

**Black Point Beach Club Association
Board of Governors
Minutes of Regular Meeting
Friday, September 23, 2016
6:30Pm**

A Regular Meeting of the Black Point Beach Club Association Board of Governors was held on Friday, September 23, 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, Mary Cahill, Ex-Officio

Also Present: Carolyn Boyle, Treasurer; Maureen Lowney, Secretary

Absent: Jim Pillion, Cheryl Colangelo, Tom Sheehan, Association Manager; Ruth Ames, Tax Collector

Bob Shea arrived at 6:32Pm

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 August 26, 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 August 26, 2016, as presented. Mr. Beauchene seconded the motion.

Vote: 5 - 0 - 0. Motion passed.

2. Public Comments

Ms. Sandy Adams, 26 Whitecap Road, commented on the plantings at the White Cap parking lot, she stated that they are not being maintained and are overgrown with weeds. Ms. Adams said they are an eyesore and if we can't maintain them then the plants should be pulled out and the area sealed over.

Ms. Adams also commented on the condition of the playground, saying it has been neglected and needs to be maintained for the safety of the children.

Ms. Carol Ward, 23 Blue Heron Road, commented on the woods across from her on West Lane. She stated that the town had told the owner of that property to do a soil erosion test. The owner had to put up bails of hay which are now

soggy and moldy. Ms. Ward also noted that the stone wall on West Lane had been taken down and it was a border wall and it is against the law, and you have only two years to bring action against a person who took the wall down.

Ms. Jean Galati, 7 Nehantic Drive, asked who was hired to put the mulch in the playground that was all sticks and what it cost. She stated that it was dangerous for the children and it is a lawsuit waiting to happen. Also since \$2,000.00 was allocated for the recreation program, but only a few hundred dollars were used she asked if could it be used for the playground.

Ms. MaryLou Weidl, 22 Indianola Road, asked the Board to consider a second comment section at the end of the meetings.

Ms. Barbara Johnston, 35 Sea Crest Avenue, stated she would also like to see two public comments one at the beginning and one at the end.

Mr. Phil Lombardo, 3 East Shore Drive, agreed with Ms. Weidl and Ms. Johnston regarding the 2 public comments.

3. Reports

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

Ms. Boyle presented financial reports through September 22, 2016.

She stated that we had received another Zoning fee for a new house. We have paid the East Lyme Police \$4,863.00 for Summer Security Patrol and we had budgeted \$5,000.00

Bank Balances as of 9/22/2016

Checking & Sweep Accounts \$140,937.90; Long term Capital \$86,160.91.

Mr. Callahan question an Invoice from Mr. Gilson in the amount of \$1,695.00

Ms. Boyle responded that half the amount was for the tennis courts and half for the clubhouse.

Ms. Cahill questioned the legal fees expense at \$420.00 thought it should have been higher. Ms. Boyle stated that some was paid in the last fiscal year, and we had paid out approximately \$4,000.00.

Mr. Fountain asked why we receive three separate electric bills. He asked if we get a separate bill for the tennis courts, and Ms. Boyle replied that yes the tennis courts and street lights.

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

**** Motion [2]**

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

Mr. Fountain seconded the motion.

Vote: 6 - 0 - 0. Motion passed.

- **Tax Collector - Robin Murdock-Meggers for Ruth Ames**

Ms. Murdock-Meggers stated there was Nothing to report

- **Association Manager's Report - Robin Murdock-Meggers for Tom Sheehan**
Ms. Murdock-Meggers stated there was Nothing to report

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

Ms. Murdock-Meggers asked if the Board members had received the draft copy of the 2017 meeting schedule and if any one had a conflict with them. She also asked if there should be an October meeting to plan projects for next year, and or a workshop for a wish list.

- **Ex Officio to Zoning - Ms. Murdock-Meggers for Jim Pillion**

Ms. Murdock-Meggers stated that a decision had been rendered on the Woodland Avenue property and that we were not successful and our Zoning Officer would need to approve or deny.

Ms. Cahill stated that the Zoning Board should get a letter stating who our new Attorney is. Ms. Murdock-Meggers said she would speak to the new Chair of Zoning.

Mr. Callahan noted that Mr. Pillion was going to set up an appointment with the Town of East Lyme to come and do a drive through to see if bushes are too high at intersections.

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

Mr. Beauchene stated that the ZBA had denied an Appeals Application as the fee had not been included, the application was not completed and not received within the required 30days.

4. New Business

Mr. Fountain recommended the the Board look into purchasing an ADA mat that can be rolled up for use at one of our beaches for our members who are in wheelchairs or walkers.

Mr. Callahan said he thought we should have two Public Comments one at the beginning and one at the end.

****Motion [3]**

Mr. Callahan made a motion to have two Public Comments. Mr. Fountain seconded the motion.

Discussion followed

Ms. Murdock-Meggers said to wait and have a discussion at a later date. Mr. Shea thought it was not the right time, save discussion for next year as it is possible only one more meeting this year. Mr. Beauchene agreed with Mr. Shea stating discuss it next year as there is only one more meeting. Mr. Callahan said it was brought up last year and the Board never did anything about it.

Vote: 2 - 4. Motion denied.

Ms. Cahill informed the Board that the Smith Insurance Agency was sold to Brown & Brown. Ms. Boyle said she was there yesterday and the staff was the same.

Mr. Callahan mentioned that Michael Stamm and his Boy Scout troop have refurbished the shuffleboard court. The Board of Governors should acknowledge his work, and say Thank You to Michael and his Troop for volunteering and improving the club house grounds with his project.

Ms. Murdock-Meggers stated that Ms. Colangelo had give her a punch list for discussion. (list attached)

5. Old Business

Mr. Beauchene stated that he, Mr. Greg McMahon, and Mr. Gene Massey by telephone met with our First Selectman Mark Nickerson, regarding Millstone. Mr. Nickerson stated that there was nothing to report at the moment. Mr. Nickerson told them that he would be meeting with Millstone in the spring.

6. Communications

Made available (log attached)

7. BOG Response

Ms. Murdock-Meggers told Ms. Adams that she would follow up with Mr. Sheehan regarding maintaining the plantings at White Cap or sealing the area. the wood chips at the playground would be discussed at a later meeting.

Ms. Murdock-Meggers thanked Ms. Ward for going to the town regarding West Lane and said she would follow up with the town planner regarding the runoff.

Ms. Murdock-Meggers said she did not know who put the sticks on the playground or the cost. Mr. Callahan said Mr. Sheehan asked Mr. Neblung and Mr. Neblung said he could put down some mulch chips for a short quick fix but the mulch chips ended up being bulky chunks of wood.

Ms. Murdock-Meggers said the Public comments motion does not mean we are not for the second comment. Many years ago the Board had a second comment but the meeting ended up being to long. She said it need a structure for the comments in case too many people show up at the meetings. At this moment the October meeting is still on.

8. Executive Session

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

**** Motion [4]**

Mr. Callahan made a motion for the Board to enter Executive Session at 7:23Pm to discuss personnel and legal matters. Mr. Fountain seconded the motion.

Vote: 6 - 0 - 0

**** Motion [5]**

Mr. Shea made a motion to exit Executive Session at 7:43Pm, and return to the regular Meeting. Mr. Beauchene seconded the motion.

**** Motion [6]**

Mr. Shea made a motion to upgrade the current survey to an A-2 status of the right of way and adjacent property belonging to Black Point Beach Club Association at Seaview and East Shore Drive.

Mr. Beauchene seconded the motion.

Vote: 6 - 0 - 0

9. Adjournment

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

**** Motion [7]**

Mr. Shea made a motion to adjourn the BPBCA Board of Governors Regular Meeting of September 23, 2016 at 7:55pm Mr. Beauchene seconded the motion.

Vote: 6 - 0 - 0 Motion passed.

Respectfully submitted,

Maureen Lowney, Secretary

BPBCA Sept, 2016
Follow up on community concerns

1. Osprey, South Beach: Move swimming line to raft so that it is perpendicular to beach so residents can swim on north side of line. Add float line from end of pier to swim raft. North side of pier near shore needs attention, is undermined and eroded.
Keep ramp to bench swept daily, pull weeds and remove litter routinely.
2. 82 E. Shore Dr.: unregistered car, rules violation.
3. Sea View /Sea Breeze: Discontinue work on walkway until property line of seawall determined.
4. Sea View: Implement watercraft ID stickers/ registration.
5. Sea Breeze: Handrail on south side of stairs needs to be replaced (bottom section is missing). Pull weeds and remove litter on ROW routinely. Move swimraft southward and further from pier, avoiding underwater boulder.
6. Whitecap parking lot: Reseal cracks where weeds have invaded. Address weeds overgrowing landscaping stones by rose bushes. Landscaping grasses need frequent cutting back.
7. Whitecap ROW: Paint parking lines on south side for golf cart parking. Pull weeds and remove litter routinely.
8. Nehantic: Remove bushes overhanging ROW. Sweep ramp daily in summer. Pull weeds and remove litter routinely.
9. Nehantic, clay courts. Cut back tree branches that drop debris on court.
10. Clubhouse: Discontinue cleaning service to clubhouse after yoga and mahjongg. Install smart thermostat for temperature consistency.
11. Woodland tennis courts: Provide keys to users and eliminate locking/unlocking service. Behind courts, remove plastic water impermeable weed cloth so that soil can dry out and maintain overgrowth by mowing. Cut back overhanging limbs that drop debris on courts.
12. Playground: Add finer woodchips under swings and climbing equipment (CT playground safety handbook recommends 12"). Replace cracked and broken swings. Cut back weeds and shrubs adjacent to equipment, especially on E side. Replace basketball backboard(s) and hoops. Seal cracks in basketball court.

