

**Black Point Beach Club Association
Board of Governors
Minutes of Regular Meeting
Thursday, August 28, 2014
6:30 p.m.**

A Regular Meeting of the Black Point Beach Club Association Board of Governors was held on Thursday, August 28, 2014 at 6:30 p.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, and Phil Hagaman, Ex Officio
Also Present: Tom Sheehan, Association Manager; Cathleen Special, Secretary
Absent: Tom Kelly, Chair; Ruth Ames, Tax Collector; Carolyn Boyle, Treasurer

1. Call meeting to order; Attendance

Because Mr. Kelly was absent, Ms. Cahill, the Vice Chair, called the Regular Meeting of the BPBCA Board of Governors to order at 6:30 p.m. A quorum was present.

a. Approval of Minutes

Ms. Cahill called for a motion or discussion of the minutes of the Regular Meeting held July 24, 2014.

****Motion [1]**

Mr. Pillion made a motion to approve the minutes of the Regular Meeting held July 24, 2014 as presented. Mr. Callahan seconded the motion.

Vote: 6 – 0 – 0. Motion Passed.

2. Reports

• Association Manager's Report – Tom Sheehan

Mr. Sheehan presented his report covering the period from July 24, 2014 to August 28, 2014 (see attached).

• Treasurer's Report – Mary Cahill for Carolyn Boyle

The Treasurer was not present but had circulated her report to the Board. Ms. Cahill noted that we are only two months into the fiscal year. Hearing no questions on the report, she called for a motion to accept the Treasurer's report.

****Motion [2]**

Dr. Fox made a motion to accept the Treasurer's report of August 28, 2014. Dr. Liashek seconded the motion.

Vote: 6 – 0 – 0. Motion Passed.

- **Tax Collector – Mary Cahill for Ruth Ames**

Ms. Ames was not present at the meeting but had provided a copy of her report. The report noted that \$205,176.63 was to be collected on the 2013 Grand List; \$197,305.29 has been collected to date; \$7,871.34 is outstanding. There are 33 unpaid accounts; 1 account owes 4 years and 1 account owes 5 years. Mr. Pillion asked that a copy of the Tax Collector's report be shared with all members of the Board.

****Motion [3]**

Dr. Fox made a motion to accept the Tax Collector's report dated August 22, 2014. Mr. Moffett seconded the motion.

Vote: 6 – 0 – 0. Motion Passed.

- **Chair's Report – Tom Kelly**

Mr. Kelly was not present. No report this month.

- **Ex Officio to Zoning – Mary Cahill**

Ms. Cahill reported that it was a very busy month with the Zoning Commission. There was discussion at the Zoning meeting about allowing third floors and removing the clause for pre-existing, non-conforming uses but both suggestions were voted down. Ms. Cahill encouraged Association members to attend the Zoning Commission meetings.

- **Ex Officio to the Zoning Board of Appeals – Tom Kelly**

Mr. Kelly was not present. No report this month.

3. New Business

a. Restroom Renovations

Mr. Sheehan provided a proposal and estimates for renovations to the two restrooms and the hallway at the clubhouse (see attached report). Mr. Sheehan noted that clubhouse rentals have increased since improvements were made to the kitchen. The restrooms have not been updated since 1956, they are not up to State code, and there were 3 plumbing issues this year. For carpentry, electrical, plumbing, painting, floors and countertops, Mr. Sheehan estimates a cost of \$25,700. He provided samples of the materials that will be used in the project. He would like to start the work in early October and asked the Board to approve expenses not to exceed \$30,000 to fund the project. He expects the project to take approximately 4-6 weeks. There is approximately \$31,000 left in capital improvements and \$25,000 in the contingency fund.

The Board discussed the budget and increased rental potential. Mr. Callahan asked Mr. Sheehan to keep the Board apprised of the progress and any problems that may arise.

****Motion [4]**

Dr. Fox made a motion to allow up to \$30,000 to be spent on the clubhouse restroom and hallway renovations as outlined in Mr. Sheehan's presentation. Dr. Liashek seconded the motion.

Vote: 6 – 0 – 0. Motion Passed.

b. No Smoking Policy

Mr. Moffett recommended implementing a no smoking policy for the beaches. He noted that Crescent Beach passed such a policy. Ms. Cahill suggested that the Board members consider Mr. Moffett's recommendation and discuss it at the September Board meeting.

4. Old Business

a. Update on Sea Spray Avenue right of way

Mr. Hagaman reported that the lawyer has the maps and deeds and is ready to contact the abutters to proceed with the sale of the right of way property. Ms. Cahill asked that copies of the deeds be provided to the Board, the Association Manager and the Secretary. She called for this matter to be discussed further in Executive Session.

b. Monthly review of golf cart use

No problems have been reported.

5. Communications

Made available. Log attached.

6. Committee Reports

No reports

7. Public Comment

Mr. Gene Massey, 10 Brightwater Road, has been monitoring the activities at Millstone. Mr. Massey would like Ms. Nancy Burton to make a presentation regarding Millstone at the September meeting of the Board of Governors. Ms. Burton is an activist who is very knowledgeable about the happenings at Millstone. Mr. Massey voiced concern about violations to Black Point's construction hours. He stated that the allowed construction time of 8:00am to 6:00pm has been violated numerous times this summer and noted that at one time construction was not allowed during the summer months. He asked for stricter enforcement of the rule and asked the Board to reconsider the hours and add it to the September meeting agenda.

Mr. John Bonelli, 12 South Trail, asked that Association members in attendance be allowed to see the maps for the Sea Spray Avenue right of way matter. Mr. Bonelli and the Foley family, of 56 Sea Spray Avenue (represented by Patty DeAngelis), had questions about Parcels E and F on the map and the associated easement. They shared

their opinions with the Board. Ms. Cahill said the Board would discuss the matter in Executive Session.

Ms. Kim Craven, 46 East Shore Drive, wanted to be sure that the floor material to be used in the restroom renovation is a safe option. Mr. Sheehan assured her it is. Ms. Craven also suggested that the countertops with more of a leather look would be a better option than the polished countertop. Mr. Sheehan stated that we might use both because we will be using remnants. Ms. Craven supported Mr. Moffett's recommendation of a no smoking policy on the beaches. She reiterated her disagreement with the decision to use stickers instead of hanging tags for parking. She also asked that the information she received from the Town of East Lyme regarding beach regulations for dogs that she shared with the Board at the July 24, 2014 meeting be included with the minutes. Mr. Sheehan responded that the regulation applies to public beaches and would not apply to Black Point. (The Secretary does not have a copy of the above-referenced information and, therefore, it is not included with the minutes.)

Ms. Barbara Johnston, 35 Sea Crest Avenue, asked the Board to keep the Association members informed regarding the Sea Spray Avenue right of way.

8. BOG Response

Mr. Pillion thanked Ms. DeAngelis and Mr. Bonelli for their candid comments in what is an emotional and difficult issue. He assured them and everyone present that the Board's priority is to do what is best for the Association overall and for the individual members of the Association.

9. Executive Session

****Motion [5]**

Mr. Callahan made a motion that the Board enter Executive Session at 7:39 p.m. to discuss legal matters. Dr. Liashek seconded the motion.

Vote: 6 – 0 – 0. Motion passed.

****Motion [6]**

Mr. Callahan made a motion to exit Executive Session at 8:25 p.m. and return to the Regular Meeting. Dr. Fox seconded the motion.

Vote: 6 – 0 – 0. Motion passed.

****Motion [7]**

Based on a map prepared by David M. Coonrod, LLS, dated July 21, 2014, "Map Showing Revised Property Lines, Sea Spray Ave., Black Point Beach Club, Niantic, CT Prepared for Black Point Beach Club Association" and the 5 lots from 46 to 56 Sea Spray Avenue. The map refers to Parcels A to F, which are owned by the Black Point Beach Club Association and abut each of the above-mentioned properties. A copy of the map is on file at the clubhouse. Mr. Pillion

made a motion that the Board agree to sell Parcels A to E to the individual owners. Parcel F will remain the property of the Black Point Beach Club Association in perpetuity. Dr. Liashek seconded the motion.

Vote: 6 – 0 – 0. Motion passed.

10. Adjournment

There being no further business before the Board, Ms. Cahill called for a motion to adjourn.

****Motion [8]**

Dr. Liashek made a motion that the BPBCA Board of Governors Regular Meeting of August 28, 2014 be adjourned at 9:10 p.m. Mr. Pillion seconded the motion.

Vote: 6 – 0 – 0. Motion passed.

Respectfully submitted,

Cathleen Special, Secretary



Manager's Monthly Report

August 28th, 2014

My report will be brief, as I will recap the summer of 2014 in detail on Saturday, August 30th at the Annual Information Meeting.

- **P & L Marine installed the pilings on the Sea View Boat Dock on August 18th, 2014. This project is now complete, excluding the additional paperwork requirements due for DEEP and the Army Corp of Engineers.**
- **As a cost saving measurement, I cancelled Osterman Propane, and signed a 3-year supply agreement with Spicer Advanced Gas. Based on a 3 to 5 year history of propane use, Spicer recommended using only one 120-gallon tank, with automatic usage refills. There is a \$75 yearly rental fee for the tank, and Spicer has been consistently lower with price per gallon for our type of usage. We currently have 95 pounds in the Osterman tanks, and will be issued a refund when they pick up their tanks.**
- **All 6 Clubhouse Motion Lights have been replaced with LED energy efficient lights. The Clubhouse Flag is now illuminated from Dusk to Dawn.**
- **Gravel Stone has been placed at the beginning of the clubhouse driveway to the end of the building, improving the entrance to the clubhouse grounds.**
- **The late July heavy rainstorm with very high tides deposited excessive amounts of seaweed on the beaches. Persistent higher than usual tides and "rollers" kept pushing and keeping the seaweed**

on the beaches. Low tides this week finally allowed for afternoon removal of the excessive seaweed.

- **The same rainstorm led to a very unpleasant encounter with the owner of the house adjacent to the south side of the Sea View boat ramp. Good Samaritans removed the kayaks located on the boat beach kayak racks in front of this owner's property, and placed the kayaks over the sea wall out of harm's way. This upset the property owner who had the kayaks removed, and stated that it better never happen again. In order to avoid a repeat of this situation, the association property line has been staked and identified. This allows for adequate space to relocate the kayak racks from the boat beach to the south side of the Sea View ROW. Doing so would eliminate the need to remove the kayaks from the racks in the event of higher than normal tide situations. I request the BOG's approval to relocate the kayak racks to the south side of the Sea View ROW.**

Regards,

**Tom Sheehan
Association Manager**

Cathleen

August 28th, 2014 Presentation for Bathroom Renovations

- 1. Started talking about bathroom renovations last year. My goal this evening is to obtain a favorable vote to start actual renovations after October 6th, 2014. The bathrooms haven't been updated or improved since 1956, and are actually not in compliance with State Codes. We have worked really hard to come up with the best recommendations, and most economical solutions, with quality, long lasting products.**
- 2. The contractors include: Carpenters, Plumbers, Electricians, and Painters. We have had meetings and consultations with many contractors during the past 6 weeks, to obtain a number of estimates.**

Please allow me to explain the scope of work involved:

- 1. Carpentry: Both rooms will be gutted, without removing the current walls. First step will be laying the new tile floor in both bathrooms, including the hallway. Next step will be 6 foot vinyl bead board, topped with molding, and new sheetrock above breadboard. Next step will be new partitions, and vanity also constructed with same bead board and appropriate framing. Vanity will be built making one of the 2 sinks wheelchairs accessible; the other vanity will have a lockable cabinet base. Carpenter will also do new baseboards, and install new doors.**
- 2. Electrical: Remove current light fixtures, electric baseboards, and thermostats. Replace switches in restrooms with occupancy switches. Each restroom will get 5 Juno recessed cam lights in ceilings. Replace electric baseboards with new energy efficient baseboards, as well as new energy efficient**

digital thermostats. Add vanity lights over sinks. New energy efficient 20 AMP dedicated circuit hand dryers. Call for aid pull stations in each restroom, including an alert light and audible alarm on the outside of each restroom. 3 Juno light cans in Hallway.

- 3. Plumbing: Will remove all plumbing prior to start of renovation. Install 4 single lever faucets, and soap hand pumps. Replace traps and valves. Repair toilets, Repair urinal valve, Install insulating kits on traps and valves.**
- 4. Painting: Paint all vinyl bead board, trim, new doors, and ceilings.**
- 5. Floors: Full Body Porcelain Tile recommended, Wavy Texture recommended, as well as a Freeze Thaw Stable Product.**
- 6. Sink Tops and Sinks: Will be looking for remnant pieces for countertops.**

I look forward to a ribbon cutting ceremony in the Spring of 2015!

Estimates

Carpentry : \$14,000

Electrical : \$3,000

Plumbing : \$3,000

Painting : \$1,500

Floors : \$1,200

Countertops : \$3,000

TOTAL ESTIMATE = \$25,700

Black Point Beach Club
6 Sunset Avenue, Niantic, CT 06357
Secretary's Log 2014-15
for August 28, 2014 Regular Meeting

Date	To	From	Matter	Format
7/24/2014	N. Cosgrove	T. Kelly	Appointment letter	USPS
7/25/2014	A. Taylor	T. Kelly	Appointment letter	USPS
7/26/2014	J. Manuck	T. Kelly	Appointment letter	USPS
7/27/2014	M. Cenci	T. Kelly	Appointment letter	USPS
7/28/2014	S. Sanzaro	T. Kelly	Appointment letter	USPS
7/25/2014	C. Special	T. Sheehan	E-blast regarding K1 distribution	email
7/25/2014	Webmaster	C. Special	E-blast regarding K1 distribution	email
7/27/2014	C. Special	T. Sheehan	Cahill Education Fund	email
7/28/2014	EL Town Clerk	C. Special	BOG minutes for posting	email
7/28/2014	Webmaster	C. Special	BOG minutes for posting	email
7/28/2014	S. Smith	C. Special	Meeting dates/times for Black Pointer	email
7/29/2014	C. Special	Quality Printers	Informational Meeting	email
7/29/2014	C. Special	G. Hickey	Sandcastle contest	email
7/29/2014	C. Special	B. Johnston	Zoning Commission minutes	email
7/29/2014	K. Zmitruk	C. Special	Zoning Commission minutes	email
7/31/2014	C. Special/M. Cahill/P. Formica	B. Johnston	Noise ordinance/construction hours	email
7/31/2014	N. Cosgrove/D. Murray	C. Special	Noise ordinance/construction hours	email
7/31/2014	C. Special	T. Sheehan	August calendar/clubhouse rental	email
7/31/2014	C. Special	Quality Printers	Proof - Informational Meeting postcard	email
8/1/2014	C. Boyle	C. Special	Quality Printers invoice	email
8/1/2014	C. Special	B. Johnston	Question about change to rules	email
8/4/2014	C. Special	Quality Printers	Postcard mailing	email
8/5/2014	C. Special	B. Johnston	CAZEO study	email
8/7/2014	C. Special	C. Boyle	Women's Club	email

			program	
8/13/2014	C. Special	G. Suplicki	Change of address	email
8/14/2014	C. Special	G. Hickey	Photos for website	email
8/18/2014	C. Special	T. Sheehan	E-blast regarding street signs	email
8/18/2014	Webmaster	C. Special	E-blast regarding street signs	email
8/18/2014	T. Kelly	S. Sanzaro	Question	email
8/19/2014	N. Cosgrove	C. Special	Contact information	email