

BLACK POINT BEACH CLUB ASSOCIATION
BOARD OF GOVERNORS
Special Meeting
Thursday October 15, 2009, APPROVED
7:00pm

1. **The Chairperson called the meeting to order at 7:03 pm and a quorum was established.**
Present: Tom Kelly, Chairman, Joan Hayes, Vice Chairman, David Weiss, Maribeth Stone, Roberta Jordan, Dan Lemieux
Absent: Jill Coscarelli,
Staff present: Mike Manifold, Association Manager, Mary Cahill, Tax Collector, Gemma Dowd, Secretary, Carolyn Boyle, Treasurer.

2. **Approval of Minutes, September 24, 2009, Regular meeting**
MOTION to accept the minutes of the September 24, 2009 Black Point Beach Club Association Board of Governors Regular Meeting as presented, made by Mr. Lemieux and seconded by Mrs. Hayes. No discussion, all in favor, the Board **VOTED unanimously** to approve the minutes.

- 9a.* **Old Business, at this point the chairman moved to item 9a, the Club House Fence Proposal while Mr. Weiss could be present, followed by Member Comments on the fence.**

A cost estimate from Arrow Fence was provided to the board by Mr. Kelly. The design was modified to include 140 lineal feet of combined P.T. wood beam guard rail and split rail fence for a cost of \$3,099. A photograph was provided to illustrate the type of P.T. beam intended. Some discussion followed on the design, cost and general project. It was noted that an additional \$800 for rock removal would bring the total cost closer to \$4,000.

Mrs. Cahill asked permission to address the board. She noted that her original intent in requesting the fence installation was based upon aesthetics. After seeing the Bocce use of the area and hearing member concerns for safety, she suggested the fence proposal be placed in the capital improvement committee's hands.

Mr. Tom Kelly provided a petition, signed by a number of members, regarding safety at the bocce parking area. Members asked to keep the rock line in place. Mr. Kelly read a bit from the petition and passed it around for board members to view and then placed it on file.

Member Comments on the Club House Fence
Mrs. Barbara Johnston, 35 Sea Crest Ave, requested the rock line barrier remain.
Mr. Will Fountain, Whitecap Rd., suggested wood chips be added to the area in a general clean up.
Ms. Nancy Congdon commented on safety at the area and keeping the rocks in place.
No further comments were heard.

Some discussion followed as the board reviewed the fence information and considered member comments.

MOTION by Mrs. Jordan, seconded by Mr. Weiss, to ask the Capital Improvement Committee to consider putting the Club House Fence proposal on their list, prioritized under other issues. No further discussion, all in favor, no objections, the **VOTE passed unanimously**.

3. **Treasurer's Report**
The Profit and Loss Statement for 2009-2010, 10-14-09 actual, and the Liberty Bank Check register from 9-29-09/10-14-09 were provided and presented by Ms. Boyle. Little activity had taken place since the previous meeting. Ms. Boyle noted that the budget is on track

4. **Member Comments**
Mrs. Barbara Johnston, 35 Sea Crest Ave, alerted the board of a scam regarding her name incorrectly listed on property in her neighborhood.

Mr. Will Fountain, Whitecap Rd. commented on the storage shed, asked for better coordination for the floats used, suggested repair to the central air conditioning unit while money is available, and commented on general safety and patrol of clubhouse property above Billow Rd.

Ms. Nancy Congdon, offered maintenance, safety and recreation club comments
No further comment, this section of the meeting was closed.

At 7:37pm, Mr. Weiss excused himself to return later in the meeting at approx. 8:25pm

5. Chairperson's report and Correspondence, Mr. Kelly

Correspondence:

Mr. Kelly and Mrs. Dowd identified correspondence received from members. E-mails were forwarded to the BOG in advance of the meeting if possible, or hard copies made available. Some discussion followed.

10-7-09, fence petition delivered to Mr. Kelly

10-9-09 and 10-12-09 Mrs. O'Neil, e-mail, zoning minutes and zoning reports

10-13-09, Mrs. O'Neil e-mail, asking about paperwork on the Danos decision

10-13-09, Jim Moffett, e-mail, Open letter to the BOG on the Fence and other comments

10-13-09, Mrs. Barbara Johnston, e-mail question on the Oct. meeting schedule

10-14-09, John Sullivan, Marianne O'Neil e-mail regarding zoning/ZBA appointments listing

10-14-09, Sally Cini, e-mail supporting quality of beaches and security this year

10-14-09, Carol Green, e-mail, supporting Mr. Manifold

10-14-09, Diane and John Zukowski, e-mail supporting Mr. Manifold

10-15-09, Susan Daly, e-mail requesting club house rental and declarations 2008, 2009

10-15-09, Sue and Dave Murray, e-mail thank you to the board, support Mr. Manifold

10-15-09, Tim and Laura Shea, e-mail supporting, Mr. Kelly, Mr. Manifold and Jordan Flomm

10-15-09, Fran Lauson and Mary Williams, thank you for a positive Rec program and great beach year

10-15-09, Jane McLane, e-mail supporting positive communication with the manager, thanking BOG

Mr. Kelly noted the Madison case has been approved in our favor, it may be appealed.

6. Tax Collector's Report, Mrs. Cahill

Mrs. Cahill reported the tax collection status is in good shape, with a few delinquents. She further reported receiving notice that the Black Point Market has dissolved their status as a store, although the property is still considered commercial.

7. Manager's Report, Mr. Manifold

Mr. Manifold reported on activity and provided a written statement dated September 2009. Some items quoted from the report are listed below and discussion followed on a number of topics:

- All equipment is out of the water
- Tennis courts sprinklers were shut off and will be closed by Jordan Brook on Friday. Courts will remain open for play for a few more weeks, weather permitting
- Clubhouse water will be shut off the first week of November
- Toilet in women's bathroom was power cleared to hopefully eliminate future problems
- Benches on the playground have been sanded and painted or sealed
- Bob Gilson will do a year end cleaning of the clubhouse at the end of October
- Disposed of a small boat that washed up on South Beach and other debris
- DEP maps placement is by law despite member comments otherwise
- Resident trooper has been made aware of the upper Billow Rd. problem area and asked to keep a check on the property
- Bob Gilson, contractor, is handling much work previously done by Jim Beebe

8. Committee Reports

Administration: Mrs. Jordan, chair, Mr. David Weiss. No committee findings to report.

Capital Improvements: Mr. Lemieux, chair, Mr. Kelly. No comments.

Social: Mrs. Hayes, chair, Mrs. Coscarelli. Mrs. Hayes reported the Irish Night was well received. Friday December 11, on the beach will be the Christmas Carol Sing

9.* Old Business

The discussion on the Bocce Court fence was moved to the beginning of the meeting.

10. New Business

a. Zoning commission terms, Mr. Kelly noted he would be sending out letters and would be in contact with Mr. Sullivan

b. Approval of the 2010 BOG meeting schedule as distributed and listed below.

MOTION by Mrs. Hayes, seconded by Mr. Weiss, to approve the distributed 2010 BOG meeting schedule. No objections, all in favor, none opposed, the **VOTE** passed.

Schedule of Regular Meetings 2010

Except as otherwise noted, all meetings of the Board of Governors are held at 7:00pm at the Black Point Beach Clubhouse, Sunset Avenue, Niantic, CT, 06357.

Thursday, April 22, 2010

Thursday, May 27, 2010

Saturday, May 29, 2010, Association Annual Meeting, 9:00 AM

Saturday, May 29, 2010, Board Organizational Meeting, 10:00 AM

Thursday, June 24, 2010

Thursday, July 29, 2010

Thursday, August 26, 2010

Saturday, September 4, 2010 – Association Annual Informational Meeting, 9:00AM

Thursday, September 23, 2010

Thursday, October 21, 2010 (If required)

11. Member Comments

Mrs. Barbara Johnston noted the stub property behind Sea Crest Ave. has a new survey marker placed into the gravel drive area, she asked the board take a look at the situation.

Ms. Nancy Congdon has observed speeding and running stop signs.

Mr. Will Fountain asked the board put in only the required markers/floats and to re-paint the pier warnings. Hearing no further comments, this section was closed.

12. Executive Session

On motion of Mr. Lemieux, seconded by Mrs. Hayes, it was unanimously **VOTED** to convene immediately into executive session for consideration of matters pertaining to personnel and to include the manager and tax collector in the meeting.

The Board convened in executive session at 8:15 PM.

Mr. Weiss returned to the meeting at 8:25pm

The Board returned to public session at 9:25 PM

13. Adjournment

MOTION by Mrs. Hayes and seconded by Mr. Lemieux it was **unanimously VOTED** to adjourn the October 15, 2009, special meeting of the Board of Governors at 9:26PM.

Next Regular BOG Meeting is scheduled for April 22, 2010, 7:00pm

Respectfully submitted,

Gemma Balukonis Dowd, Secretary