

**Black Point Beach Club Association  
Board of Governors  
Minutes of  
Regular Meeting  
Thursday, May 25, 2017  
6:00Pm**

The Regular Meeting of the Black Point Beach Club Association Board of Governors was held on Thursday, May 25, 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-Meggors, 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-Meggors called the Regular Meeting of the BPBCA Board of Governors to order at 6:00 p.m. A Quorum was present.

**a. Approval of Minutes of April 27, 2017 Regular Meeting**

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

The following corrections were noted from the Minutes of April 27, 2017, Board of Governor Regular meeting. On page 3, **Motion [5] should read Vote: 4 - 1 - 2 Motion Passed** page 4 **Motion [6] should read Vote: 5 - 0 - 2 Motion Passed.** page 3, 8th paragraph 4th sentence should read "The Association Manager, 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". page 5, 6th paragraph should read Mr.Callahan said he called Machnik Brothers

Ms. Murdock-Meggors called for a motion to accept the minutes as read.

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

**Mr. Beauchene made a motion to approve the minutes of the Regular Meeting held on April 27, 2017 as read. Ms. Colangelo seconded the motion. Vote: 7 - 0 - 0. Motion Passed.**

## **2. Public Comments**

Ms. Sandy Sheehan, 18 Indianola Road, asked the Board if she could reduce the number of hamburgers and hotdogs for the 4th of July picnic, since they are not distributing tickets this year.

## **3. Reports**

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

Ms. Boyle presented financial reports through April 30, 2017. She noted that under the Total Expense Column that \$258,300 was budgeted, to date \$140,942 has been spent but said the remaining \$117,358 will be spent by the end of this fiscal year. Ms. Boyle stated that if we have any Long term improvements they will need to be funded separately.

Mr. Fountain asked Ms. Boyle what happened to the \$5,000.00 that was allocated for surveys. Ms. Boyle stated that the \$5,000.00 has been allocated but has not been used yet.

Mr. Callahan asked about a check in the amount of \$91.38 for donuts. Ms. Boyle stated that was for Jack the mailman's retirement party.

Bank Balances as of 4/30/17

Checking & Sweep accounts \$87,816.81; Long Term Capital \$86,258.28.

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

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

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

**Mr. Beauchene 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 May 24, 2017. \$204,612.44. Outstanding balance due \$1,061.54.

Ms. Murdock-Meggors called for a motion to accept the Tax Collector's Report.

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

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

**Ms. Colangelo seconded the motion.**

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

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

Mr. Sheehan presented his report (attached). Mr. Sheehan reported the initial cleaning of the beaches has been done. Mr. Sheehan also stated that Ms. Carolyn Boyle has donated

a picnic table to the playground area. He also noted that the Kayak racks were placed down at the backwaters yesterday.

Mr. Sheehan reported that the tennis hard courts need 1 new net and that the clay courts need red clay but the supplier is out of red clay, there is a shortage of the clay and it is about 14 days on back order.

Mr. Sheehan also said he received the catalog from a company that the East Lyme Parks and Recreation uses to order playground equipment. He noted that a playscape in the catalog cost \$30,000.00.

Mr. Pillion said Mr. Sheehan is doing a great job and should be commended.

Mr. Shea asked if the Association is having a dispute over boundary lines. Ms. Murdock-Meggors stated there is no dispute on boundary lines by the boat launch.

Mr. Fountain commented that he thought the kayak racks down at the back waters were too close to the road. Mr. Sheehan said they are going to be moved in a bit. They had to place them where they were according to the tide. Mr. Fountain asked Mr. Sheehan if he could get a price on new seats for the swings.

Ms. Colangelo asked about the summer tick spraying and if we can choose the day the grounds are sprayed. Mr. Sheehan responded that the company works with him on that.

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

Ms. Murdock-Meggors stated that the new East Lyme Police Chief will be introduced at the beginning of the Annual Meeting.

Ms. Murdock-Meggors reported that at the next meeting they will form committees for different projects.

Mr. Fountain asked if we could request Docko to give BPBCA an "As Built" blueprint of the Boat Launch finished project. Ms. Murdock-Meggors said that was a good suggestion and will speak with Mr. Callahan about it.

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

Mr. Pillion stated there was nothing to report.

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

Mr. Beauchene reported the only issue he had to report on was that no action has been taken on the property at East Shore Dr. and Bellaire. He stated that it is not really a ZBA issue. It should be a Board of Governors issue. The problem is the homeowner has improved the Association owned property. Ms. Murdock-Meggors said they would talk about that in new business.

#### **4. New Business**

Ms. Murdock-Meggors said the Board needs to decide how to approach the landowner who has taken the liberty to build a patio in the right-of-way.

Mr. Fountain said that over a year ago he approached the Zoning Officer, Mr. Dave Murray about the White Cap right-of-way. The homeowners brought in crushed stones and made a parking spot in the right of way.

Ms. Murdock-Meggars said the association mows all of our right-of-ways to establish our ownership.

Discussion followed among the board members and said that letters should be sent to all homeowners abutting right-of ways.

Ms. Murdock-Meggars said they need to decide what action to take on the East Shore Drive/Bellaire property. They have extended their patio into the right-of-way and it is built with stone and concrete. Mr. Pillion suggested sending them a letter stating they have 60 days to remove the patio from the right-of-way.

Ms. Murdock-Meggars called for a Motion on the East Shore/Bellaire property.

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

**Mr. Beauchene made a motion that the patio at the East Shore/Bellaire right-of-way be removed within 60 days by the homeowners or it will be removed by the Association at the homeowners expense.**

**Ms. Colangelo seconded the motion.**

**Vote: 6 - 1 - 0 Motion passed.**

## **5. Old Business**

Mr. Fountain and Ms. Colangelo asked if they could have money to purchase numbered watercraft ID stickers for kayaks and paddle boards and to purchase a Plaque for the kayak racks that state the racks are for Black Point Beach Club Members only with ID stickers. Ms. Colangelo said she would do the paperwork involved with issuing the stickers.

Ms. Murdock-Meggars called for a Motion for numbered ID stickers and plaque.

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

**Ms. Colangelo made a motion to make \$300.00 available for ID stickers and plaque for watercraft.**

**Mr. Fountain seconded the motion.**

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

Mr. Pillion commented that the 4th of July picnic last year cost \$3,179.45 and the year before the cost was \$2,899.00. Mr. Pillion proposed \$3,000.00 for this year's 4th of July picnic.

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

**Mr. Pillion made a motion to put aside \$3,000.00 for the 4th of July picnic this year.**

**Mr. Beauchene seconded the motion.**

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

Mr. Callahan commented on the Boat Launch. Machnik put a sealant on last month, and a couple of weeks ago someone noticed that a bubble had formed in the sealant. and also some chipping. Mr. Callahan called Machnik brothers they came out and looked at it. Machnik jacked up the problem area and put down a product called Thoroseal.

Ms. Cahill mentioned the Main Pier needs work. She checked around to see if any beaches had piers repaired and found out that Giants Neck Heights recently repaired their pier. The cost was \$38,000.00. Ms. Ruth Ames gave this information to her. She said she would find out who

did the work on their pier. The rocks put around their pier are better placed than ours and water cannot get through their rocks and their pad is also a lot thicker. Ms. Cahill suggested that Ms. Murdock-Megggers announce at the annual meeting if there are any members that are engineers that would like to be on a committee to research restoring the main pier.

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

### **7. Public Comments**

Ms. Sandy Adams, 26 Whitecap Road, commented that there is a law in Cromwell that if someone plants bushes or puts a driveway or anything else that encroaches on someone else's property that could become their property after so many years.

Ms. MaryLou Weidl, 22 Indianola Road, agreed with Ms. Adams and said that is eminent domain, and every right-of-way belongs to Black Point Beach Club.

Ms. Sandy Adams, 28 Whitecap Road wondered if the Women's Club would give some money towards the playground equipment.

Ms. Sandy Sheehan, 18 Indianola Rd, said that a lot of the kayaks down at the back waters do not belong to Black Point Beach Club residents.

Ms. Kim Craven, 46 East Shore Dr, said that only long term black Point renters should get the ID stickers. Short term renters should not be able to get them.

Ms. Craven also asked if the new walkway was going to have steps and if a railing was going up and what style it would be.

Ms. Cindy Fountain, 31 Whitecap Road, said she had researched other beaches using stickers for kayaks and paddle boards and you have to prove you own property.

Ms. Betty Barrett, 36 Sunset Ave., commented that one of the water mark buoys does not stand up .

Ms. MaryLou Weidl, 22 Indianola Road, commented on the ID stickers saying that they should be used only for Kayaks and Paddle Boards.

### **8) BOG Response**

Ms. Murdock-Megggers responded to Ms. Sheehan's request to reduce the number of hamburgers and hotdogs stating that \$3,000.00 would be allocated for the picnic. She also asked Ms. Sheehan to give a report at the annual meeting on the picnic since Mr. Pillion would not be able to attend the meeting.

Ms. Murdock-Megggers stated the Association will be sending letters to abutters of the right-of-ways to prevent adverse possession.

Ms. Murdock-Megggers said that the Men's club and Women's club are talking about doing something for the playground.

Mr. Sheehan responded to Ms. Craven that there would not be steps at the end of the walkway as we cannot have a structure there. He also said that a railing will be put up and they are making something that can be removed during a storm.

Mr. Sheehan replied to Ms. Barrett saying the buoy moves and lays down due to the rocks at the bottom and the waves. Mr. Fountain said the same thing happens with one of the buoys at Osprey. He said many times boats coming in don't see the buoy laying down.

Ms. Murdock-Megggers said the stickers would be for home owners only. We are just implementing the stickers and the details will come at a later date. If there are no stickers on kayaks on the racks they will be pulled from the rack.

**9) Executive Session (Legal)**

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

**Mr. Callahan made a motion to enter Executive Session at 7:55Pm.  
Mr. Shea seconded the motion.**

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

**\*\*Motion [8]**

**Mr. Callahan made a motion to exit Executive Session at 7:58Pm. No action taken.  
Mr. Shea seconded the motion.**

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

**10) Adjournment**

Ms. Murdock-Meggers Thanked Mr. Shea for his two years of service.

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

**\*\*Motion [9]**

**Mr. Beauchene made a motion that the BPBCA Board of Governors Regular Meeting of May 25, 2017 be adjourned at 7:59pm.**

**Mr. Pillion seconded the motion.**

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

**Respectfully submitted,**

**Maureen Lowney, Secretary**

## **Manager's Monthly Report**

**May 25th, 2017**

**Initial Cleaning of Beaches was done on 5/13/2017. Weekend grooming will commence on 5/27/2017, with daily grooming beginning 6/23/2017, through Labor Day.**

**New Sea Breeze/Sea View sidewalk poured on 5/12/2017. Repaired and finished railing scheduled for week of 5/22/2017.**

**New Sea Breeze stair railing installed on 5/19/2017.**

**Sea Breeze Beach reseeded due to Nor'easter**

**Geese lines and swim buoys placed in position on 5/10/2017. Additional lines from both the Nehantic and Osprey piers to the first swim buoy directly east of each pier are currently being built.**

**Contacted Dave Putnam, Director East Lyme Parks and Recreation, for information on Playscapes. Dave was very helpful and provided me with information regarding the vendor the town exclusively uses. I am waiting for a reply from the vendor. Dave cautioned me to be prepared for "sticker shock" with potential pricing.**

**Contacted Joe Braga, Director of Public works, concerning the following: Quotation of \$127 for geese line repair resulting from damage last fall by an East Lyme town truck at the top of Billow Road. Joe agreed that the town would reimburse the Association for \$127; Also, discussed crosswalk for the intersection of East Shore Drive and Osprey Road. As a result of this request, the town will do a traffic and speed study before making a determination to paint a crosswalk. I advised Victor Benni, town engineer, that the traffic on East Shore Dr. is considerably heavier during the summer season. I am currently awaiting the town's final decision concerning this matter. Also, at my request the town provided me with 100 copies of "Single Stream Recycling" handout, which will be available for the members at the Annual meeting. I encourage everyone to take a copy**

**home read the handout. For example, if you put recycle items in a plastic bag, these items won't get recycled. Plastic, which is referred to as film, clogs the gears of the sorting machine. Therefore, empty the plastic bag into the recycle container.**

**I wrote to Michael Finkelstein, newly appointed Chief of the East Lyme Police Department, to congratulate him on his appointment and to extend an invitation to attend and speak at our Annual Association meeting on May 27<sup>th</sup>, 2017. Chief Finkelstein graciously accepted.**

**Playground area restoration will hopefully start the first week of June.**

**Boat beach seawall is scheduled to be completed by June 9<sup>th</sup>, 2017. Placement of Kayak racks for the Boat Beach will follow shortly thereafter.**

**Kayak racks for the backwater and Osprey locations will be placed the week of June 5<sup>th</sup>, 2017.**

**All of the above, is of course subject to weather permitting.**

**Tennis Courts: We need one new net for the hard courts. The delay in preparing the Clay Courts for play, can be attributed directly to a cold and very wet month of May. We are working with the contractor to secure an opening date.**

**Important Dates: East Lyme Police weekend coverage will begin June 17<sup>th</sup>, 2017, and continue through Labor Day weekend.**

**July 4<sup>th</sup>, 2017 Parade and Picnic: As usual, the parade will start from the clubhouse grounds at 11:00AM. Participants are requested to begin arriving at the clubhouse by no later than 10:30AM. The picnic will begin immediately following the completion of the parade. Rain Date will be July 5<sup>th</sup>, 2017.**

**Saturday, July 15<sup>th</sup>, 2017 will be the Annual Bonfire on Main Beach, starting at 7:00PM and ending at 10:00PM. Music will once again be provided by the Spinmasters.**

**In closing, I am very pleased that Bob Gilson will be returning as our Maintenance Man, Suzanne Smith will continue to be the editor of the Black Pointer, and Garrett will also be returning as Director of the Black Point Recreation Club.**

**Anthony Mastria and Vann Moffett will be returning to their positions for the Beach Patrol. The third position for Beach Patrol has been posted on the web site since February, and to date, no applicants have applied. If anyone knows of an individual who meets the qualifications for this position, and is interested, please have them contact me.**

**Tom Sheehan,  
Association Manager**

Black Point Beach Club

Date	To	From	Matter	Format
5/1/2017	Leslie Blais-East Lyme Town hall	Maureen Lowney/Secretary	minutes from BOG April 27 2017 meeting	e-mail
5/8/2017	BOG	Nancy Condon	SeaView Beach	messenger
5/14/2017	Leslie Blais-East Lyme Town hall	Maureen Lowney/Secretary	BOG Agenda	e-mail
5/15/2017	BOG	Barbara Johnston	Zoning Commission	e-mail
5/15/2017	BOG	Mali Bender malitsky	beaches ready for season	messenger
5/17/2017	Police Chief Finklestein	Tom Sheehan/Assoc. Mgr	Invitation to BPBC Annual meeting	e-mail
5/19/2017	BOG	Barbara Johnston	Zoning commission	e-mail