

**Black Point Beach Club Association
Board of Governors
Annual Informational Meeting
Saturday September 5, 2015
9:00Am
6 Sunset Ave., Niantic, CT 06357**

An Annual Informational Meeting of the Black Point Beach Club Association Board of Governors was held on Saturday September 5, 2015 at 9:00AM in the Black Point Beach Club Association Clubhouse located at 6 Sunset Avenue in Niantic, Connecticut.

Present: Mary Cahill, Chair; Kevin Callahan, Vice Chair; Jim Pillion, Robin Murdock-Meggers, Dr. Brendan Fox, Bob Shea and Will Fountain.

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

1. Call meeting to order and Attendance

Chairman Cahill called the Regular Meeting of the BPBCA Board of Governors to order at 9:03AM and led the assembly in the Pledge of Allegiance.

Ms. Cahill introduced the Board of Governors and staff.

Ms. Cahill reported that the Boat Launch needs to be repaired. She stated that this Board of Governors has done a terrific job and would like a vote of confidence.

Mr. Callahan gave a report on the condition of the Sea View Ave Boat Launch. In April members began to inform the BOG of disrepair of boat launch, holes in the concrete, steel rebar exposed, hollow structure and the dangerous slope. The Board of Governors had a Boat launch Committee formed. The Committee met with Mr. Grzywinski from the DEEP to discuss the options in terms of repairing this valuable asset. Mr. Grzywinski's opinion was we could make the repairs we needed as long as we stayed in the original footprint without problems from DEEP or Army Corp. of Engineers. He also recommended some engineering firms he knew had experience in this area for us to use. Letters were drafted and requests for proposals were sent out to engineering firms.

Docko Inc. was the only firm who sent back the Request for Proposal. Mr. Neilson from Docko Inc. met with the Boat launch committee, Board of Governors members, the beach manager and a few residents at the Boat launch. Mr. Neilson also attended the Board of Governor meeting in August and spent over an hour explaining his proposal, time line, costs and options associated with the entire job. The board voted unanimously to retain Docko Inc.

Costs are \$5,000.00 for permits; \$10,000.00 for Engineering fees and construction is estimated to be \$50,000.00 - \$80,000.00.

Ms. Boyle reported that we have enough money in our fund balance to cover the cost.

Ms. Maureen Fox, 43 Indianola Road, stated that the Boat Launch is an asset and said the condition it is in now is an accident waiting to happen.

Ms. Wendy Pagani, 32 Sunset Avenue, agreed with Ms. Fox and asked about the rocks in the water. Mr. Callahan responded that the rocks are not in the footprint.

Ms. Brucker, 28 South Trail, said she was happy we were using Docko as they know what they are doing and the boat launch is a good asset.

Mr. Guenther of 17 Bellaire Road asked if the renovation includes the steep drop off past the posts. Mr. John Campion said it goes a little beyond the posts.

Mr. Paul Osborne, 6 Sea Crest Avenue, regarding the reserve, asked if Ms. Boyle could re-summarize the reserve balance and what we have spent on past storm damage.

Ms. Boyle stated that we have about \$120,000.00 in the reserve balance and would be allocating \$50,000.00 to the Boat Launch project and that the last big storm cost \$28,000.00.

Ms. Daly, 7 Brightwater Road, stated the Boat Launch is an accident waiting to happen and that we should spend the money to do it right.

Ms. D'Agata, 92 East Shore Drive, asked if anything could help with the mold and slime.

Mr. Callahan said your going to get mold and slime but the corrugated concrete may help.

Mr. Carlson of 39 Woodland Drive stated the Boat launch is a valuable asset and if you loose it you won't get it back.

Ms. Chapin of 53 East Shore Drive commended the Board of Governors for their attention on the boat launch restoration in such a short time.

Mr. Cellino, 60 East Shore Drive, is in favor of the Boat Launch Restoration but assumed the Boat Launch project would go out for competitive bids.

Ms. Cahill state that was already done.

Mr. Lombardo of 3 East Shore Drive asked how much money are we talking about. Ms. Cahill said \$50,000.00 - \$100,000.00. Mr. Callahan said not more than \$100,000.00.

Ms. Craven of 46 East Shore Drive stated she is very much in favor of the Boat Launch.

Ms. Cahill said last May members were upset with the Boat Launch and that it had been patched to many times. The Board of Governors has to keep the association in good financial shape and maintain and take care of our assets. Our houses are worth more because of our assets.

Ms. Diane Zukowski, 36 Sunrise Avenue made a motion to vote by show of hands.

Ms. Cahill said we need to vote by ballet to ok the money out of the Budget. Approve \$25,000.00 out of capital, \$25,000.00 out of contingency so only \$50,000.00 out of fund balance if needed.

Ms. Diane Zukowski than rescinded her motion to vote by show of hands.

****Motion 1**

Mr. Rick Diachenko, 25 Sunrise Avenue, made a motion to vote by ballot on the Boat Launch Restoration. Seconded by Mr. John Campion, 32 Whitecap Road.

Ballots were collected.

Ms. Cahill asked for reports from Board Members while the ballots were being counted.

Reports:

Mr. Pillion is forming a committee to help organize the 4th of July picnic. Jim Pillion, Bob Shea, and Dr. Brendan Fox are on the committee. Ms. Sandy Sheehan has agreed to come on. They are looking for more volunteers. If anyone is interested please contact Mr. Jim Pillion.

Ms. Murdock-Meggers is the ex-officio of the Zoning Board of Appeals. She is looking for another alternate for the ZBA. if anyone is interested please contact Ms. Murdock-Meggers.

Mr. Sheehan stated that daily beach grooming will cease on September 6, 2015. Weekend grooming will continue until September 27th. The beach sand will be harvested in late October. Water Equipment will be removed and placed into winter storage the week of September 14th. The tennis court nets will be removed and put into storage on October 19th. Kayak Racks will be removed and placed into storage on October 24th. All water vessels must be removed from the racks prior to that date. BPBC will not have any responsibility or liability for unclaimed property.

Recreation Program: The Gross income for the 2015 recreation program was \$17,160.00. A questionnaire was distributed to all parental applicants on the last day of club. The purpose of the questionnaire was to request feedback about current program, and suggestions for enhancements prior to November 2015.

Public Comments

Ms. Maureen Fox, 43 Indianola Road, said Tom Sheehan did a great job on the bathrooms.

Ballots have been counted

Vote: 107 - 2 - 1 Motion passed

Ms. Sue Daly, 7 Brightwater Road said South Beach looked its best this year. Thank you Mr. Sheehan.

Mr. Gene Massey, 10 Brightwater Road gave a report on Millstone. DEEP may limit Millstone's ability to discharge water into Niantic Bay. If DEEP does this, Millstone may be required to build cooling towers.

Ms. Beth Brucker, 28 South Trail commented on Mr. Massey's report.

Ms. Kim Craven, 46 East Shore Road stated 2 rails on the right side of the Sea Breeze Pier do not go all the way down the stairs.

Mr. Sheehan said they will be fixed after Labor day.

Ms. Craven said the June storm affected the rail on the walkway by Sea View.

Mr. Sheehan said it was on the list to be repaired.

Ms. Craven asked if rip rap would be added at the boat launch.

Mr. Callahan said it is possible.

Ms. Patricia Vozzella, 49 Sea View Avenue, asked if the railing at Sea Breeze was going to be repaired or removed.

Ms. Cahill said the railing will be removed and replaced.

Ms. Ann Farley, 39 Sea Crest Avenue, asked about e-mail blasts from the web site

Mr. John Cellino, 60 East Shore Drive, asked about a golf cart for the Beach Manager.

Mr. Gene Massey, 10 Brightwater Road said they are trying to re-establish the golf outing. If anyone is willing to help out please contact Gene Massey or John Campion.

Ms. Kim Craven, 46 East Shore Road stated that we have a tight budget and does not feel we can spend \$4,000.00 for a golf cart for the Beach Manager. There other expenses besides the purchase of the cart. Insurance and Liability, who would be able to drive it or ride in it. Also the golf cart cannot be driven in the dark or in the rain. Ms. Craven asked if Mr. Sheehan is being compensated for the miles on his car.

Ms. Boyle stated that Mr. Sheehan is being given a monthly allowance for travel expenses.

Motion to Adjourn

****Motion 2**

Motion made by Ms. Cahill to adjourn the Board of Governors Informational Meeting at 10:25AM. Seconded by Ms. Hayes. All in favor.

Respectfully submitted,

Maureen Lowney, Secretary