed amendment to the bylaws
4. Completion of review of the Association Rules and Regulations
5. Acoustical improvements in the clubhouse
6. One time commercial cleaning of the interior of the Club house
7. Consideration of the need for placement of additional rip rap on the piers
8. Options for municipalities to collect back taxes

11. Member Comments

No Member comments were heard.

12. Convene to Executive Session

The board convened in executive session at 11:45 AM for the discussion of matters pertaining to personnel.

The Association Manager, Mike Manifold, joined the meeting at 12:05 PM.

The Board returned to public session at 12:38 PM.

13. Public Session Adjournment

On **MOTION** of Mr. Champion, seconded by Ms. Flynn, it was unanimously **VOTED** to adjourn the September 29, 2007, Special meeting of the Board of Governors at 12:39 PM.

Respectfully submitted,

Gemma Balukonis Dowd, Secretary