

**Black Point Beach Club Association  
Board of Governors  
Minutes of Budget Meeting  
Saturday, March 28, 2015  
8:30 a.m.**

The Budget Meeting of the Black Point Beach Club Association Board of Governors was held on Saturday, March 28, 2015 at 8:30 a.m. in the Black Point Beach Club Association Clubhouse located at 6 Sunset Avenue in Niantic, Connecticut.

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

**1. Call meeting to order; Attendance**

Mr. Kelly called the Budget Meeting of the BPBCA Board of Governors to order at 8:31 a.m. A quorum was present. Mr. Sheehan and Ms. Special were also present.

**2. Executive Session**

**\*\*Motion [1]**

**Mr. Kelly made a motion at 8:35 a.m. to enter Executive Session to perform personnel evaluations. Mr. Callahan seconded the motion.**

**Vote: 6 – 0 – 0. Motion Passed.**

Mr. Sheehan and Ms. Special left the meeting.

**\*\*Motion [2]**

**Mr. Moffett made a motion to return to the Budget Meeting at 9:17 a.m. with no action taken.**

**Mr. Callahan seconded the motion.**

**Vote: 6 – 0 – 0. Motion Passed.**

Mr. Sheehan and Ms. Special re-joined the meeting. Ms. Boyle joined the meeting.

**3. Public Comments**

No members of the public were present.

**4. BOG Budget Discussions**

Mr. Sheehan distributed copies of the 2015-16 draft budget that he and Ms. Boyle prepared. The draft reflected an increase in the mill rate from 1.50 to 1.60 and showed a profit of \$12,153. Mr. Sheehan recognized that there cannot be a profit and suggested making amendments to eliminate it, but he explained that it is difficult to run the Association on a mill rate of 1.50. Mr. Sheehan stated that the chair racks need to be

stored in the Board room during events when the hall is rented; however, neither the Board room nor the existing shed has room for additional storage. A new storage facility needs to be purchased and a cement slab/ramp needs to be installed. While the shed would hold Board of Governors and Zoning items and could be purchased with funds from the current fiscal year's budget, the slab/ramp, which would be an extension of the existing patio, would be installed and paid for in the next fiscal year.

The Security Patrol line was cut because there were several days when the officer assigned to Black Point was assigned to other matters in town.

The Operations/Clubhouse line was increased by \$2,000 because the clubhouse needs work, i.e., window repair and painting.

The increase of \$2,500 in the Operations/Ground Maintenance line is because preparation work needs to be done before the cement slab can be put in place.

The waterfront maintenance line was decreased by \$1,000 because the new dock poles require less labor.

The Black Pointer line was decreased by \$500 because too many copies were being printed.

The Beach Patrol line was increased from \$6,000 to \$8,000 because with only two rain days last year this line came in over budget. There will be three guards again this year.

Mr. Sheehan plans to furlough Beach Patrol and Recreation Program Counselors if beach population or recreation program attendance necessitates it on any given day. Mr. Sheehan has discussed this with Garrett Hickey, Recreation Program Director.

Mr. Kelly asked that the Recreation Program Director's salary be given its own line and be removed from the Recreation Personnel line.

Mr. Sheehan stated that he has a punch list of items that could be covered by the current fiscal year's budget:

- 2 benches at \$750 each plus \$200 installation each;
- Playground mulch at \$1,500 plus \$2,000 in labor;
- Installation of the new signage prohibiting alcohol and tobacco on the beaches, \$500;
- The storage area needs to be brush hogged; preparation, stone and labor, \$4,200;
- A new shed will cost from \$10,000 to \$15,000;
- The cement pad will be approximately \$1,000-\$2,000
- Painting and a remnant carpet for the Board room will cost approximately \$2,000.

The total cost would be approximately \$26,000 from the 2014-15 budget, with the exception of the cement pad which might be in the 2015-16 budget.

Discussion took place regarding the projected income from the Recreation Program, considering attendance has declined. The projected income for 2015-16 is \$21,000 but the actual income for 2014-15 was just over \$17,000. The Board will consider reviewing the fee scale and restructuring the program.

The matter of the profit in the proposed budget was discussed. Expenses would have to increase or income would have to decrease to reach a \$0 balance. Board members expressed concern over the 1.60 mill rate.

Ms. Boyle noted that the Grand List had increased to \$137,564,990 due to the increase in assessments. She calculated that if the 2015-16 Current Year Taxes line was reduced to \$207,950 but the rest of the proposed 2015-16 draft budget remained as presented, the balance would be \$0 and the mill rate would be 1.52.

Ms. Boyle also noted that the profit from the sales of the right of way on upper Sea Spray Avenue took place in the current fiscal year. The Association has a note on the Ferri property for \$2,500 per year over a three-year period. The net proceeds from the sales, \$16,645.14, could fund the new shed.

**\*\*Motion [3]**

**Ms. Cahill made a motion that the Board accept the 2015-16 budget as presented but with a mill rate of 1.52. Dr. Fox seconded the motion.**

**Vote: 6 – 0 – 0. Motion Passed.**

**\*\*Motion [4]**

**Dr. Fox made a motion that the Board give permission to the Association Manager to purchase a storage facility, shed or garage for the storage of Association-owned property only at a cost not to exceed \$16,500. Ms. Cahill seconded the motion.**

**Vote: 6 – 0 – 0. Motion Passed.**

**5. Adjournment**

With no other budget matters to discuss, Mr. Kelly called for a motion to adjourn.

**\*\*Motion [5]**

**Mr. Callahan made a motion that the Budget Meeting of the Black Point Beach Club Association Board of Governors be adjourned at 10:29 a.m. Dr. Fox seconded the motion.**

**Vote: 6 – 0 – 0. Motion Passed.**

Respectfully submitted,

Cathleen Special, Secretary