

**BLACK POINT BEACH CLUB ASSOCIATION
BOARD OF GOVERNORS
Regular Meeting
Thursday May 21, 2009
7:00pm**

1. **The Chairperson called the meeting to order at 7:00 pm and a quorum was established.**
Present: John Campion, Chairman, Joan Hayes, Vice Chairman, Roberta Jordan, Dan Lemieux
Absent: Jill Coscarelli, David Weiss
Staff present: Mike Manifold, Association Manager, Mary Cahill, Tax Collector, Gemma Dowd, Secretary.
Absent, Carolyn Boyle, Treasurer
2. **Approval of Minutes, April, 23, 2009, Regular Meeting**
MOTION to accept the minutes of the April 23, 2009, Black Point Beach Club Association Board of Governors Regular Meeting as presented, was made Mrs. Hayes and seconded by Mr. Lemieux. No discussion, all in favor, the Board **VOTED unanimously** to approve the minutes.
3. **Treasurer's Report**
The Profit and Loss Statement for 2008-2009, 5-15-09 actual, and the Liberty Bank Check register from 4-22-09 to 5-6-09 was provided and presented by Mr. Manifold and Mr. Campion in Ms. Boyle's absence. Some discussion followed regarding clarifying the capital expense line.

MOTION to accept the treasurer's report as presented was made by Mrs. Hayes and seconded by Mrs. Jordan. No discussion, all in favor, none against, the board **VOTED unanimously** to accept the treasurer's report as submitted.
4. **Member Comments**
No Member comments were heard.
5. **Chairperson's report and Correspondence, Mr. Campion**
Mr. Campion and Mrs. Dowd identified correspondence received from members. E-mails were forwarded to the BOG in advance of the meeting if possible. Some discussion followed.
 - Mr. Campion discussed a letter to the DEP. Mr. Manifold will request Mr. Gary Sharpe to draft an appropriate comment.
 - Mr. David Kinder, e-mail dated 5-1-09, sent to the BOG regarding right-of-way behind 48 Sea Spray Ave. Some discussion followed.
 - Mr. Eugene Massey e-mail dated 4-29-09, thanked Mr. Campion for steps taken in beach cleaning for the 2009 season.
 - Mr. Morgan Flaherty, e-mail dated 5-5-11-09 thanked the board for taking care of the south side BPBC parking lot tree line.
 - Mr. Jim Moffett, e-mail dated 5-13-09, regarding golf cart use in BPBC. The board will take this under advisement if legislation is approved.
 - Mr. John Sullivan, Zoning minutes and report for 4-25-09 were received and sent to the BOG.
 - Secretary reported the May annual meeting mailing went out as scheduled and that 5 addresses were returned as undeliverable.
MOTION by Mr. Weiss and seconded by Mrs. Hayes to grant Mr. Kinder authorization to complete requested work on BPBC's Right -of-Way, abutting 48 Sea Spray, at his cost and at no liability or risk to the association. No further discussion, **all in favor, none opposed, VOTE passes.**
6. **Tax Collector's Report, Mrs. Cahill**
Mrs. Cahill reported she has been working on 2 delinquents.

7. **Manager's Report, Mr. Manifold**

Mr. Manifold reported on activity and provided a written statement dated May 25, 2009. Discussion followed on a number of topics:

- New dock at the boat launch has been ordered and should be installed this week. Nebelung should also have the other two boat docks installed by the end of the week.
- Town did initial cleaning with their surf rake and will begin their cleaning twice a week on Tuesday 5-26.
- Nebelung has started cleaning the beaches on weekends.
- Trees on Whitecap lot have been trimmed and cut down, thankyou's have been received.
- Whitecap lot beautification project is underway; some adjustment to curb and planting is being done.
- Repairs to the roof of the clubhouse have been completed. Patch in ceiling is ready for final paint.
- Clay courts are open for play
- Mike Nebelung is going to move more rocks onto the piers for reinforcement. Dave Weiss will mark the locations.
- Kayak launch area has been cleared
- Underwater survey for kayak dock permit must wait until June in order to be accepted by the DEP
- Cost estimate for new, larger message board is \$705-\$830 (depending on size) for materials. The board will wait on this and look at it next year.
- David Kinder (48 Sea Spray) has requested board approval to cut down a sick tree on the BPBC property right-of-way abutting his property. He has also asked to add clean soil and plant grass seed to level the area and prevent ponding. He stated he would do the work and pay the associated costs. (Motion and discussion listed under the Chair's report)

8. **Committee Reports**

1. **Administration, Mr. Campion**

- Mr. Campion talked with Mr. Ed O'Connell regarding the proposed draft of a Right of Way and Common Property Ordinance. Mr. O'Connell stated the board has the authority to designate an enforcer. Some discussion followed.
- The Brouillard suit is completed.
- Madison case is in federal court as a petition for summary judgment
- The board agreed to accept the donation of a planting on the association grounds from Mrs. Karin Benoit in memory of her mother, Mrs. Dorothy Brainerd.

2. **Capital Improvements, Mr. Campion**

No comments.

3. **Social, Mrs. Hayes**

Committee members including, Mrs. Hayes, Mr. Manifold, Mrs. Cahill, Mrs. Jordan met and submitted proposed Rules for the "OPEN HOUSE USAGE OF THE CLUBHOUSE". Some discussion followed. It was agreed to post a copy at the club, attach to the minutes, and list in the Black Pointer.

MOTION by Mr. Lemieux and seconded by Mrs. Hayes to accept the rules for Open House Use of the Clubhouse on Thursday's for July and August 2009, as written and submitted by the Social committee. No further discussion, **all in favor none opposed, the VOTE passes.**

*(Open House Use of the Clubhouse Rules included at the end of this document following the minutes)

Mrs. Karin Comer offered to organize a chili contest on the beach and suggested a date during the bonfire and East Lyme days. Mr. Manifold will check the dates and get back to the board.

9. **Old Business**

1. Planning for the Annual Meeting

Mr. Campion and Mrs. Dowd provided updated items to be used for the annual meeting. Some discussion followed on procedure and helpers with the secretary and the board. Lists were available for board and member view. Some items to include at the meeting:

- Member list and the East Lyme list and 2 color voter cards
- Volunteers to assist checking names and counting votes
- Vote on home rule and the charter
- 2, Nominations for the board
- Budget presentation, Mr. Manifold
- Reports as needed or requested by Golf, scholarship, Men's Club
- Mr. Paul Formica, guest speaker at 9:45am
- Member questions and suggestions
- Coffee and donuts

10. New Business

No New business.

11. Member Comments

No comments were heard.

12. Executive Session

No items required executive session.

13. Adjournment

MOTION by Mr. Lemieux, seconded by Mrs. Hayes, it was **unanimously VOTED** to adjourn the May 21, 2009, Regular meeting of the Board of Governors at 8:17PM.

Next Regular BOG Meeting is scheduled, Thursday, June 25, 7:00pm

Respectfully submitted,

Gemma Balukonis Dowd, Secretary

Requests have been received to make the clubhouse available to members of the BPBC Association during hours when the facility is not in use for the recreation program or other Board sponsored activities. Examples: use it for MahJong, bridge, bunko, or other card games.

RULES FOR THE "OPEN HOUSE USAGE OF THE CLUBHOUSE"

1. Open house usage of the clubhouse will be on Thursdays from 1 to 4 p.m. and from 6 to 9 p.m. This will be for the months of July and August.
2. Use of the clubhouse will be restricted to members of the Association, their families and their guests.
3. The Association Manager will maintain a calendar of usage. Members should call him to schedule their events. This will be done on a "first come, first served" basis. Mike Manifold may be reached at 941-8608.
4. This usage of the clubhouse will be monitored by a member of the Social Committee of the Board of Governors. Members should leave the clubhouse in the same condition as they found it.
5. No alcohol will be allowed during this Thursday special use of the clubhouse.

The committee of the Board of Governors responsible for this proposal feels that it should be implemented in the summer of 2009. At the end of the season, the Board will evaluate the interest, response, type of activities and the amount of additional expense for utilities. The Board will welcome member input.

Adopted 5-21-09