

**Black Point Beach Club Association
Board of Governors
Minutes of Regular Meeting
Friday, July 22, 2016
6:30Pm**

A Regular Meeting of the Black Point Beach Club Association Board of Governors was held on Friday, July 22, 2016 at 6:30 p.m. in the Black Point Beach Club Association Clubhouse located at 6 Sunset Avenue in Niantic, Connecticut.

Present: Robin-Murdock-Meggors, Chair; Kevin Callahan, Vice Chair; Will Fountain, Steve Beauchene, Cheryl Colangelo,
Absent: Mary Cahill, Ex-Officio
Also Present: Tom Sheehan, Association Manager; Ruth Ames, Tax Collector; Maureen Lowney, Secretary
Arrived at 6:32Pm - Bob Shea and Carolyn Boyle, Treasurer.
Arrived at 7:10Pm - Jim Pillion

1. Call meeting to order; Attendance

Ms. Murdock-Meggors 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 of June 24, 2016 Regular Meeting.

Ms. Murdock-Meggors called if there were any omissions or corrections on these minutes. There being none she called for a motion to accept the minutes.

**** Motion [1]**

Mr. Callahan made a motion to approve the minutes of the Regular Meeting held on June 24, 2016, as presented. Ms. Colangelo seconded the motion.

Vote: 5 - 0 - 0. Motion passed.

2. Public Comments

Mr. Tony Parisi, 24 Billow Road, asked if 2 new benches at the club house by the tennis/pickle ball court could be purchased as the bench that is there now has broken slats. Mr. Parisi also asked if the floor in the club house could be replaced as the floor look like a garage floor.

Ms. Carol Ward, 23 Blue Heron Road, commented that the town had sent out letters to the blighted houses. Ms. Ward also commented about racing on West Lane.

Ms. Barbara Johnston, 35 Sea Crest Ave., commented that the Zoning Board should have had their meeting in the small room and the Board of Governors should have held their meeting in the main room.

Ms. Kim Craven, 46 East Shore Dr., commented that Mr. Sheehan presented one bid for the sidewalk in front of her house and she did not get to see that bid. Ms. Craven stated that she will be doing work on her seawall. She is interested in knowing the scope of work that will be done on the walkway and by who. She stated that she can come out 18 inches on her seawall.

3. Reports

• Treasurer's Report - Carolyn Boyle

Ms. Boyle presented financial reports through July 21, 2016.

Ms. Boyle stated that we started our new fiscal year July 1, 2016. As of July 21, 2016 we have received \$15,355.00 from the Rec. program \$144,718 from taxes and \$200.00 from club house rentals.

Mr. Callahan commented that the Rec. program income was down from what was budgeted. Ms. Boyle commented that we are only in week 3 of the rec. program, more money will be coming in. Ms. Boyle noted that the rec. program is down a little less than \$1,000.00 from last year at this time. Ms. Boyle stated that Garrett is aware of it being down and is looking at staffing. Mr. Callahan asked if they would be furloughing. Ms. Boyle says that is what she understands.

Ms. Boyle stated that we budget \$1,500.00 for supplies for the Rec. Program and they have only spent \$284.00.

Mr. Callahan questioned the payments for the brush/weed tennis court cleanup and leaf removal to 2 different companies at \$337.50 each, when we had paid the 2 companies last month for the cleanup. Ms. Boyle said that Mr. Sheehan would have to address the specifics, but her understanding was they did major removal of mini trees and major brush removal. Mr. Sheehan said the first tennis court cleanup was removal of all the brush, twigs, leaves, etc. The second cleanup was after the tick application, Jordan Brook suggested we clean the entire perimeter on the outside of the tennis courts because of the tall grass. It took 4 men to clean up the area, it was not a simple job, they had to bring in a machine to cut the saplings and everything else growing around the entire perimeter of the tennis courts.

Ms. Murdock-Meggers called for a motion to accept the Treasurer's Report.

**** Motion [2]**

Mr. Beauchene made a motion to accept the Treasurer's Report.

Mr. Callahan seconded the motion.

Vote: 6 - 0 - 0. Motion passed.

- **Tax Collector - Ruth Ames**

Ms. Ames reported that \$154,315.57 has been collected in taxes to date, there is still another \$51,358.41 to be collected.

Ms. Ames reported that there is still \$98.47 owed from last year.

Ms. Ames stated that she has turned in her report to the auditors.

Ms. Murdock-Megggers asked for a motion to accept the Tax Collector's Report.

**** Motion [3]**

Ms. Colangelo made a motion to accept the Tax Collector's Report.

Mr. Fountain seconded the motion.

Vote: 6 - 0 - 0 Motion passed

- **4th of July Picnic -Sandy Sheehan for Jim Pillion**

Ms. Sheehan reported that a lot of the tickets were not used. 951 tickets had been distributed, but only 538 tickets were turned in. Ms. Sheehan noted they had sold 65 tickets for \$325.00. The total cost for the picnic this year was \$3,179.45 an increase from last year's total cost of \$2,899.00. Ms. Sheehan said they extended the deadline for picking up the tickets, she stated that the last week was very busy with about 25 calls in one day, and they even had people calling in the night before the picnic for tickets. Ms. Sheehan noted that 488 hamburgers and 425 hot dogs were consumed.

Ms. Murdock-Megggers asked if any outsiders came to the picnic and Ms. Sheehan replied not to her knowledge. Ms. Sheehan stated that there was a lot of work put into distributing the tickets, this was an experiment. She wasn't sure if tickets were the way to go, if we should go back to the old system or try another system.

Ms. Sheehan noted that the change in the alphabet for the side dishes increased the amount of side dishes brought to the picnic, and that we had plenty of side dishes and desserts for the first time this year.

Mr. Fountain said the Board of Governors and the Association should Thank Tom and Sandy Sheehan for all the work they did. Ms. Murdock-Megggers thanked the Sheehans for their hard work.

Mr. Shea said that he was never in favor of the tickets and we might want to revisit it and look at going back to the old way.

Ms. Murdock-Megggers told Ms. Sheehan she could not thank her enough, and appreciated all the feed back.

- **Association Manager's Report - Tom Sheehan**

Mr. Sheehan presented his report (attached). Mr. Sheehan reported that the attendance at the bonfire this year was by far the largest. Mr. Sheehan stated that there had been vandalism and theft at the Woodland gateway. Mr. Sheehan also stated that dogs have been on the Club house grounds and suggested posting signs banning dogs from the clubhouse grounds.

Mr. Sheehan commented that Mr. Ken Mattson donated 1500pounds of mortar plus his time and labor pointing the stone wall at the Woodland entrance.

Mr. Fountain asked if there was any reason why we can't have litter picked up. on the right of ways Mr. Fountain noted that at the Nehantic right of way there is a bag of dog poop sitting there since July 4th, there are also cans and paper littering the right of way. Mr. Fountain asked if there are any reasons why the guards could not pick up the litter. Mr. Sheehan stated that there are only 3 guards for the long stretch of beach and they're job is to enforce all the rules that the association put into place. Mr. Fountain said the right of ways need to be swept. Mr. Sheehan stated that Neblung takes the sand away. Mr. Fountain said that all ramps and right of ways are to be swept and the parking lots cleaned. Mr. Sheehan said he was not going to have the guards sweep in 90degree weather.

Ms. Colangelo asked what is reasonable to ask the beach patrol to do in maintaining the rules. She noted that there is a sign posted at Sea View that says no sun bathing. Chairs are parked on the beach which makes it hard to maneuver the kayaks from the racks to the water. Ms. Murdock-Meggors said the beach patrol does tell members that it is the boat beach, but it is difficult to enforce.

Ms. Colangelo commented on the playground. Parents and Grandparents are worried about the dirt that has worn away under swings exposing rocks.

Ms. Colangelo noted that some of the golfs carts are not registered. Mr. Sheehan said to call the police and notify them.

Mr. Fountain stated that unregistered golf carts without the BP parking tags are taking up parking spots.

Mr. Callahan asked if the guards check the parking lots for the parking tags every day. Mr. Sheehan said yes they routinely check. Mr.

Callahan asked Mr. Sheehan if he is personally on the beach every day. Mr. Sheehan said yes every day at all the beaches.

- **Chair's Report - Robin Murdock-Meggors**

Ms. Murdock-Meggors stated that she had received an e-mail from a member regarding a noise issue. Ms. Murdock-Meggors stated that the town of East Lyme has a noise ordinance and she referred that member to the police.

Mr. Shea commented on the noise ordinance, and ask Mr. Sheehan who to contact regarding barking dogs. Mr. Sheehan said that the member would need to contact the Animal Control Officer. Mr. Sheehan also said the animal Control Officer would not do anything if the dog is in their own home during the day with windows open. Mr. Sheehan suggested that the member speak to the individuals directly as the dog owner may be at work all day and not realize the dog is barking.

- **Ex Officio to Zoning - Jim Pillion**

Mr. Pillion reported that the Black Point Beach Real Estate Office is for sale. Mr. Pillion commented that it is one of two commercial properties in Black Point.

Mr. Pillion also reported that a property next to a right of way appears to have a patio that has extended into the right of way. The Zoning board would like to know if the Board of Governors or the Zoning Officer should write a letter to the home owner.

Mr. Pillion said that bushes have been trimmed at the intersections and are now in compliance. Ms. Colangelo said even though the bushes are in compliance with Black Point's regulations, it is still hard to see around the corner. Ms. Colangelo asked if the bushes had to be in so far from the road or curb. Mr. Murdock-Meggers suggested if a member has a problem with the bushes that are in compliance, they may want to contact Mr. Joe Bragaw the Director of Public Works in East Lyme, as he may come out and do a site inspection and see if the stop sign needs to be repositioned.

Mr. Pillion informed the Board of Governors that Mr. Jim Fox has been appointed the new Chair for the Zoning Commission.

- **Ex Officio to the Zoning Board of Appeals - Steve Beauchene**

Mr. Beauchene stated there was nothing to report.

4. New Business

Ms. Murdock-Meggers reported that Mr. Sheehan had asked for signage for dogs on the club house grounds. Ms. Murdock-Meggers asked Mr. Sheehan to get a cost for the signs and report back to the board with the cost.

Mr. Sheehan spoke about the restoration of the stone wall at Woodland Drive. Mr. Sheehan asked if the board would consider purchasing two fifty pound cement balls to place on the stone wall to duplicate the look of the original wall. He informed the board that the balls would cost \$48.00 each. Mr. Sheehan also said he would like to landscape that area putting down landscaping cloth and black mulch. The cost of the landscaping cloth and mulch would be approximately \$80.00. Mr. Sheehan would also like to have a Black Point Beach Club sign at the Woodland entrance. The cost of the sign would be approximately \$200.00.

Ms. Colangelo asked if the sign would be planted or mounted on the wall. Mr. Sheehan said the sign would be mounted on the wall.

****Motion [4]**

Mr. Shea made a motion to approve the purchase a sign, landscaping cloth and mulch for the Woodland Drive project not to exceed \$450.00.

Vote: 7 - 0 - 0 Motion passed

Mr. Shea commented about the town of East Lyme "Slow down, Enjoy Our Town" signs which are placed around town. Mr. Shea asked if Black Point Beach could have similar

signs saying slow down and enjoy are beaches, or something similar. He checked with the first selectman if the town would have any objection and he talked with Sign Craft to get a price. He was told double side signs on a sheet would give you 24 signs at a cost of \$160.00. Ms. Murdock -Meggers said the season is half over, and maybe we should look at it for next year. Ms. Colangelo said people don't want signs in front of their houses and they may disappear. Mr. Fountain said they will be pulled up when mowing lawns. Mr. Sheehan liked the idea but thought the timing was off. Ms. Murdock-Meggers asked if any one would like to make a motion.

**** Motion [5]**

Mr. Shea made a motion to purchase 24 signs not to exceed \$175.00.

Vote: 6 - 1 - 0. Mr. Fountain opposed. Motion passed

Mr. Callahan spoke to a member who said if Black Point Beach had a flat hinge on one of the gangplanks he would be able to access his boat from his wheelchair.

Ms. Murdock-Meggers said that is something we should consider and suggested future discussion.

Mr. Callahan reported that he spoke with Karen from the Black Point Market, who was very upset as the market hours had been taken out of the Black Pointer. Karen was told that the hours were taken out because other members who owned businesses were upset because they could not advertise in the Black Pointer as the Black Pointer does not allow business advertisements. Ms. Murdock-Meggers said the market should be allowed to have their hours in the Black Pointer as the market is unique and a community based service in Black Point. Mr. Beauchene said the the market is in the Black Point foot print.

5. Old Business

Ms. Colangelo reported for the kayak Committee. (Report attached)

Ms. Colangelo reported that the identification tags for the kayaks would cost \$1.25 each, plus a \$25.00 setup fee.

Ms. Murdock-Meggers asked for a motion to have stickers on kayaks.

**** Motion [6]**

Mr. Beauchene made a motion to have stickers on kayaks.

Mr. Colangelo seconded the motion.

Discussion followed. How many stickers would be needed and how many kayaks are at the beaches.

Motion withdrawn.

6. Communications

Made available (log attached)

7. BOG Response

Mr. Sheehan responded to Ms. Craven's question that Classic Concrete would be doing the work on the sidewalk at Seaview. Mr. Sheehan stated the the cost was \$3,950.00 for

concrete, labor and pump truck. The railing would be \$3,276.00. Mr. Sheehan stated the scope of work would be re-surfacing and smoothing the ares, they are not widening the walkway and not going below the water line.

Mr. Fountain said he would temporarily repair the benches at the tennis/pickleball courts.

8. Executive Session

Ms. Murdock-Meggers asked for a motion to enter Executive Session.

**** Motion [7]**

Mr. Shea made a motion that the Board enter Executive Session at 8:33Pm to discuss personnel matters. Mr. Beauchene seconded the motion.

Vote: 7 - 0 - 0 Motion passed

**** Motion [8]**

Mr. Shea made a motion to exit Executive Session at 8:49Pm. and return to the Regular Meeting. Mr. Pillion seconded the motion.

Vote: 7 - 0 - 0 Motion passed

**** Motion [9]**

Mr. Pillion made a motion to name Mr. William Willetts and Mr. James Allen as alternates to the Zoning Commission effective 8/1/16

Ms. Colangelo seconded the motion.

Vote: 7 - 0 - 0 Motion passed.

9. Adjournment

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

**** Motion [10]**

Mr. Fountain made a motion to adjourn the BPBCA Board of Governors Regular Meeting of July 22, 2016p.m. at 8:44pm Mr. Brauchene seconded the motion.

Vote: 7 - 0 - 0 Motion passed.

Respectfully submitted,

Maureen Lowney, Secretary

Proposal for safe and efficient management of small watercraft
July, 2016

We recommend that all watercraft stored on Black Point property must be registered and tagged. Proof of residence is required for tag. The reason for this is twofold: 1) to identify craft in case of emergency, and 2) to insure that kayak racks are used only by BP residents.

1. Committee to distribute tags and oversee compliance to be composed of board member(s) and volunteers.
2. Untagged boats will be removed from racks and placed on beach
3. Signs on racks at Osprey, Sea View, and BP property on estuary posted informing boaters that watercraft must be tagged or will be removed from racks. These signs cost \$15.00 each.
4. Best quoted price of tags: \$25. Set-up and \$1.25 each. (No fee for watercraft owners) Tags to be numbered and recorded.

Kayak racks were designed for kayaks, other watercraft should be stored on beach. Stacking on racks not permitted.

We would like to review and discuss the rules related to boat beaches.

According to current numbers of kayaks on racks, one of the estuary racks would be better used at Sea View. If this continues for the season, we recommend taking a vote at general meeting to move one rack from estuary to Sea View.

Cheryl Colangelo
Will Fountain

Maurice

Manager's Monthly Report

July 22nd, 2016

- 1. The Bonfire gets bigger every year. I have managed the last 5 bonfires, and this year's attendance was by far the largest. The beach and piers were absolutely packed, and how nice to see everyone having such a good time.**
- 2. I'm sure you are all aware of the vandalism and theft that occurred at the Woodland Gateway. Very disheartening and very discouraging. I will present a new design for the Board's review and approval to complete this project under New Business. Please be reminded that this restoration project has been accomplished by the total volunteer efforts of Ken Mattson. I have acted as his assistant and helper, and to date this project has only cost the association \$239, for the Rose Bushes and the Landscaping. In addition Ken has donated all the mortar for repointing the walls, and I had donated the cranes.**
- 3. I will discuss the cost to complete the Sea View walkway and railing under Old Business.**
- 4. A new issue: Dogs on the Clubhouse Grounds. I have had a number of complaints over the past 3 weeks of dogs being on the clubhouse grounds, both leashed and more importantly unleashed. I would strongly suggest the clubhouse grounds be posted with signs banning dogs from this property. I would like the Board to discuss and make a motion regarding this issue this evening.**

Tom Sheehan, Association Manager

