

**Black Point Beach Club Association
Board of Governors
Minutes of
Regular Meeting
Thursday, June 22, 2017
6:00Pm**

The Regular Meeting of the Black Point Beach Club Association Board of Governors was held on Thursday, June 22, 2017, at 6:00 p.m. at the Black Point Beach Club Association Clubhouse located at 6 Sunset Avenue in Niantic, Connecticut.

Present: Kevin Callahan, Chair; Cheryl Colangelo, Vice Chair; Jim Pillion, Robin Murdock-Meggors, Will Fountain, Steve Beauchene, Bill McDowell, 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

Mr. Callahan 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 May 25, 2017 Regular Meeting

Mr. Callahan called if there were any omissions or corrections on these minutes. There being none he called for a motion to accept the minutes.

****Motion [1]**

Ms. Murdock-Meggors made a motion to approve the minutes of the Regular Meeting held on May 25, 2017. Mr. McDowell seconded the motion.

Vote: 7 - 0 - 0. Motion Passed.

b. Approval of Minutes of May 27, 2017 Annual Meeting

Mr. Callahan called if there were any omissions or corrections on these minutes. There being none he called for a motion to accept the minutes.

**** Motion [2]**

Ms. Murdock-Meggors made a motion to approve the minutes of the Annual Meeting held on May 27, 2017. Mr. Beauchene seconded the motion.

Vote: 7 - 0 - 0. Motion Passed.

c. Approval of Minutes of May 28, 2017 Organizational Meeting

Mr. Callahan called if there were any omissions or corrections on these minutes. There being none he called for a motion to accept the minutes.

**** Motion [3]**

Ms. Murdock-Meggors made a motion to approve the minutes of the Organizational Meeting held on May 27, 2017. Ms. Colangelo seconded the motion.

Vote: 7 - 0 - 0. Motion Passed.

2. Public Comments

Ms. Cindy Fountain, 31 Whitecap Road, commented on the height of the bushes on the corner of East Shore and Sea Spray. She stated she was on her motor scooter coming down Sea Spray and could not see out on to the road and was almost hit by a car.

Ms. Kim Craven, 46 East Shore Drive, commented that there are only 2 Right-of-Ways that don't have 3way stops, Sea Spray and Bellaire.

Ms, Sandy Adams, 26 Whitecap Road, said all the hedges need cutting, and asked if Zoning is going to do something about it and suggested people be fined.

Ms. Jean Galati, 7 Nehantic Drive, noted that the speed limit is 20miles per hour, but people are speeding and going through stop signs. She is afraid someone will get hurt and asked if we could put up 20mile per hour signs.

Additional Agenda Items

Mr. Jim Fox, Chair of the Zoning Commission and acting ZEO since Mr. Murray resigned, handed out the Zoning report to the Board members and asked if there was anything else they would like to see on the report. He noted that DM129 permit initially approved is now on hold. Mr. Fox said he met with the applicant and the permit is on hold til the regulations are met. He noted that he is personally meeting with the applicants to review the permit applications.

Mr. Callahan asked Mr. Fox how the search for a new ZEO was going. Mr. Fox said he thinks we need a professional and he is reaching out to surrounding towns.

Ms. Ames asked Mr. Fox if the applicant has to have taxes paid up to date before a permit is issued. Mr. Callahan said that some rules need to be tightened up.

Mr. Fox said that hedges and shrubs are a challenge and if they are not addressed something bad will happen. He said that he is meeting with homeowners to make sure they are aware of our regulations concerning the height.

Ms. Cahill said if letters are sent and the homeowner does nothing then go to town and the town will take care of it. The town owns the roads.

3. Reports

. Treasurer's Report - Carolyn Boyle

Ms. Boyle presented financial reports through June 20, 2017. She noted that the income is a little over what was budgeted, and expenses were a bit higher than budgeted .

Bank Balances as of 5/31/17

Checking & Sweep accounts \$80,851.20 Long Term Capital \$86,271.88.

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

****Motion [4]**

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

Ms. Colangelo seconded the motion.

Vote: 7 - 0 - 0 Motion passed.

. Tax Collector - Ruth Ames

Ms. Ames reported that there are 2 properties with no payments and 2 properties that are partial paid. Total amount of taxes collected as of May 24, 2017. \$205,181.84. Outstanding balance due \$492.14. Ms. Ames stated that Collector Demand notices were sent to the two non payment properties.

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

****Motion [5]**

Ms. Murdock-Meggors 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 stated that the Beach Patrol would start this Saturday June 24 and continue through Labor Day weekend. The East Lyme Police weekend private duty coverage started Saturday, June 17th. The swim lines and swim rafts are all in place and a step down was installed at the walkway at SeaView/SeaBreeze.

Mr. Sheehan also said the Black Pointer is out and available at the Club House and at the market. Delivery of the Black Pointer will start next week.

Ms. Colangelo asked Mr. Sheehan about the placement of the kayak racks at the back waters. Mr. Sheehan said the first rack was almost in water at high tide and that the vehicle positioning the racks got stuck in mud.

Mr. Sheehan commented that he is getting calls about the kayak stickers when Cheryl and Will are the contacts for the stickers.

Mr. Sheehan stated the 4th of July parade will start at 11am sharp and anyone in the parade should be at the club house by 10:15am also they could use a few more volunteers for the picnic.

Mr. Callahan mentioned that Ms. Auth is frustrated with the traffic study for a crosswalk at Osprey and East Shore. She was told by the town that the equipment to perform the task is not working. He asked Mr. Sheehan if they could get the slowdown traffic sign they use in town and Mr. Sheehan said that no sandwich boards are allowed as they are a hazard at night.

Ms. Murdock-Meggors said the town roads are beyond our control.

Mr. Callahan mentioned he went to town hall to see about having a stop sign put up on Sunset Ave. to slow down traffic and was told that the Town does not use stop signs to control speeding.

Mr. Fountain asked Mr. Sheehan if they were going to fix the basketball court. Mr. Sheehan responded in the next budget.

Discussion followed on the height of Hedges and the new hedges being put in at the property at Sea View and East Shore.

.Chair's Report - Kevin Callahan

Mr. Callahan said he is writing up a job description for the Beach Patrol. Discussion followed with recommendations on what should be included in the job description.

Mr. Callahan also said he has assigned Board members to committees.

Will Fountain will be involved with the building and grounds

Steve Beauchene - Beachs

Robin Murdock-Meggers - Legal/Insurance

Jim Pillion - 4th of July Picnic and Bonfire

Bill McDowell - Fishing

Cheryl Colangelo - Rules and Enforcement

Kevin Callahan - Recreation program/Club

Steve Beauchene will also be heading up the steel pier rebuild

Jim Pillion will now be the Ex-Officio to the ZBA and Steve Beauchene will be Ex-Officio to Zoning.

Ms. Murdock-Meggers asked if any association members have volunteered to be on the Steel Pier committee. Mr. Callahan stated he has not heard from any members.

Mr. Callahan mentioned that he has contacted cleaning services to give the Club House a good cleaning from top to bottom. He will let the board know what the prices are.

Mr. Callahan said they would start issuing tickets for parking violations. Some of the discussion that followed was about who would be authorized to issue tickets and who would keep track of the tickets issued.

. Ex-Officio to Zoning - Jim Pillion

Mr. Pillion stated that Mr. Fox is looking to hire a professional for the ZEO position and that the Board of Governors would need to approve it. He said they were updating some of the regulations.

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

Mr. Beauchene stated there was nothing to report.

4. New Business

Ms. Cahill announced she had attended the East Lyme Council of Beaches Monday night.

Ms. Cahill informed the Board that the Council was formed back in 1981 and consists of 9 beaches. Twenty-five percent of the town revenue comes from these 9 beaches and Black Point Beach Club gives the highest tax revenue to the town. Ms. Cahill informed the Board that some of the beaches are replacing the private patrol with cameras. She also said that the town police will come if beaches are having problems with abusive people.

5. Old Business

Ms. Colangelo said the watercraft stickers were coming any day now. They will put something in the Black Pointer and on the Web site when the stickers are available and that they are free and for our protection.

Mr. Fountain asked if Mr. Callahan got the "as built plans" for the boat launch yet. Mr. Callahan said not yet.

Mr. Fountain asked if since the last Board meeting if anyone has gone to look at the right-of-ways at Bellaire and Whitecap. Mr. Beauchene asked if a letter went out on the Bellaire property. Mr. Callahan said no it did not go out yet. Discussion was started. Ms. Cahill stated that someone had said the homeowner was extending their patio. She went and looked and said it was not an extension of their patio, but protecting the Association's property. She said during the hurricane the homeowner's seawall was destroyed. They replaced it, but didn't make it high enough so the water comes over and kept ruining the grass in the association right of way. The previous homeowner would replace the grass after storms, the new homeowner replace the grass with stones. Ms. Murdock-Meggors said the stones are protecting our property. Mr. Callahan spoke with the homeowner who told him he went to the ZEO who told him he did not see a problem if he put down stones as it was all mud. The homeowner was told by the Zoning Commission he needed to go to the ZBA, ZBA told him he needed to go to the Board of Governors. The homeowner knows that the right of way belongs to the association. He was not trying to expand his patio, but was trying to keep the grass from washing away. Both Ms. Cahill and Ms. Murdock-Meggors said he is preserving our property and if we tell the owner to take out the stones the Association will have to replace the grass every year.

Mr. Pillion said we should have all the right-of-ways surveyed than sit down with zoning and they would tell us if there are any violations. Mr. Pillion said Mr. Callahan should ask the Association manager to get bids to survey all ROWs.

****Motion [6]**

Mr. Beauchene made a motion to rescind the motion from the previous meeting that asked the Skala party to remove the stone and concrete pad located on the Bellaire ROW which is BPBA property. As the Skala party has expressed an interest in making additions to this pad to decrease erosion during storms, the BOG would require a detailed plan illustrating the Skala's intentions before approving such an action. There is also to be an understanding that any improvements made would become property of BPBA.

Ms. Colangelo seconded the motion

Vote: 7 - 0 - 0 Motion passed

6. Communications (made available)

7. Public Comments

Ms. Kim Craven, 46 East Shore Drive asked if the seawall on the other side of the flagstones have an adverse effect?

Ms. Craven likes the idea of committees and asked if we could have a committee welcoming new home owners.

She would like to know who is in charge of rental properties that rent for less than one week.

Ms. Carven also commented about dogs on beaches and without leashes.

Ms. MaryLou Weidl, 22 Indianola Road, said we should ask Mr. Bollo if he has his survey.

8) BOG Response

Mr. Callahan's said that Mr. Fox is working on the problem with hedges. He commented that going through stop signs is a town problem not an Association problem. Mr. Callahan also noted that the town will not put up stop signs to slow traffic. Mr. Callahan said maybe the Women's or Men's club could do something about welcoming new members. Regard rentals Mr. Callahan said that would be under zoning.

9) Executive Session (if needed)

10) Adjournment

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

****Motion [9]**

Mr. Beauchene made a motion that the BPBCA Board of Governors Regular Meeting of June 22, 2017 be adjourned at 8:50pm.

Ms. Murdock-Meggers seconded the motion.

Vote:7 - 0 - 0 Motion passed

Respectfully submitted,

Maureen Lowney, Secretary

Manager's Monthly Report

June 22nd, 2017

The Beach Patrol will start this Saturday, June 24th, 2017, and continue daily through Labor Day weekend. Members are: Anthony Mastria, Vann Moffet and Jim Fox.

ELPD weekend private duty coverage started Saturday, June 17th, 2017. Weekend private duty coverage will continue through Labor Day weekend. Exceptions are weather, as well as East Lyme Days weekend.

The swim lines and swim rafts are hopefully in place this week, as there has been delays due to weather conditions. Sound Marine will be diving for all anchorage to determine condition and safety.

The beautification of the Nehantic ROW is in progress and should be completed by the week of June 26th, 2017, again weather permitting. These improvements not only make the ROW a much more attractive entry to the beach, but will also help to reduce maintenance cost for future years.

Club house rentals applied to the 2017 use year include 7 private rentals to date.

Due to excessive rainy weather, the tick spraying at the playground and clubhouse has had to be delayed, as they need 24 to 48 hours of clear non-rainy weather after spraying is completed. I have spoken to our contractor, and the first spraying will hopefully be completed within the next week.

Clay Tennis Court refinishing has been completed, and first calcium application was also completed.

Reminders:

- **Dogs are to be on leashes at all times and are not allowed on Clubhouse grounds, Beaches or Right of Ways at any time.**
- **No water vessels are allowed on any ROW, with the exception of Sea View Boat Ramp.**
- **Golf Carts are not allowed in any ROW at any time except those ROWs that have approved parking areas.**
- **The speed limit on all Black Point Beach Association Roads is 20MPH and On Road parking is prohibited.**

**Tom Sheehan,
Association Manager**

Black Point Beach Club				
Date	To	From	Matter	Format
5/26/2017	BOG	Carole Green	club house	e-mail
5/26/2017	Maureen/Secretary	Skip Guzy	BP stickers	e-mail
5/29/2017	BOG	Wendy Bourget	parking on Pier	e-mail
5/30/2017	Leslie Blais-East Lyme Town hall	Maureen Lowney/Secretary	minutes from BOG May 25 2017 meeting	e-mail
5/30/2017	BOG	Wendy Bourget	parking on pier	e-mail
5/30/2017	BOG	Tim Silver	stop sign request Sunset at Sea View	e-mail
5/31/2017`	Leslie Blais-East Lyme Town hall	Maureen Lowney/Secretary	minutes from annual Meeting May 27 2017	e-mail
5/31/2017`	Leslie Blais-East Lyme Town hall	Maureen Lowney/Secretary	minutes from Organization meeting may 27, 2017	e-mail
5/31/2017`	BOG	Wendy Bourget	update on parking at pier	e-mail
6/5/2017	Mr. Bob Shea	BOG	letter of Appreciation	mail
6/7/2017	Mr. Dave Murray	BOG	letter of Appreciation	mail
6/12/2017	Leslie Blais-East Lyme Town hall	Maureen Lowney/Secretary	Agnda for June 22 meeting	e-mail