

Black Point Beach Club Association
Annual Meeting
Saturday, May 23, 2015
9:00 a.m.
6 Sunset Avenue, Niantic, Connecticut 06357

Present: Tom Kelly, Chair; Mary Cahill, Vice Chair; Dr. Brendan Fox, Jim Pillion,
Kevin Callahan

Also Present: Tom Sheehan, Association Manager; Carolyn Boyle, Treasurer;
Ruth Ames, Tax Collector; Cathleen Special, Secretary

1. **Mr. Kelly, Chair of the BPBCA Board of Governors, called the meeting to order at 9:12 a.m. Mr. Kelly led the members in the Pledge of Allegiance then asked for a moment of silence, it being the weekend of Memorial Day.**
2. **Mr. Kelly introduced the Board and staff members. He informed the members that the Secretary has resigned from the position and thanked her for her service.**
3. **Mr. Kelly opened the floor for nominations to the Board of Governors for two full three-year terms and one two-year term, completing the term of Dr. Peter Liashek who resigned.**

Ms. Maureen Fox, 43 Indianola Road, nominated Mr. Bob Shea; seconded by Mr. Joe Rhodes of 47 Sea Breeze Avenue.

Ms. Sandy Sheehan, 18 Indianola Road, nominated Mr. Jim Pillion; seconded by Ed Zito, 57 Nehantic Drive.

Ms. Wendy Pagani, 32 Sunset Avenue, nominated Ms. Robin Murdock-Meggers; seconded by Ms. Carol Lemieux of 36 Whitecap Road.

Ms. Cahill acknowledged the 6 years that Tom Kelly served on the Board of Governors and thanked him for his service. Mr. Kelly received a standing ovation.

Mr. Kelly thanked the members for the opportunity to serve.

Mr. Shea offered to fill the two-year term, which would allow Mr. Pillion and Ms. Murdock-Meggers to fill the two three-year terms. Members voted unanimously to accept the slate as presented. Mr. Shea was thanked for his gesture.

4. **Association Manager's Report – Tom Sheehan**
Mr. Sheehan welcomed everyone back and presented his report (attached). In addition to his report, Mr. Sheehan commented that the repair to the boat ramp is only a

temporary solution. A long-term plan needs to be developed. Please see Kevin Callahan if you would like to be a part of the committee investigating this.

Mr. Sheehan asked that everyone who brings dogs to the clubhouse please bring the droppings home. Do not place them in the garbage cans. The smell is awful.

Mr. Sheehan also asked parents to instruct their children not to skateboard on the basketball court or patio.

Our beaches are now alcohol and tobacco free. Signs have been posted on the rights of way to the beaches.

Over the winter we had four incidents including broken water pipes, open doors or open windows. Mr. Sheehan was unable to reach the homeowners because he did not have a winter phone number. Please give the Secretary or Sandy Sheehan your winter phone number so Mr. Sheehan can contact you in an emergency. Mr. Sheehan reminded the members that the Town of East Lyme will turn water off/on for free.

He wished everyone a happy, safe, enjoyable summer.

5. Member Comments

Bob Guenther of 17 Bellaire Road suggested putting a notice in with the tax bills that emergency contact information should be provided to the Association Manager.

Dan McMahan of 47 Sea Breeze Avenue wants to make sure everyone is aware that DEEP is reviewing the situation at Millstone regarding the cooling towers. Millstone is proposing the installation of 500-foot towers. At some point there will be an opportunity for public comment, and Mr. McMahan suggested that the Association take a stand on it. Mr. Kelly reminded the members that Black Point formed a committee to monitor situations at Millstone and keep the membership apprised. Gene Massey, Greg McMahan and Mr. Kelly are on that committee. Mr. Kelly thanked Mr. McMahan for bringing it to the membership's attention and recommended contacting Mr. Massey or Mr. McMahan.

John Cellino, 60 East Shore Drive, recommended that the Association purchase a golf cart for the Association Manager. Now that we have a shed, we can store it there in the winter.

Beth Brucker, South Trail, noted that the phone book is not quite ready. She would like a better response. She encouraged everyone to provide her with one name and phone number per property.

Colleen Chapin, 53 East Shore Drive, appreciates the temporary repair to the boat ramp but recommends hiring an engineer to assess the situation and develop a long-term plan. It is an important amenity for the Association and she hopes that funds will be budgeted for it.

Paul Osborn, 60 Sea Crest Avenue, enjoys July 4th and the fireworks, but he asked if there is a noise ordinance. Mr. Sheehan responded that the Association does not have its own rules, but we follow the East Lyme noise ordinance. Please call the police if there is a problem.

Barbara Moreau, 27 Bellaire Road, complained of cars speeding up and down Bellaire Road. She is worried about children playing outside. Even the school bus is speeding.

Kay Parulis, 22 Billow Road, is also concerned about speeding. There are no speed limit signs on Billow. Mr. Sheehan responded that speed limit signs are posted at the two entrances to Black Point. The speed limit throughout Black Point is 20 miles per hour. Mr. Sheehan has asked the Town to put up additional speed limit signs, but members do not want them in front of their houses.

Mr. Sheehan mentioned that Ms. Parulis volunteered to do some landscaping at the entrance to Black Point on Billow Road.

Sally Cini, 28 Sea Breeze Avenue, thanked the Board for passing the rule against smoking on the beaches.

Hearing no more questions, Mr. Kelly closed the Member Comments section of the meeting.

6. Budget Discussions; Vote

Mr. Kelly noted that members received a copy of the proposed budget in the call to meeting. He opened the floor to questions.

A member from 49 Sea Spray stated that there are no numbers to which the numbers on the budget can be compared. Ms. Boyle responded that monthly figures are shared at the regular monthly Board meetings. The proposed budget for the ensuing fiscal year is prepared in March. The member asked that the current figures could be posted on the website.

John Brett, 65 Bellaire Road, agreed with the comment of the previous member. He asked for the report to include four columns: Current Year Budget, Year to Date, Projected Fiscal Year End, and Budget for Next Fiscal Year. He also would like to know assets and liabilities so that members can see where the Association stands for future capital projects. He would like it posted on the website. Ms. Boyle said that she can do

that for next year. Ms. Boyle reported that the Association has a checking account and sweep account. Any amount over \$50,000 in the checking account transfers to the sweep account. That account currently has \$88,000. We also have a long-term capital account. Every year \$8,500 is added to that account. It currently has \$77,442. The Association does not have any loans or mortgages.

Hearing no further questions, Mr. Kelly put the budget to a vote. The budget has a proposed mill rate of 1.52.

Motion 1

Ms. Diane Zukowski, 36 Sunrise Avenue, made a motion that the budget be approved as presented. Seconded by Peter Stempien, 5 Brightwater Road. All in favor; none opposed. Motion passed.

7. Women's Club

Ms. Abbie Flaherty welcomed everyone back to Black Point. She reported that the Women's Club provided a new firetruck ride for the clubhouse playground. Tuesday, July 7, will be the first meeting of the Women's Club, with champagne and strawberries. This is the 60th anniversary of the Women's Club and they have several programs planned for the summer, including Hula Hoops to High Fashion, which is about G. Fox, craft night, and author Ruth Crocker. Ms. Crocker is the author of *Those Who Remain*. Ms. Crocker's husband died in Vietnam, and this is the story of how she overcame her grief. They will also have a potluck dinner and a psychic. Meetings will be held on Tuesdays at 7:00 p.m.

Ms. Ellen Spallutto reported that the two winners of the Cahill Black Point Education Fund are Kendall Roberts and Amanda Taylor. Both girls will receive \$1,500 scholarships. Kendall Roberts is the granddaughter of Sally Cini. She is graduating from East Lyme High School this year and will attend Northeastern University. Amanda Taylor is the daughter of Tim and Angela Taylor. She is graduating this year from East Lyme High School and will attend Seton Hall University. Both girls are very accomplished and wonderful representatives of Black Point.

Men's Club

Mr. John Champion reported the Men's Club has a full schedule this year. Most programs are open to everyone. On July 1, they will welcome a neurosurgeon from L&M Hospital who will talk about maintaining a healthy back. Someone else will present an overview on Plum Island. The annual pasta dinner will be held July 17. This is a fundraiser for Care & Share and the food pantry. Dave Ogle will discuss Israel and Palestine. Someone from the Historical Society will present information about Main Street and Pennsylvania Avenue in the 1950's. The Murder Mystery will be held again this year, and they are looking for actors and actresses. Please contact Pete DiResta. The Men's Club will sponsor bocce, pickle ball and yoga classes. A pizza and beer night will kick off the

season. Please contact John Campion to join the Men's Club. Meetings are Wednesday nights.

8. BOG Comments

Mr. Kelly asked Ms. Cahill if she had any comments to close the meeting. Ms. Cahill said that we have the best beach in all of East Lyme; the highest assessed value, two tennis courts, a clubhouse and two sheds. She will contact the Town to find the right people to fix the boat ramp.

Mr. Kelly noted that there are vacancies on the Zoning Commission and Zoning Board of Appeals. He encouraged members to join.

The meeting adjourned at 9:56 a.m.

Respectfully submitted,

Cathleen Special, Secretary

Manager's Report

Annual Association Meeting

May 23rd, 2015

Welcome To our Annual Meeting!

- **The Clubhouse Bathrooms have been completely renovated, and were completed last November. The BOG authorized \$30,000 for this project, and the final cost was \$27,000, \$3,000 under budget.**
- **Renovations to the BOG Boardroom were completed May 7th, 2015, at a cost of approximately \$1,400, which included painting, and new carpet installation. There was a \$300 savings on the carpet, as we were able to obtain a remnant piece at Cluff's. A special thank you to Kim Sheehan Meyers for her generous donation of the beautiful office furniture.**
- **A new Clubhouse sound system was installed in April.**
works with iPods, etc.
- **The Playground has been covered with 6 inches of twice cycled material, and the new playscape ride donated by the Women's Club has been installed.**
- **The beaches were ready for everyone's enjoyment by May 15th, 2015.**
- **The Hard Tennis courts opened for play on May 15th.**
- **The Clay Courts are a work in progress, due to a change in vendors, as our previous long-term vendor has had a health issue, and the business had to be sold. We will hopefully get a date soon.**
ready for play 5/23

- The new storage shed was delivered on Thursday, May 21st, 2015. The Bog approved \$16,000 for this project, and when completed, costs will be well under the budget at approximately \$11,000. This number includes the cement pad to be installed within a few weeks.
- The boat ramp is scheduled for repair on May 22nd, 2015. This will depend on weather and tide conditions, and may be done the week of May 25th, 2015. *was repaired 5/23 @ 7am. See Kevin Callahan if you want to develop a long-term plan for the boat ramp*
- A number of individuals from the Men's Club volunteered to help me with power washing the clubhouse on May 16th, as well as helping to prepare the main hall for upcoming club activities. Many thanks to these members for their hard work. It was very much appreciated.
- Bob Gilson is returning as our Maintenance coordinator, and I welcome his return, as he is very dependable, and provides a valuable service to BP.

Regards,

Tom Sheehan
Association Manager

- 7
- * TAKE Home dog Bags
 - * SKate Boarding
 - * Off season emergency Contact list