

**Black Point Beach Club Association
Board of Governors
Minutes of Regular Meeting
Friday, August 26, 2016
6:30Pm**

A Regular Meeting of the Black Point Beach Club Association Board of Governors was held on Friday, August 26, 2016 at 6:30 p.m. in the Black Point Beach Club Association Clubhouse located at 6 Sunset Avenue in Niantic, Connecticut.

Present: Kevin Callahan, Vice Chair; Jim Pillion, Will Fountain, Cheryl Colangelo, Bob Shea, Mary Cahill, Ex-Officio

Also Present: Tom Sheehan, Association Manager; Carolyn Boyle, Treasurer; Maureen Lowney, Secretary

Absent: Robin Murdock-Meggers, Chair; Ruth Ames, Tax Collector

Arrived at 6:35Pm - Steve Beauchene

1. Call meeting to order; Attendance

Mr. Callahan 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 July 22, 2016 Regular Meeting.

Mr. Callahan called if there were any omissions or corrections on these minutes.

The following correction was noted from the Minutes of July 22, 2016 Board of Governor Regular meeting. On page 7, Motion [9] should read Mr. Pillion made a motion to name Mr. William Willetts a regular member of the zoning commission effective August 1, 2016 and Mr. Jim Allen as an alternate to the Zoning Commission effective August 1, 2016.

**** Motion [1]**

Mr. Shea made a motion to approve the minutes of the Regular Meeting held on July 22, 2016, as read. Mr. Pillion seconded the motion.

Vote: 5 - 0 - 0. Motion passed.

b. Additional Agenda Items

ad Hoc Millstone Committee

Mr. Gene Massey, 10 Brightwater Road spoke to the Board of Governors about the ad hoc Millstone. Mr. Massey said it was a worthwhile cause to go to the regulatory hearings, for safety concerns and keep up to date on procedures. Mr. Massey stated the he and Mr. Greg McMahon have volunteered for years, and they would like a Board member to volunteer to be on their committee. Mr. Beauchene said he would volunteer.

2. Public Comments

Ms. Sandy Adams, 26 Whitecap Road, thanked the board for moving the meeting into the main room.

3. Reports

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

Ms. Boyle presented financial reports through August 25, 2016.

Ms. Boyle stated that the rec. program's income was over what was budgeted. The income budgeted was \$18,000, the actual income received was \$19,925.00. The rec. personnel expense was budgeted at \$14,000.00 and the actual expense was \$14,022.00. The beach patrol expenses came in less. \$8,000.00 was budgeted for the beach patrol and the actual amount paid out was \$5,820.00. The total cost for the Boat Launch including the 12 inch cap on the north concrete wall and 8 inch cap on the south wall came in at \$109,210.28. Ms. Cahill said that was a terrific price considering we were working around \$100,000.00 and added on the 2 extras.

Bank Balances as of 8/25/2016

Checking & sweep \$155,550.25; Long term Capital \$86,147.33.

Mr. Fountain questioned Ms. Boyle about the payment of \$875.00 to Mr. Gilson for cleaning and trash for month of July, and suggested the young people in the rec. program clean up after the rec. program ends everyday instead of paying someone \$40.00 per hour. Ms. Boyle stated before Mr, Gilson the association paid a cleaning service.

Mr. Callahan called for a motion to accept the Treasurer's Report.

**** Motion [2]**

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

Mr. Beauchene seconded the motion.

Vote: 6 - 0 - 0. Motion passed.

• **Tax Collector - Kevin Callahan for Ruth Ames**

Ms. Ames was not present at the meeting but had provided a copy of her report.

The report noted that \$205,673.98 was to be collected for the fiscal year 2016-2017. \$197,397.87 has been collected to date. \$8,276.11 is outstanding. There are 34 unpaid properties. Delinquent statements have been sent out with interest calculated through August 31, 2016.

Mr. Callahan asked for a motion to accept the Tax Collector's Report.

**** Motion [3]**

Mr. Shea made a motion to accept the Tax Collector's Report.

Mr. Beauchene seconded the motion.

Vote: 6 - 0 - 0 Motion passed

• Association Manager's Report - Tom Sheehan

Mr. Sheehan presented his report (attached). Mr. Sheehan reported that the Woodland Gateway Restoration was completed on August 8th, 2016. The total cost to the Association for this project was less than \$500.00. Mr. Ken Mattson paid all additional expenses, and of course he provide free labor for this project.

Mr. Sheehan noted the following dates as we prepare to close out the 2016 summer season.

September 6th, Daily Beach Grooming will cease. Weekend Grooming will continue until September 25th, 2016

Week of September 12th, Water equipment will be removed and placed into winter storage.

Week of October 23rd, Kayak racks will be placed into winter storage.

All water vessels must be removed or they will be left on the ground.

Week of October 31st, Tennis courts will be closed for the season, and the clubhouse will also be closed for the season.

Mr. Fountain commented that the lines at South Beach should be modified.

Mr. Callahan asked if Mr. Sheehan could write up a job description for the Beach Patrol, stating what is expected of them, what their job description is, what their pay is and how many hours they work. Mr. Sheehan stated that there is already a job description. Mr. Callahan asked if he could see it. Mr. Sheehan stated that he does not have it. Mr. Callahan asked where it is and Mr. Sheehan said it is probably on file somewhere. Mr. Callahan asked if he could get it and Mr. Sheehan said to ask the secretary. Ms. Boyle said it should be in the manual, Mr. Sheehan also said it might be in the manual. Mr. Callahan said that it is not in the manual. Mr. Callahan said there have been issues with people playing ball on the beach and other things. Mr. Sheehan stated that the Beach patrol does enforce the rules. Mr. Callahan asked if they could go up to people on the beach who are drinking and tell them they need to leave. Mr. Sheehan said yes they do, but Mr. Callahan needs to understand that they have no authority below the water line, and unfortunately there are some members who know that. Ms. Cahill stated that she met with the Army corp of Engineers many, many years ago and that we have a designated swim area in a private beach.

Ms. Colangelo commented that she has gone up to people who break the rules and they tell her they don't care.

- **Chair's Report - Kevin Callahan for Robin Murdock-Meggers**

Mr. Callahan stated there was nothing to report.

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

Mr. Pillion reported that the ruling on the pergola on Woodland should be coming up soon.

Mr. Pillion also reported that he was under the impression that two businesses were allowed in Black Point but Zoning said there is only one business allowed.

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

Mr. Beauchene stated there was nothing to report.

4. New Business

Mr. Sheehan asked if golf carts could be allowed to park in the Whitecap right-of-way.

Mr. Sheehan also asked the Board if we could have surveys done for the Bellaire and Brightwater right of ways. Mr. Sheehan said Mr. David Coonrod could do A2 surveys on those two right-of-ways at a cost not to exceed \$1,250.00 per right-of-way.

Mr. Fountain asked if the \$1250.00 per survey was the cost for all the right-of-ways.

Mr. Sheehan said no each right-of-way is unique. There is a merestone at Bellaire.

Mr. Sheehan also noted that he had received an e-mail from a small Italian Ice business that would like to sell Italian ice from a vending truck in Black Point Beach. Mr. Sheehan asked if vending trucks are allowed into our association.

Mr. Sheehan also noted that a new bench for the tennis/pickle court would cost \$1,300.00, that is the cost of the bench, shipping and installation. Ms. Colangelo asked if we needed the same quality as the benches on the right-of-ways. Mr. Fountain said not to drill into the tennis courts, as you would be taking off the rubber surface of the court. Mr. Fountain said put something else there.

****Motion [4]**

Mr. Fountain made a motion starting next season for the Whitecap right-of-way to be designated as a parking area for registered golf carts. Ms. Cahill seconded the motion

Discussion followed

Mr. Pillion stated that there are 2 houses with driveways in that right-of-way. He asked if lines would be painted. Ms. Cahill noted that it is also a walkway to the beach. Mr. Shea asked Mr. Sheehan if we have a parking problem. Mr. Sheehan said the only problem is with tags not capacity. Mr. Shea asked why are we looking for more parking. Mr. Sheehan said for convince and it could open up spaces at Nehantic and SeaBreeze. Mr. Fountain will check to see how many carts could be parked in the Whitecap right-of-way.

Mr. Fountain rescinded his motion.

Mr. Pillion asked Ms. Boyle if we have \$5,000.00 that could be put aside for surveys. Ms. Boyle said that we have \$35,000.00 in capital expenditures.

**** Motion [5]**

Mr. Pillion made a motion to put \$5,000.00 aside from our capital expenditure fund to be used for surveying the Black Point right-of-ways with the board deciding which right-of-ways to survey. Mr. Shea seconded the motion.

Discussion followed.

Ms. Colangelo asked if the \$2,500.00 for the two right-of-ways that were discussed would come out of that \$5,000.00. Mr. Pillion said yes. Mr. Sheehan said there would be additional expenses marking off the right-of-way with chains. Ms. Cahill said we will have pins so do not have to mark off the right-of-ways with chains.

Vote: 6 - 0 - 0. Motion passed

**** Motion [6]**

Mr. Pillion made a motion to appropriate up to \$2,500.00 for the surveys on the right-of-ways on Bellaire and Brightwater. Mr. Fountain seconded the motion.

Mr. Shea left at 7:37pm

Discussion

Mr. Pillion suggested the Board of Governors send letters to the abutting homeowners as a courtesy in advance of having the surveys done.

Vote: 5 - 0 - 0. Motion passed

Mr. Fountain had a visit from an irate father who complained about the quality of the mulch at the playground. Mr. Fountain said he went up to the playground and got a sample of that mulch and the mulch that is around the signs. He passed the samples around so the Board members could compare. The playground quality was not as good as the mulch around the sign. Mr. Fountain said the playground mulch was atrocious and it looked like it came out of a stump grinder. This parent also asked why the rec. program didn't have an assistant director. Ms. Cahill looked at the playground mulch and stated it was all sticks.

Mr. Fountain also reported that a person stopped him to comment about an unregistered truck and car. Mr. Fountain said that our rules say no unregistered motor vehicles allowed. He asked if it was enforceable, and said if we can't enforce the rules why do we have them. Mr. Sheehan said that abandoned vehicles and bushes are zoning issues. Mr. Fountain said that the Zoning commission said they are rules and not zoning issues. Mr. Fountain said that the hedges at intersections are a safety issue, he asked Mr. Sheehan if he knew who to contact in town. Mr. Sheehan said that Mr. Bill Shears is the assistant director of highway and maintenance. Mr. Pillion said that the Zoning Officer is responsible and if the member doesn't comply and it is a safety issue, then the zoning officer needs to contact Mr. Shears. Mr. Beauchene suggested having the East Lyme safety officer come here and drive through all the streets and see what he

thinks. Mr. Pillion suggested Mr. Fox and Mr. Murray ride around with Mr. Shears the safety officer.

Ms. Colangelo asked about pursuing the Italian Ice vendor. Mr. Callahan said they would look at the rules and guidelines for vendors.

Ms. Colangelo asked if at the Informational meeting next week if they could bring up to the members the perceived issue of compliance and rules and if there are any suggestions on community cooperation. Mr. Callahan said yes they could.

Mr. Fountain asked if they were going to pursue putting stickers on boats next year. Mr. Callahan stated that a motion had been made last month to get the stickers, but Mr. Fountain asked to have that motion rescinded. Mr. Fountain said he had the prices for the stickers, but needed to know how many to order. Ms. Colangelo said that the Kayak committee needed to state how many stickers were needed.

5. Old Business

No old business.

6. Communications

Made available (log attached)

7. BOG Response

No Response

8. Executive Session

Not required.

9. Adjournment

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

**** Motion [7]**

Mr. Pillion made a motion to adjourn the BPBCA Board of Governors Regular Meeting of August 26, 2016p.m. at 8:02pm Mr. Beauchene seconded the motion.

Vote: 5 - 0 - 0 Motion passed.

Respectfully submitted,

Maureen Lowney, Secretary

Manager's Monthly Report

August 26th, 2016

1. The Woodland Gateway Restoration was completed on August 8th, 2016. The total cost to the Association for this project was less than \$500. Ken Mattson paid all additional expenses, and of course he provided free labor for this project. The suggestion of placing a BP sign on the wall has been dismissed for the following reasons: The estimated cost of a sign was in excess of \$800, and an informal public opinion poll felt a sign was not needed.
2. Additional dirt and new mulch has been placed in the swing set area of the playground.
3. We have installed another 150 feet of geese lines in the South Beach Swim area in an attempt to keep water vessels out of this area. Policing ourselves could go a long way in helping to alleviate this problem. Interestingly, most offenders of this beach rule are Black Point residents, not visitors or renters.
4. The Beach Patrol completed their summer of 2016 responsibilities on August 19th, with all 3 members leaving to start their college careers. A total of 582 work hours were logged by the beach patrol, with only 4 rain days.
5. Please Note the following dates as we prepare to close out the 2016 summer season:
 - September 6th, Daily Beach Grooming will cease. Weekend Grooming will continue until September 25th, 2016.
 - Week of September 12th, Water equipment will be removed and placed in winter storage.

- **Week of October 23rd, Kayak racks will be placed into winter storage. All water vessels must be removed or they will be left on the ground.**
 - **Week of October 31st, Tennis courts will be closed for the season, and the clubhouse will also be closed for the season.**
- 6. Club House Rentals: One rental applied to the 2015 Budget, and 6 rentals will be applied to the 2016 budget.**
 - 7. I will discuss estimates for surveys of the Bellaire and Brightwater right of ways, as well as the potential costs of new benches for the tennis courts under New Business.**
 - 8. I need a decision from the Board regarding the dog issues and signage for the clubhouse grounds.**

**Tom Sheehan,
Association Manager**

