

**Black Point Beach Club Association  
Board of Governors  
Minutes of Special Meeting  
Wednesday, November 9, 2016  
4:00Pm**

A Special Meeting of the Black Point Beach Club Association Board of Governors was held on Wednesday, November 9, 2016 at 4:00PM 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, Mary Cahill, Ex-Officio  
Jim Pillion by telecommunication

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

Absent: Bob Shea, Ruth Ames, Tax Collector

**1. Call meeting to order; Attendance**

Ms. Murdock-Meggors called the Regular Meeting of the BPBCA Board of Governors to order at 4:00 p.m. A Quorum was present.

**a. Approval of Minutes of September 23, 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. Beauchene made a motion to approve the minutes of the Regular Meeting held on September 23, 2016, as presented. Mr. Fountain seconded the motion.**

**Vote: 6 - 0 - 0. Motion passed.**

**2. Public Comments**

Mr. Phil Lombardo, 3 East Shore Drive, thought it was a good idea to have two public sessions one at the beginning of the meeting and one at the end of the meeting.

Ms. MaryLou Weidl, 22 Indianola Road, agreed with Mr. Lombardo

**3. Reports**

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

Ms. Boyle passed out the Auditors report for the year ending June 30, 2016, and reported that the Fund Balance for July 1, 2015 was \$138,344.00 and as

of June 30, 2016 the Fund Balance was \$75,473.00 because we spent the unallocated money on the boat launch.

Ms. Boyle presented financial reports through November 8, 2016.

Bank Balances as of 11/08/2016

Checking & Sweep Accounts \$116,280.13; Long term Capital \$86,173.07.

Ms. Cahill questioned Ms. Boyle on the Auditor fee of \$3,500.00 saying the fee used to be \$2,500.00. Ms. Boyle stated this was first increase in ten years.

**\*\* Motion [2]**

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

**Ms. Colangelo seconded the motion.**

**Vote: 6 - 0 - 0. Motion passed.**

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

Ms. Murdock-Meggers stated there are 7 properties outstanding.

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

2016 major accomplishments: Beautification of Nehantic and Indianola Roads, painting of post signs, fire hydrants, bike racks and moving bike racks to Indianola Road and the Woodland Gateway. Major crack repair at steel pier, hazardous tree limbs removed from Nehantic right-of-way and the clay and hard courts, replaced plexiglass in the bulletin board at the clubhouse. Expanded the recreation program to a 5 day, 3 week trial period. Handrails were installed at Nehantic, Sea Breeze and halfway at the walkway at SeaView. The police patrol and beach patrol came in under budget. The recreation counselors came in on budget.

Ms. Murdock-Meggers commented that the kayak racks are still up. Mr. Sheehan said they will be put into storage any day now.

Mr. Fountain asked about the right-of-way surveys. Mr. Sheehan stated that they are in the process and he should have the surveys for the SeaView and Bellaire right-of-ways shortly.

**• Ex Officio to Zoning - Mr. Jim Pillion**

Mr. Pillion noted that there was a good deal of permits being issued. Nothing else to report.

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

Mr. Beauchene stated that the ZBA was cc'd on notification to property owners with possible Right-of-Way encroachment issues at the East Shore and Bellaire Right-of-Way and the East Shore and White Cap Right-of-Way. Mr. Beauchene also noted that the property on Woodland Drive is going to a Public hearing on November 22 at 6:00Pm at the

East Lyme Senior Center at 41 society Road.

**4. New Business**

No new business

**5. Old Business**

Mr. Sheehan spoke about an e-mail he had received from an Italian Ice vendor, who would like to sell Italian ice at our beach. Discussion followed. Ms. Murdock-Meggors said she did not have a problem with that and asked the other members if they had any thoughts on it. Ms. Murdock-Meggors said we use to have 3 ice cream vendors but only have one now.

Mr. Fountain said he had a discussion with Mr. Sheehan about space for parking golf carts at the White Cap right-of-way. Mr. Fountain said he measured the right-of-ways. White Cap is 49' wide and Nehantic is 34' wide. Ms. Colangelo asked which right-of-way has more foot traffic Nehantic or White Cap. Mr. Sheehan said Nehantic has more foot traffic.

Ms. Cahill asked Mr. Sheehan if he had decided what to do with the plantings at the White Cap parking lot keep the plantings or pave that area. She said it would be a great place to park the golf carts. Mr. Sheehan said that parking is not a problem.

Ms. Cahill asked Mr. Sheehan if the sticks had been taken out from underneath the swings at the playground. Mr. Sheehan said it is on his list.

Mr. Sheehan stated regarding the complaint about unregistered cars, he does not have the authority to go on private property. Also he checked with the town and they have no rules on unregistered cars. Mr. Fountain said our rules say no unregistered cars.

Mr. Sheehan said regarding giving keys out to people for the locks at the tennis courts he thinks it is a bad idea. Mr. Sheehan also commented on the sports camp and said when we had it in 2012 our Insurance company threatened to drop us. The cost for insurance for sport camps would be very costly.

**6. Communications**

Made available (log attached)

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

Ms. Murdock-Meggors brought up the idea of having a list of assignments for board members. The Board of Governors used to have assignments many years ago. She gave an example: the recreation program could have one board member assigned to it. If people have questions they could go to that Board member and that board member could go to the Association Manager. The Board member would become very familiar with the recreation program. The board member would act as liaison between the Association Manager and the Association member. Ms. Murdock-Meggors made a list for assignments. The Recreation Program, Beach, Watercraft, Building and grounds, Zoning, ZBA. Ms. Cahill stated that the

Board member would need to address the concern with the Association Manager and not deal directly with the member. She also said that if for some reason the Association manager didn't want to deal with a particular problem then the Board Liaison would have to bring it to the Board of Governors. Ms. Cahill also mentioned that Insurance should be added to the list. Ms. Murdock-Meggers said she would type up a list and the board members could check off what they would like to be involved with.

Ms. Murdock-Meggers brought up discussion to changing the format for public comments. She stated that in her town generally the Public comments are only at the beginning of the meeting. She stated the Board of Governors meeting is a working board that then does their business. Ms. Murdock-Meggers also acknowledged that we use to have 2 comment sessions one at the beginning of the meeting and one at the end, and the meetings would last much longer.

Ms. Colangelo said she would like to see the second comment session added. Mr. Fountain said he would also like to see a second comment session added. Mr. Beauchene raised concern that the second comment session may have the Board reopening it's meeting to make more decisions on new issues. Ms. Murdock-Meggers said we could try it starting in April and limit the second session comments to three minutes. Mr. Callahan stated that if people make the effort to come to the meetings we should give them time to comment. Mr. Pillion agreed with Mr. Beauchene. Ms. Colangelo asked if Board members could ask the Chair to add items to the agenda. Ms. Murdock-Meggers said yes.

Ms. Murdock-Meggers brought up a Priority List for 2017. Mr. Sheehan would like to complete the SeaView walkway, but will need to coordinate with the home owner at that location about their plans to their seawall.

Mr. Fountain would like to entertain the idea of making one of the beaches ADA accessible.

Ms. Colangelo would like to explore which beach rules should exist and are enforceable and which ones the Beach Patrol can reinforce. Mr. Callahan asked why we pay three kids to patrol the beaches if they can't enforce the rules, and said maybe we should hire one adult. Mr. Sheehan said that Mr. Callahan's comment was incorrect as the beach patrol enforces the rules on smoking, ball playing, loud music and kayaks. Mr. Sheehan said they cannot enforce the rules on people who are in the water drinking. Mr. Pillion suggested hiring a person for 2hours a day to sweep the sand on the right-of-ways and to pickup litter. Ms. Cahill said the guards should be doing that. Mr. Beauchene suggested using hand held blowers to blow the sand. Ms. Colangelo stated that she has observed the beach patrol sitting and reading, when they could be sweeping the sand instead. Ms. Cahill said that if people are drinking in the water that the Association manager should call the police as Black Point Beach is a private beach and has designated swimming areas.

Ms. Murdock-Meggers stated that the wood sticks in the playground need to be switched out for the safety of the children. Mr. Sheehan said that if we are

talking priority list he doesn't want to just put a little bit of mulch there he would like to do a major overhaul of the playground area. He would like to expand it taking out all the brush behind that area and maybe put a couple of picnic tables back there. Ms. Murdock-Meggors stated that the mulch for the playground needs to be in compliance and the ruts need to be fixed for safety reasons and are maintenance issues.

Mr. Callahan mentioned getting a ramp from the ground to the floats that doesn't have to have a riser on it. A flat hinge. A person in a wheelchair asked if this would be possible. He could then have access to his boat. The hinge would not be considered handicap accessible. Ms. Murdock-Meggors said we would need to look at the cost and asked Mr. Sheehan to look into it.

Mr. Fountain mentioned that the backboards on the basketball courts are in bad shape and was hoping they would be taken down and repaired. Mr. Fountain said they would be hard to replace as they don't make that style anymore. Mr. Sheehan said that the Men's club was talking about replacing them at one time.

Ms. Colangelo mentioned that the stairs going down Sea Breeze has a rail at the top but not at the bottom portion of the stairs. Mr. Sheehan said he was going to add the railing at Sea Breeze at the same time they are working on Sea View. Ms. Murdock-Meggors said to put it on the list and that we need prices.

Mr. Callahan said that we will need a new roof for the club house in the next few years.

Mr. Callahan said he would like to see separate capital improvement lists one for big projects, one for necessities, another for maintenance and another for wish list items.

Mr. Sheehan stated that one of the big things on the capital improvement list should be the steel pier as it is disappearing. We spent \$4,000.00 this year to repair a major crack, and spent \$1,500.00 the year before. The steel is rusting.

## **7. BOG Response**

Ms. Murdock-Meggors stated that we are going to implement a second public comment session.

Mr. Pillion left the BOG meeting at 5:30Pm

## **8. Executive Session**

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

### **\*\* Motion [3]**

**Mr. Callahan made a motion for the Board to enter Executive Session at 5:30Pm to discuss a legal matter. Mr. Beauchene seconded the motion.**

**Vote: 6 - 0 - 0**

### **\*\* Motion [4]**

**Ms. Colangelo made a motion to exit Executive Session at 6:05Pm, and return to the regular Meeting. Mr. Beauchene seconded the motion.**

### **\*\* Motion [5]**

**Mr. Fountain made a motion to remove the white chain fence and posts from the property by 54 East Shore Drive and the Sea View right-of-way and have it replaced by a hedgerow**

**purchased, planted and maintained by the property owner at 54 East Shore Drive, along the boundary on their North property line in a manner that does not encroach or impede any functions of the right-of-way.**

**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 [6]**

**Ms. Colangelo made a motion to adjourn the BPBCA Board of Governors Regular Meeting of November 9, 2016 at 6:15pm Mr. Beauchene seconded the motion.**

**Vote: 6 - 0 - 0 Motion passed.**

**Respectfully submitted,**

**Maureen Lowney, Secretary**

