

**Black Point Beach Club Association
Board of Governors
Minutes of Regular Meeting
Thursday, September 25, 2014
6:30 p.m.**

A Regular Meeting of the Black Point Beach Club Association Board of Governors was held on Thursday, September 25, 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
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; Attendance

Because Mr. Kelly was absent, Ms. Cahill, the Vice Chair, called the Regular Meeting of the BPBCA Board of Governors to order at 6:34 p.m. A quorum was present.

2. Executive Session

****Motion [1]**

Mr. Callahan made a motion to move to Executive Session at 6:35 p.m. to discuss legal matters. Dr. Liashek seconded the motion.

Vote: 6 – 0 – 0. Motion Passed.

Mr. Ned Cosgrove and staff members were invited to attend the session.

****Motion [2]**

Dr. Liashek made a motion to close Executive Session and return to the Regular Meeting at 7:11 p.m. Dr. Fox seconded the motion.

Vote: 6 – 0 – 0. Motion Passed.

****Motion [3]**

Dr. Fox made a motion to authorize Waller, Smith & Palmer in the name of and on behalf of the Black Point Beach Club Association to execute an agreement, as amended, pertaining to a CHRO complaint by Barbara Johnston, said agreement resulting in the withdrawal and release of all claims by Ms. Johnston. Dr. Liashek seconded the motion.

Vote: 6 – 0 – 0. Motion Passed.

3. Approval of Minutes

- a. Ms. Cahill called for a motion or discussion of the minutes of the Regular Meeting held August 28, 2014.

****Motion [4]**

Mr. Callahan made a motion to approve the minutes of the Regular Meeting held August 28, 2014 as presented. Dr. Liashek seconded the motion.

Vote: 6 – 0 – 0. Motion Passed.

- b. Ms. Cahill called for a motion or discussion of the minutes of the Annual Informational Meeting held August 30, 2014.

****Motion [5]**

Dr. Fox made a motion to approve the minutes of the Annual Informational Meeting held August 30, 2014 as presented. Mr. Callahan seconded the motion.

Vote: 6 – 0 – 0. Motion Passed.

4. Reports

• **Association Manager's Report – Tom Sheehan**

Mr. Sheehan presented his report covering the period from August 28, 2014 to September 25, 2014 (see attached).

• **Treasurer's Report – Carolyn Boyle**

Ms. Boyle reviewed the tax report as of September 25, 2014. The Total Income budget for the fiscal year 2014-15 is \$259,200; the income to date is \$230,139. The Total Expenses budget for the fiscal year is \$259,200; the expenses to date total \$89,617. The only expense that is over budget is for Beach Patrol. The overage can be attributed to the good weather. Mr. Sheehan noted that he had requested a Beach Patrol budget of \$7,000 but the Board allocated \$6,000. The long-term capital account currently holds \$68,848; \$8,500 is budgeted to be transferred to that account this year. Mr. Pillion inquired about the status of the audit. Ms. Boyle is compiling the information and will submit it to the auditor.

****Motion [6]**

Mr. Pillion made a motion to accept the Treasurer's report of September 25, 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; \$201,507.24 had been collected as of September 13, 2014; \$3,669.39 is outstanding. There are 17 unpaid accounts; 1 account owes 4 years and has been sent for collection. Prior year taxes plus interest, liens and miscellaneous fees total \$6,511.56.

****Motion [7]**

Mr. Moffett made a motion to accept the Tax Collector’s report dated September 13, 2014.

Dr. Fox seconded the motion.

Vote: 6 – 0 – 0. Motion Passed.

- **Chair’s Report – Mary Cahill for Tom Kelly**

In Mr. Kelly’s absence, Ms. Cahill provided a report. She read a letter from Ms. Ann Farley in which Ms. Farley expressed concern about two large trees on property behind Sea Crest Avenue. She and her neighbors have trimmed dead branches but they are worried that the trees may cause damage. She requested that the trees be removed. Ms. Cahill asked Mr. Sheehan to review the situation.

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

Ms. Cahill stated that there was nothing of substance to report.

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

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

5. New Business

a. No Smoking Policy

Mr. Moffett noted that local beaches have policies against smoking on their beaches. He requested that a no smoking policy be instituted for the beaches and jetties. Mr. Sheehan suggested posting signs that say, “This is an alcohol and tobacco-free beach.”

****Motion [8]**

Mr. Moffett made a motion to have a no smoking policy for all Black Point beaches and jetties. Dr. Fox seconded the motion.

Vote: 6 – 0 – 0. Motion Passed.

b. Parking Tags for 2015

The Board had passed a motion at a previous meeting changing from hanging parking tags to window stickers. The decision was made as a cost-saving measure, but Association members overwhelmingly have declared their preference for hanging parking tags.

****Motion [9]**

Dr. Liashek made a motion to rescind the previous decision to switch to window stickers for parking and, instead, continue to use hanging parking tags. Dr. Fox seconded the motion.

Vote: 6 – 0 – 0. Motion Passed.

Parking tags will continue to be distributed by the Tax Collector. The Tax Collector should be contacted for replacement tags as well.

c. Funding for Recreation Program

A comment was made by an Association member at the Annual Informational Meeting that the Recreation Program should receive all money raised for the Program through donations and fundraisers and the money should not go to the general fund if it is not used by December 31. The Treasurer stated that she keeps a detailed breakdown of income and expenses. She has received deposit slips for the Recreation Program for registration fees, the club fair, and one donation to the Recreation Program through the dog obedience classes. The Program has a yearly expense budget of \$2,500 and only \$799 has been spent to date. The Recreation Program Director has an Association credit card and has been given freedom to purchase whatever the Program needs. The consensus of the Board was to keep the system that is currently in place. Mr. Pillion recommended that the Board review the counselors' salaries. Mr. Callahan would like an annual report from the Recreation Director that would include the number of children who attended in each age group, the number of volunteers, the number of paid personnel and their rates, and any other significant information.

d. Portable Ramp at South Beach

A request was made by an Association member at the Annual Informational Meeting that measures be taken to improve access from the jetty to the water, perhaps clearing a path daily. Another member suggested a portable ramp. While the Board members sympathize with the members' requests, they do not think raking a path to the water would be a lasting solution and a portable ramp is not feasible. However, they are open to suggestions.

e. Signage at Beach Entrances

Consistent signage stating the rules of the beaches is needed at all three beaches. Signs identical to the one at Main Beach will be placed at the Sea Breeze beach and South Beach. Now that a no smoking policy has been adopted, an additional sign

saying “this is an alcohol and tobacco-free beach” will be placed on the pole beneath each large sign.

****Motion [10]**

Dr. Liashek made a motion to allow the Association Manager to obtain a second sign that will be placed beneath the regulations signs and will say that our beaches are alcohol and tobacco free. Dr. Fox seconded the motion.

Vote: 6 – 0 – 0. Motion Passed.

f. Rules and Regulations

Dr. Liashek wants a sheet containing the rules and regulations included in every issue of the Black Pointer. He volunteered to work with the Editor of the Black Pointer to accomplish this.

g. Off-Season Fishing

The Board discussed amending the fishing rules to accommodate Association members for the off season.

****Motion [11]**

Mr. Callahan made a motion to amend the resolution regarding fishing hours to allow off-season fishing from September 15 to May 15 for Association members and their guests.

Dr. Liashek seconded the motion.

Vote: 6 – 0 – 0. Motion Passed.

h. 2015 BOG Meeting Schedule

The Board discussed changing the meeting day from the fourth Thursday of the month to the fourth Friday of the month.

****Motion [12]**

Mr. Pillion made a motion to change the Board of Governors meeting day from the fourth Thursday of the month to the fourth Friday of the month, still at 6:30 p.m., effective for the 2015 meeting schedule. Dr. Liashek seconded the motion.

Vote: 5 – 1 – 0. Mr. Callahan opposed. Motion Passed.

6. Old Business

a. Update on Sea Spray Avenue Right of Way

Mr. Pillion reported that the attorney has drawn up the deeds, he has received the revised maps, and he will send out the materials. He plans to have everything completed within two weeks. The Board of Governors Chair will sign on behalf of the Association.

7. Communications

Made available. Log attached.

8. Public Comment

Ms. Sandy Adams, Whitecap Road, commented that the fair was the only Recreation Program fundraiser this year. Last year, some mothers collected money to buy something for the volunteers, but that was not done this year.

Diane Zukowski, 36 Sunrise Avenue, suggested that the Board consider purchasing a golf cart for the Association Manager.

Jean Galati, 7 Nehantic Drive, reiterated that there was only one fundraiser for the Recreation Program this year. She is concerned that there is a miscommunication between the Board and the Director as to what he is allowed to spend. Ms. Boyle responded that she was only clarifying what is budgeted for the Program and what is received and expended by the Association. There have been stories circulated for years that craft materials need to be donated to the Recreation Program. The Recreation Program expense line always comes in under budget.

Ms. Sandy Adams, Whitecap Road, asked what the expenses were for the fair. Ms. Boyle responded that the expenses, including pizza which was sold at the fair, came to \$346.02. Concert tickets were a wash because \$300 was collected; then the Association reimbursed WH Media for \$300 for tickets sold. There were other expenses over the course of the summer, but they fell far short of the \$2,500 budgeted.

9. BOG Response

Mr. Pillion recommended looking into purchasing a golf cart for the Association Manager.

Mr. Moffett and Dr. Liashek were concerned that some members may be under the impression that there is a surplus of money raised for the Recreation Program that is not attributed to the Recreation Program. There actually is no surplus of cash.

Mr. Callahan commented that to take down the trees on the property behind Sea Crest Avenue could cost a considerable amount of money. Mr. Sheehan will look into it.

10. Executive Session

Mr. Sheehan asked the Board if he could discuss personnel matters with them in Executive Session.

****Motion [13]**

Dr. Liashek made a motion that the Board enter Executive Session at 8:40 p.m. to discuss personnel matters. Mr. Moffett seconded the motion.

Vote: 6 – 0 – 0. Motion passed.

****Motion [14]**

Dr. Liashek made a motion to exit Executive Session at 8:50 p.m. and return to the Regular Meeting. Mr. Pillion seconded the motion.

Vote: 6 – 0 – 0. Motion passed.

****Motion [15]**

Mr. Pillion recommended that Suzanne Smith, Editor of the Black Pointer, be given a bonus of \$200 for this year and be paid \$200 per issue in 2015. Mr. Pillion also suggested soliciting advertisements to supplement the cost of the Black Pointer. Mr. Callahan seconded the motion.

Vote: 6 – 0 – 0. Motion passed.

****Motion [16]**

Mr. Moffett recommended that Garrett Hickey, Director of the Recreation Program, be given a \$500 bonus for this year. Dr. Fox seconded the motion.

Vote: 5 – 1 – 0. Ms. Cahill opposed. Motion passed.

10. Adjournment

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

****Motion [17]**

Dr. Liashek made a motion that the BPBCA Board of Governors Regular Meeting of September 25, 2014 be adjourned at 8:56 p.m. Mr. Pillion seconded the motion.

Vote: 6 – 0 – 0. Motion passed.

Respectfully submitted,

Cathleen Special, Secretary

Manager's Monthly Report

September 25th, 2014

1. All water equipment was removed and placed into storage the week of September 15th, 2014.
2. A Brush Hog was used for the second time this year, to clear the storage area at the top of Billow Road. I plan on landscaping this area next spring with a stone cover, which should eliminate this bi-annual expense. *Will get a quote*
3. On September 18th, Spicer Propane replaced the Oysterman propane as our supplier. Savings will be realized from this change, over a period of time. *Switched from 2 tanks to 1 tank # 75 savings in rental fee*
4. Clubhouse bathroom renovations will start on October 6th, 2014. Renovations are expected to be completed by the end of October or early November.
5. There is ^{no} additional new information from the ELPD regarding auto break-ins as of 9/22/2014. *a vacant house on Sea View was wide open. no contact info.*
6. Kayak racks will be placed into storage on October 30th, weather permitting. Your Kayak must be removed by this date, or it will be left on the ground.
7. The Harvesting of sand is scheduled for mid November.
8. Tennis courts will close October 30th, 2014.

~~9. NO SMOKING ON BEACHES.~~

9. NEW SIGNS HAVE BEEN PLACED ON "HOLD" PENDING OUTCOME OF NO SMOKING POLICY. I WILL DISCUSS REGARDS, FURTHER UNDER NEW BUSINESS.

Tom Sheehan
Association Manager

Black Point Beach Club

6 Sunset Avenue, Niantic, CT 06357

Secretary's Log 2014-15

for September 25, 2014 Regular Meeting

Date	To	From	Matter	Format
9/1/2014	C. Special	S. Sheehan	Emergency contact list info	email
9/3/2014	C. Special	T. Sheehan	Updated emergency contact list	email
9/5/2014	East Lyme Town Clerk	C. Special	Minutes for posting	email
9/5/2014	Webmaster	C. Special	Wordpress help	email
9/9/2014	C. Special	T. Sheehan	E-blast re: auto break-ins	email
9/9/2014	Webmaster	C. Special	E-blast re: auto break-ins	email
9/9/2014	C. Special	D. Lustig	Request for ZEO's email address	email
9/9/2014	East Lyme Town Clerk	C. Special	Minutes for posting	email
9/9/2014	C. Special	M. Stamm	Pictures for website	email
9/11/2014	C. Special	M. Stamm	More pictures for website	email
9/11/2014	Webmaster	C. Special	Wordpress help	email
9/12/2014	C. Special	M. Stamm	Post for website	email
9/13/2014	C. Special	Webmaster	Forwarded note	email
9/13/2014	C. Special	S. Weiss	Pictures for website	email
9/15/2014	East Lyme Town Clerk	C. Special	BOG agenda for posting	email
9/18/2014	T. Sheehan	C. Special	Agenda for posting at clubhouse	email
9/19/2014	C. Special	T. Sheehan	Info re: hacked email account	email
9/25/2014	C. Special / BOG	A. Farley	Trees behind Sea Crest Avenue	email