

**Black Point Beach Club Association
Minutes of Annual Informational Meeting
Saturday, August 30, 2014
9:00 a.m.**

The Annual Informational Meeting of the Black Point Beach Club Association was held on Saturday, August 30, 2014 at 9:00 a.m. in the Black Point Beach Club Association Clubhouse located at 6 Sunset Avenue in Niantic, Connecticut.

Present: Mary Cahill, Vice Chair; Dr. Brendan Fox, Jim Pillion, Jim Moffett,
Dr. Peter Liashek, Kevin Callahan
Also Present: Tom Sheehan, Association Manager; Carolyn Boyle, Treasurer;
Cathleen Special, Secretary
Absent: Tom Kelly, Chair; Ruth Ames, Tax Collector

1. Call meeting to order

Because Mr. Kelly was absent, Ms. Cahill, the Vice Chair, called the Annual Informational Meeting of the Black Point Beach Club Association to order at 9:07 a.m. Ms. Cahill pointed out that this was not a formal meeting of the Board of Governors; it was an informational meeting for the Association members.

2. Pledge of Allegiance

3. Cahill Black Point Education Fund

Ms. Cahill introduced Ms. Alison Woods, Vice President of the Community Foundation of Eastern Connecticut (CFEC). CFEC manages the Cahill Black Point Education Fund. Ms. Woods reported that the Fund currently has a little over \$57,000. The Fund has granted \$5,000 through 5 scholarships to Black Point members over the past 2 years. The application period opens in mid-January and has a deadline of April 1. Applicants must be in good academic standing and submit a blind essay (no names or identifying factors) about why Black Point is important to them. A group of readers ranks the essays from 1 – 10. CFEC compiles the information and names the recipients; the CFEC Board of Trustees approves the recipients. Ms. Woods asked for volunteer readers and offered a sign-up sheet to anyone who is interested. Advisory committee members are also needed. The advisory committee keeps track of the Fund with CFEC and raises money for the Fund. Please contact Anita Schepker.

4. Introduction of Staff

Ms. Cahill introduced and thanked the Association Manager, Treasurer, Tax Collector and Secretary. She also thanked Ms. Sandy Sheehan for volunteering her services to the Association.

5. Treasurer's Report

The unaudited financial statement for the last fiscal year was posted on the bulletin board at the clubhouse.

6. **Association Manager's Report – Tom Sheehan**

Mr. Sheehan reported on what was accomplished over the past year.

- The clubhouse passed a fire inspection.
- The parking lots and rights of way were resurfaced, painted and brought up to code. Handicap spots were added to the Whitecap lot.
- The missing street signs were replaced.
- We received a Certificate of Permission from DEEP to install 6 pilings on the boat docks.
- A cement slab and bench were installed at the Osprey Road right of way.
- The Blue Heron right of way was reseeded and a layer of topsoil was added.
- Motion lights were installed at the clubhouse.
- The flagpole is now illuminated from dusk until dawn.
- The air conditioner compressor at the clubhouse was replaced in July.
- The clubhouse attic fan was repaired.
- Gravel was placed at the entry to the clubhouse for safety reasons.
- The boat ramp was repaved. Mr. Sheehan thanked the Delmastro family for funding that project.
- Signage was painted on the South Beach pier. Mr. Sheehan thanked Dr. Liashek for donating the paint and labor.
- New geese rope was installed.
- The emergency off-season contact list continues to grow. Mr. Sheehan encouraged all members to provide contact information in case there is a problem at their property. There were 3 water main breaks last winter. Please provide the Secretary (bpbcsec@gmail.com) with your off-season telephone number.
- The Town will shut off and turn on water at the street at no cost.
- At the Board of Governors Regular Meeting held August 28, 2014, Mr. Sheehan provided a detailed description and estimates for remodeling the clubhouse restrooms. The estimate to gut the two bathrooms but keep the walls and partitions is \$25,700. The Board approved the project at a cost not to exceed \$30,000. Samples of the materials were provided for review.
- Private rentals of the clubhouse were at an all-time high this summer. The clubhouse was rented 16 times.
- CL&P installed 6 telephone poles at and around the clubhouse. Two trees in the playground were topped. One pole caught fire and needs to be replaced. Mr. Sheehan is enlisting the assistance of the person who advocates on behalf of the Town in finishing the project with CL&P.
- We had police coverage for weekends since May. There were relatively few problems reported.

- Mr. Sheehan obtained a supply of K-1 pills from the drive-by giveaway held in town a few weeks ago. Mrs. Sheehan had them with her at the meeting if anyone needed them.
- Mr. Sheehan thanked Mrs. Sheehan for her help in putting together the plans for renovations to the restrooms.

7. Vice Chair's Report – Mary Cahill

- Ms. Cahill commented that the pilings were a costly project but they keep the birds away and they look nice.
- The renovation to the restrooms was approved at the Thursday, August 28, 2014 meeting of the Board of Governors. Mr. Sheehan made a comprehensive presentation and made great choices. Samples were provided for inspection.
- Ms. Cahill explained that the right of way behind upper Sea Spray Avenue was once a road used by farmers to haul seaweed from the beach to be used as fertilizer. It is difficult to police and is becoming a liability. Mr. Phil Hagaman spoke with the current abutting property owners and determined that they would be interested in purchasing the pieces that would extend their existing properties. The property is being sold to these property owners at \$1.50/square foot. The only glitch was an issue with an easement. The situation was resolved to the satisfaction of the property owners and the Association. Ms. Cahill hopes to have the matter concluded in September.

8. Public Comment

Ms. Ronnie Allen, 53 Bellaire, thanked Ms. Cahill for everything she has done for the Association over the past 60 years.

Mr. Gene Massey, 10 Brightwater Road, updated the members regarding Millstone. Last year a small group from Black Point comprised of Mr. Massey, Greg McMahon and Tom Kelly was considering recommending that the Association become a party to some proceedings regarding dry cask storage at Millstone. However, they concluded that it could be expensive and would not be effective. They continued to monitor this and other issues at Millstone. Mr. Massey reported that the Nuclear Regulatory Commission issued an environmental impact statement approving all above-ground storage for nuclear facilities. Millstone may quadruple their storage capacity. The second issue is that there is pressure to change the cooling system. The current system is water based. The original license limited the operation of Millstone to times when the water temperature in the Sound was below 75 degrees. Their cooling capacity was not adequate to operate in temperatures over 75 degrees. Last year the water temperatures exceeded 75 degrees, and the facility had to shut down for almost a month. Millstone applied for a modification to their permit so they could operate at 80 degrees. The NRC approved the modification. It wasn't an issue this year because temperatures did not exceed 75 degrees. The third issue is that there is pressure from the DEEP to curtail to use of the Sound for cooling because of the impact it has on marine life in the bay. This may require that Millstone construct cooling towers. The

cooling towers would be six times taller than the existing facility and would emit plumes of steam. He did not have any proposals or suggestions on addressing these matters but wanted to keep the members informed. Mr. Massey invited anyone interested in joining this committee to contact him. Ms. Cahill informed the membership that Mr. Massey travels from Washington, D.C. to Connecticut at his own expense to monitor these situations and thanked him on behalf of the Board and the Association.

Lil Diachenko, 25 Sunrise Avenue, commended the three beach patrol employees and the recreation program counselors and volunteers for the wonderful job they did this summer.

Bob Dawes, 5 Park Court, asked the Board to look into adding padding to the posts on the basketball court. His son was injured this summer when he tripped and banged his head on the pole.

Bob Murdock, East Shore Drive, thanked Tom Sheehan for the upkeep of the beaches. They were well maintained and beautiful this summer.

Pete Stempien, 5 Brightwater Road, understands that South Beach is always rocky, but he asked if a swath could be cleared from the right of way to the water so people could have easier access to the water.

Wendy Bourget, One Osprey Road, asked if we could have a light-weight ramp built that could help people get in and out of the water. Ms. Cahill responded that anything that goes into the high water mark has to be addressed with the DEEP first.

Bob Villecco, 22 South Trail, commented that the sand at South Beach has been the best in years. He is more concerned about litter, coolers, alcohol, and smoking at the beach. On the weekend of July 19th, he witnessed a dog attached to a chair on the beach. There is no signage at South Beach showing that these things are prohibited. He asked that reminders also be posted on the website and the Black Pointer. Mr. Sheehan responded that signs are on order for the Osprey and Sea Breeze rights of way. Mr. Sheehan said that garbage is the responsibility of the beach users. People should bring a garbage bag to the beach with them and take their trash home with them at the end of the day. Dr. Liashek held up a copy of the Association rules. Years ago the Black Pointer always had a sheet of rules inserted in it. He would like every issue of the Black Pointer include the rules so guests and newcomers are informed. He also asked that Association members politely help enforce the rules when they see they are being broken.

Wendy Pagani, 32 Sunset, commented that the beach has looked beautiful all summer. She asked about the sign that says the boat ramp is closed. Mr. Sheehan responded that the sign is still there because it is too heavy to move. He asked for a volunteer to help him remove it. The boat ramp is open but he recommends launching from the

Town. There is a two-foot drop off at our boat ramp. It would be a major project to improve.

Roberta Jordan, thanked Dr. Liashek for sharing the list of rules. It is the responsibility of property owners to display the rules for renters.

Kim Craven, 46 East Shore Drive, reiterated her concern about dogs on the beach. She had given the Board information from the Town stating that there is a fine for allowing dogs on beaches. She asked that the no smoking policy proposed at the August 28, 2014 Board meeting include all Association property, not just the beaches. She is also concerned about the change from a hanging parking tag to a parking sticker. Ms. Craven noted that the stickers cannot be transferred to different vehicles. Mr. Sheehan responded that each family will receive two parking stickers. Mr. Sheehan also stated that one-day passes are available if necessary. Regarding the Town's regulation on dogs on beaches, that regulation applies to public beaches only, not private beaches. It would not apply to Black Point.

Will Fountain, 31 Whitecap Road, reported that a storm necessitated that kayaks and other water vessels be removed from the beach and moved to higher ground. They were placed on an adjacent landowner's property. The landowner asked that the boats be removed from his property, but only four boats were identified. Mr. Fountain encouraged all members to identify their boats, kayaks and any other watercraft. Mr. Sheehan had stickers with him and encouraged everyone to use them.

Joe Acito, 52 Sea Spray Avenue, has four families sharing their house. The hanging parking tags are more convenient for houses shared by multiple families.

Cheryl Colangelo, Whitecap Road, had a problem with the sticker on her boat. She used permanent marker on the stickers but it came off. Mr. Sheehan responded that they are Coast Guard issued and permanent marker should not rub off.

A gentleman from Sea Breeze Avenue suggested the parking sticker be attached to the existing hanging tag. The tag then could be transferred between vehicles.

George Fries, 26 Nehantic, commented that parking tags were originally issued because there are a limited number of parking spaces at the beaches. Families should not have multiple stickers. He would like to keep the hanging tags.

Tony Orsini, Sea Spray Avenue, commented that the bench at the Sea Spray Avenue right of way needs to be repaired or replaced.

Shevon Hickey, 8 Sunset Avenue, encouraged the Board to have a separate account for the Recreation Program. When the program raises funds, those funds must be used by December 31st or the money goes back to the general account. She thinks the money

should be reinvested into the program for crafts, salaries or whatever the program needs. She said that her husband has donated thousands of dollars' worth of merchandise to the fairs for the fairs to be successful and to benefit the Recreation Program. Money raised through a fundraiser for a particular program is supposed to stay with that program. Ms. Boyle responded that \$2,500 is allocated for expenses for the Recreation Program every year, and every year there is money left in that account. The Recreation Director has a Black Point credit card with the authorization to purchase supplies or whatever else is needed. There has never been an issue with the Board with paying for supplies or anything else because it is in the budget. As far as a separate account, all payroll has to be run through the Black Point master account which is set up with the IRS for all of the withholdings. A company called Paychex handles our payroll.

Kay Parulis, 22 Billow Road, is concerned about speeding in Black Point and suggested a temporary speed bump. She asked for other suggestions to address speeding. Ms. Cahill responded that we cannot have speed bumps.

Phil Lombardo, 3 East Shore Drive, asked for a summary of details on the restroom renovations. Mr. Sheehan responded that for carpentry, plumbing, electrical and painting, the estimate is approximately \$26,000. Both restrooms would be gutted and made handicap accessible. Washable vinyl beadboard will be put on the walls, crown molding, new partitions, new toilets and flooring will be installed. Each restroom will have two sinks, one of which will be handicap accessible, fall buttons will be installed and the lights will be motion sensitive.

Beth Brucker, South Trail, will work on the Black Point phone book over the winter. She asked that all members email her with the name that should be listed, the address and one phone number. She needs all information by March 1, 2015 and will post her contact information on the website.

Bob Guenther, 17 Bellaire, asked if a barrier or beam could be installed on the boat ramp so trailer tires don't go too far back and fall into the water. Mr. Sheehan responded that it may be able to be done as long as it doesn't go below the water line.

Gene Massey, 10 Brightwater, commented that the Recreation Program is an asset to the Association. It is the last place we should scrimp on money.

Mary Cahill, commenting as a member, noted that in the last 14 years, 22 children and grandchildren have been granted scholarships from the Cahill Black Point Education Fund. The Fund started out with 1 scholarship for \$1,000 and now offers 2 for \$1,500. No other beach offers a scholarship. The Fund sold signs to raise money. There are 9 signs left, and they are \$50 each.

Joe Spalluto thanked everyone who purchased a sign. A 50/50 raffle was held at the clubhouse. The raffle raised \$480. One winner of \$240 was drawn. Brian Comer was

the winner. He gave \$40 to his mother and donated the rest to the Fund. Between the raffle and the signs almost \$3,000 was raised.

Dave Murray, 39 Sea Breeze Avenue, is the Zoning Enforcement Officer for Black Point. He asked the members to inform their contractors that construction hours in Black Point are 8:00 a.m. – 6:00 p.m.

Bill McDowell, Saltaire Avenue, asked if the fishing hours are for the summer only or if it is year-round. Dr. Liashek responded that the Board made a decision that fishing would be allowed from 6:00pm – 11:00pm. There were complaints from members about the noise. There were also non-members fishing off our pier.

Diane Zukowski, 36 Sunrise Avenue, asked the Board to consider amending the off-season hours.

Wendy Bourget, One Osprey Road, asked that any members who fish off the pier discourage non-members from fishing there. Non-members park in front of her house on weekends in the fall. She feels vulnerable having non-members partying in front of her house.

A gentleman from East Shore Drive asked if the members were asked for their opinion on changing the fishing hours. Ms. Cahill responded that the Board made the decision, and he was encouraged to attend the Board meetings.

Kim Craven, 46 East Shore Drive, asked if the fishing hours were for South Beach pier, or if it applies to the other piers. There is no signage on the Sea Breeze pier. Dr. Liashek responded that the fishing hours are for all piers. He would be happy to paint the language on the Sea Breeze pier. He asked Ms. Craven to contact Tom Sheehan about it.

Beth Lord, 6 Cottage Lane, suggested that meeting agendas be posted in the Black Pointer.

George Fries, 26 Nehantic Drive, asked that the agenda be posted at least 48 hours prior to the meeting. Ms. Cahill responded that the agenda is posted at the clubhouse, the Town Hall and on the website.

Patty Foley DeAngelis, 56 Sea Spray Avenue, asked if the parking tag matter can be revisited. If someone works during the week and has the sticker in his/her car, it makes it difficult for the people who are there during the week.

9. Board of Governors Comments

Ms. Cahill asked each Board member to speak on an issue of importance to him.

- Mr. Moffett would like to implement a no smoking policy for the beaches.

- Mr. Pillion thinks it is important to keep the structures up to date as long as it is done on a sound financial basis.
- Dr. Liashek wants to get the rules and regulations out to people who are not familiar with them. He also asked the members to help enforce the rules.
- Mr. Callahan encouraged members to attend the Board meetings and review the minutes that are posted on the website. He encouraged members to bring their questions and concerns to the Board.
- Dr. Fox is impressed with this Board and prior boards. They try very hard to do what is best for the Association and its members. He is proud to be a Board member.

10. Adjournment

Ms. Cahill thanked everyone for attending the meeting and told them to be proud of being Black Pointers. She wished everyone a nice winter. The meeting adjourned at 10:45 a.m.

Respectfully submitted,

Cathleen Special, Secretary