

**Black Point Beach Club Association  
Board of Governors  
Minutes of  
Regular Meeting  
Thursday, April 27, 2017  
6:00Pm**

The Regular Meeting of the Black Point Beach Club Association Board of Governors was held on Thursday, April 27, 2017, at 6:00 p.m. in the Black Point Beach Club Association Clubhouse located at 6 Sunset Avenue in Niantic, Connecticut.

Present: Robin Murdock-Meggars, Chair; Kevin Callahan, Vice Chair; Jim Pillion, Bob Shea, Will Fountain, Cheryl Colangelo, Steve Beauchene and Mary Cahill, Ex-Officio

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

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

Ms. Murdock-Meggars called the Regular Meeting of the BPBCA Board of Governors to order at 6:00 p.m. A Quorum was present.

**2. Executive Session**

**\*\*Motion [1]**

**Ms. Murdock-Meggars made a motion at 6:00p.m. to enter Executive Session for Legal Pending Litigation-Chase and for Personnel Mr. Callahan seconded the motion.**

**Vote: 7 - 0 - 0 Motion Passed**

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

**Mr. Beauchene made a motion to return to the Budget Meeting at 6:23p.m. with no action taken. Ms. Colangelo seconded the motion.**

**Vote: 7 - 0 - 0 Motion Passed.**

**3. Approval of Minutes of April 6, 2017 Special Meeting**

Ms. Murdock-Meggars called if there were any omissions or corrections on these minutes.

Mr. Callahan asked that a Discussion about the steel pier and Mr. Sheehan stating that it would cost up to 2 million dollars to repair be added to the minutes of the April 6, 2017 special meeting under budget discussions.

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

**Ms. Murdock-Meggers made a motion to approve the minutes of the Special Meeting held on April 6, 2017 as read. Mr. Callahan seconded the motion.**

**Vote:7 - 0 - 0. Motion Passed.**

**4. Public Comments**

Ms. Beth Brucker, 28 South Trail, asked if members could be made aware of referendums in town.

Ms. Roberta Jordan, 25 Sea View Avenue, thanked the board for putting the picnic back to the 4th of July and hopes the cost of the picnic is not what is helping to drive up the increase in the mill rate.

Ms. Murdock-Meggers said no the cost of the picnic is not driving up the mill rate.

Ms. Sandy Adams, 26 Whitecap Road, asked for an update on the playground. If the Association is going to add or remove some mulch also if the association would be adding any playground equipment.

Ms. Jean Galati, 7 Nehantic Drive, stated that the tick problem was going to be worse this year, and asked if the Association would do an extra treatment this year.

Mr. Phil Lombardo, 3 East Shore Drive, asked when the picnic was changed back. He did not see any discussion in the minutes and asked why the executive session was changed to the beginning of the meeting as it usually is at the end of the meeting.

**5. Reports**

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

Ms. Boyle presented financial reports through March 31, 2017. She noted that under the playground budget in January she had prepaid \$569.25 for tick spraying.

Bank Balances as of 4/31/17

Checking & Sweep accounts \$94,920.15; Long Term Capital \$86,247.05

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

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

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

**Mr. Shea seconded the motion.**

**Vote: 7 - 0 - 0 Motion passed.**

**. Tax Collector - Ruth Ames**

Ms. Ames reported that there are 3 properties with no payments and 2 properties partial paid. Total amount of taxes collected as of April 26, 2017. \$204,612.44. Outstanding balance due \$1,061.54.

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

Ms. Murdock-Meggers stated the Executive session was held at the beginning of the meeting as there is a legal issue and an Attorney was coming to the executive session and didn't want him to have to wait around till the meeting finished as he charges \$300.00 per hour.

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

Mr. Sheehan presented his report (attached). Mr. Sheehan reported that due to Seawall repairs at the Boat Beach location, it is possible that the beach area will not be available for Kayak and Boat storage until late May or early June.

Mr. Sheehan requested \$4,000.00 to repair Seaview/ Sea Breeze walkway and \$3,000.00 for cleanup and mulching of the clubhouse/ playground area. This did not include the painting of all the support structures that he would be doing on the clubhouse grounds.

Mr. Sheehan stated that they have contracted for 3 sprayings per year based on the 3 life cycles of the ticks spring, summer and fall.

Mr. Sheehan said the survey of the Bellaire right of way has been done and shows the patio is on the association property.

Mr. Fountain asked Mr. Sheehan if it was worth pouring 4 inches of concrete on the walkway at Sea View. Ms. Murdock-Meggers said we need that walkway. Ms. Colangelo asked how many people use it. Mr. Sheehan said it would buy us 3-5 years as long as we don't have the perfect storm. Mr. Pillion stated that if the walkway is not fixed if someone gets hurt our insurance may not cover the claim if we are not maintaining it. Ms. Colangelo asked if we were repairing the walkway in order to get a certificate of permit. Ms. Murdock -Meggers said we were more likely to get the COP if the walkway is still there.

Ms. Cahill said she was very concerned about the steel pier. Mr. Sheehan said you can see through it. Ms. Cahill said if that pier goes, there goes our beach and suggested we have an engineer look at it. Mr. Fountain proposed forming a committee for the steel pier and the pier at osprey when the new board comes on in June.

Mr. Sheehan said that the DEEP said we could not have a ramp at the end of the walkway at the Sea Breeze end as that would be a structure and a structure is not allowed.

Ms. Colangelo asked if the seawall at Seaview belongs to the association. Ms. Murdock-Meggers said no it belongs to the homeowner. It has always been in their legal description. Ms. Murdock-Meggers said the association does not own any seawalls. Mr. Sheehan said the temporary cement blocks at Sea View is for the association protection. He also said the seawall should be finished in 2-3 weeks.

Mr. Sheehan asked for \$4,000.00 to repair the Seaview/Sea Breeze walkway.

Ms. Murdock-Meggers asked for a motion to approve \$4,000.00 for the walkway

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

**Mr. Pillion made a motion to approve \$4,000.00 for the Seaview / Sea Breeze walkway.**

**Mr. Beauchene seconded the motion.**

**Vote: 7- 0 - 0 motion passed.**

Ms. Murdock-Meggers asked for a motion to appropriate \$3,000.00 for cleanup and mulching of clubhouse/playground area.

**\*\*Motion [6]**

**Mr. Beauchene made a motion to approve up to \$3,000.00 for cleanup and mulching of clubhouse playground area.**

**Ms. Colangelo seconded the motion.**

**Vote: 7- 0 - 0 motion passed.**

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

Mr. Pillion said the Real Estate office is for sale. He noted that that Black Point regulations state that the store is the only commercial property allowed. The Real Estate office was grandfathered in. He said the Zoning Commission was not in favor of anything that would compete with the Black Point Market.

Mr. Pillion also noted that the zoning officer was concerned about the grading of the property leading out to the road at the new house being built on Woodland Drive.

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

Mr. Beauchene reported on a the hearing that was held regarding the Pergola on Woodland. The ZBA approved the Pergola.

**6. Old Business**

Ms. Cahill informed the Board that in 1983 Black Point Beach Club Assoc. received a permit from the DEEP to have designated beaches with swimming areas. Ms. Cahill passed out copies of the permits to the Board members. The permit shows the designated swim areas at our beaches and she noted the permit shows that Sea View is for Boats only and is not a swim beach.

Ms. Colangelo noted that with that permit the Black Point Beach Club Assoc. has jurisdiction on the beach and water up to the tall buoys.

Mr. Fountain asked if the handrail at Sea Breeze would be repaired this year. Mr. Sheehan said yes it is on the list for this year.

**7. New Business**

Ms. Murdock-Meggers reported that the Board had received an e-mail from The Black Point Real Estate office and Mr. Jim Meyer was asking if the Association had any interest in the property as he feels the location adjacent to Main Beach would be a great asset to the Black Point community.

Mr. Fountain said the playground swings facing the basketball courts should be replaced.

Mr. Fountain also noted that there is a large crack on the basketball court which could be a hazard. He asked if the holes at whitecap could be filled in at the same time the basketball court is done.

Ms. Colangelo asked about key availability for different people in the association. Mr. Sheehan stated that at one time there were 14 keys unaccountable for the clubhouse. They changed the locks and the Board decided to limit the number of people who have keys to the clubhouse. The Association Manager, The Chair, the Vice Chair, President of the Women's club, President of Men's club, head of Zoning, Zoning enforcement officer the treasurer, secretary and the maintenance man.

Mr. Sheehan reported that Ms. Auth had sent an e-mail to the Board about adding zebra stripes / crosswalk for South Beach. Mr. Sheehan reported he contacted the Town of

East Lyme engineer, Victor Benni, who responded with an e-mail stating the town will have a Digital Speed Sign temporarily installed along a couple of locations along East Shore Drive. He would like to analyze the speed data and trips per day before making a determination on installing a crosswalk at the intersection of East Shore Drive and Osprey Road. Mr. Benni said they would hold off a couple of weeks on installing the sign so that we can start collecting data at the beginning of the beach season. Mr. Sheehan sent Mr. Benni an e-mail thanking him for responding to Ms. Auth's request and reminding him that traffic is considerably heavier during the summer season.

Mr. Sheehan also reported that he has had 3 requests for a stop sign at the intersection of Bond Street and East Shore Drive. He has contacted Mr. Benni of the town of East Lyme with that request.

Ms. Murdock-Meegers reported on an e-mail from a resident at South beach about the raft and the position. Mr. Sheehan said he is aware of it and will take care of it.

Mr. Callahan asked Mr. Sheehan if the Board could receive the Manager's report before the meeting.

Mr. Callahan asked about adverse possession. Ms. Murdock-Meegers said that is why we mow the lawns on all our right of ways and why we installed benches. Ms. Colangelo asked about the patio and Ms. Murdock-Meegers said she is going to speak with zoning and the zoning enforcement officer.

Ms. Cahill asked about our Boat Launch, she heard people saying they were putting concrete on the boat launch. Mr. Callahan said he called Docko back last fall and said there were some small cracks. Docko said they were stress cracks and nothing is going to happen. Mr. Callahan stated that in January or February that there was a bigger crack so he called Machnik Brothers who came out and looked at it and agreed something should be done. Machnik Brothers said they would grind out the cracks, pressure wash the salt and sand off the ramp and seal the cracks with Sikaflex 2c SL then coat the ramp with Silpro Masco gray sealant to protect the surface of the ramp and provide a uniform surface. The cracks were due to shrinkage of the concrete and are not expanding or moving. They sealed the cracks in the ramp itself and the surface treatment should prevent freeze thaw damage.

## **8. Communications (made available)**

### **9. Public Comments**

Ms. Sandy Adams, 26 Whitecap Road, asked if the first of the 3 sprayings for ticks has been done. Mr. Sheehan replied it has not been done yet. Ms. Adams asked if they put up a sign stating the area has been sprayed and to stay off for 24 hours. Mr. Sheehan stated that they do. Ms. Adams asked when was the first treatment going to be done and Mr. Sheehan replied that it would have been done by now if not for the rain. Ms. Adams asked if they were removing the mulch with the sharp edges or just moving it to a different location.

Mr. Sheehan said they would move it to the new areas where the children don't play. Ms. Adams said the children will go back there. Mr. Sheehan said it was a small amount of mulch, and other mulch cost more.

Ms. Roberta Jordan, 25 Sea View Ave, stated that there was extensive information on the piers in the old minutes from when she was on the board.

Ms. Jordan also commented that the seawalls are owned by the homeowners and that they do not need a permit from Black Point only the town, but years ago a permit was required by Black Point Beach.

Ms. Jordan also asked if the association could reinstate the town machine that would come to the beach and take the pebbles and rocks out of the sand.

Ms. Beth Brucker, 28 South Trail, commented that when dealing with the DEEP after storms, and your looking to replace something you know was there before the storm, it helps if you have photos for proof. She thought it would be a good idea to take photos of docks, piers, etc and if people could find all photos that document what was there.

#### **10) BOG Response**

**Ms. Murdock-Meggors responded to Ms. Brucker comment on notice to members when referendums in town. If people hear about things like that going on in town, they should contact the secretary who could put a notice on the web site.**

**Ms. Murdock-Meggors replied on the 4th of July picnic saying it was not voted on and that Mr. Sheehan was trying to save the food if it rained. She said Mr. Sheehan just reserved it on the web and it created an uproar and she told him to change it back.**

**Ms. Murdock-Meggors commented that maybe we should post on the web site when the tick spraying was going to be done.**

#### **\*\*Motion [7]**

**Ms. Murdock-Meggors made a motion that the Regular Meeting of the Black Point Beach Club Association Board of Governors be adjourned at 8:28 p.m. Mr. Callahan seconded the motion.**

**Vote 7 - 0 - 0. Motion Passed.**

**Respectfully submitted,**

**Maureen Lowney, Secretary**

*Maureen*

## Manager's Monthly Report

April 27th, 2017

### Off Season Recap:

- Cleared Nehantic ROW of all overhanging tree limbs and brush.
- Cleared Clay Court and Hard Court Tennis Courts from all overhanging tree limbs.
- 3 Nor'easters: Lost all sand on Sea Breeze Beach / Lost all railings on Sea Breeze-Seaview Walkway. Repair of Seaview walkway is now subject to DEEP authorization and approval.
- 3 ruptured pipes at separate private residences, none of which were on our emergency contact list.

### 2017:

- Carolyn Boyle and I prepared a 2017 Budget, which was approved by the BOG on 4-6-17 and is now subject to the Association's acceptance at the May annual meeting.
- Due to Seawall repairs at the Boat Beach location, it is possible that the beach area will not be available for Kayak and Boat storage until late May or early June.
- Repair to the Sea Breeze / Seaview walkway is scheduled for the first 2 weeks of May, weather permitting.

### New Business:

- Request for Board Approval of the following proposed estimated expenditures:
  1. \$4000 to repair Seaview / Sea Breeze Walkway
  2. \$3000 for cleanup and mulching of clubhouse playground area / This does not include the painting of all the support structures that Ken

**Mattson and I will be doing. I also welcome and would appreciate anyone else who would like to volunteer to help with this project.**

**Association Dates to Remember:**

- **All Bog Meetings are held on the 4<sup>th</sup> Thursday of each month, beginning on April 27<sup>th</sup>, 2017 through October 26<sup>th</sup>, 2017 at 6:00PM. Exceptions are the Annual Meetings to be held on May 27<sup>th</sup>, 2017 and September 2<sup>nd</sup>, 2017. These meetings are at 9:00AM.**
- **The 4<sup>th</sup> of July Picnic and Parade will be held on Tuesday, July 4<sup>th</sup>, with a rain date of Wednesday, July 5<sup>th</sup>, 2017.**
- **The Annual "Bonfire on the Beach" will be held on Saturday, July 15<sup>th</sup>, rain or shine.**
- **Weather permitting, the beaches are scheduled to be cleaned and groomed for all to enjoy by Memorial Day weekend.**

**Tom Sheehan,  
Association Manager**

Black Point Beach Club

Date	To	From	Matter	Format
4/5/2017	Robin Murdock-Meggers	Jim Meyer	Black Point Real estate	e-mail
4/10/2017	Leslie Blais-East Lyme Town hall	Maureen Lowney/Secretary	minutes from BOG April 6 special meeting	e-mail
4/12/2017	BOG	Sharon Sklar	4th of July picnic	e-mail
4/17/2017	Leslie Blais-East Lyme Town hall	Maureen Lowney/Secretary	BOG Agenda	e-mail
4/20/2017	BOG	Victor Benni- Town Eng. E.L	crosswalk a East Shore & Osprey	e-mail
4/21/2017	Robin Murdock-Meggers	Joseph Klimen	lines at south beach	e-mail