

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

The Regular Meeting of the Black Point Beach Club Association Board of Governors was held on Thursday, July 27, 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 June 22, 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. Colangelo made a motion to approve the minutes of the Regular Meeting held on June 22, 2017. Mr. McDowell seconded the motion.**

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

**Additional Agenda Items - Mr. Bill Budds Smith Insurance**

Mr. Budds is with the Smith Insurance Agency in Niantic and he is the Insurance Agent for the Black Point Beach Club. He gave a brief overview of the coverage the Association has and he took questions from the board members.

Mr. Pillion asked if the association is covered if we have sport camps. Mr. Budds said that is not covered by our insurance.

Ms. Murdock-Meggors asked if we have an umbrella policy and Mr. Budds said we have a \$3million policy but no umbrella policy.

Ms. Cahill asked if the association charged to use the Whitecap parking lot off season for boat storage would the association be liable.

Mr. Budds said the boat owner's personal insurance would cover the boat. We would not be liable.

Mr. Budds also said that the association could be liable if a swimmer got hurt swimming by the boat launch.

Mr. Budds also informed the Board that the individual Board members are individually covered by the Directors and officer policy if the Board was negligent.

Mr. Callahan asked if we are short anywhere on insurance. Mr. Budds said we should have a crime/employee dishonesty policy. He also said he would check on the rates for an umbrella policy.

## **2. Public Comments**

Ms. Sandy Sheehan, 18 Indianola Road, gave a report on the 4th of July picnic.

Ms. Sheehan stated that the total cost was \$2,742.97. The breakdown was \$1,669.93 for BJ's, \$30.00 condiments, \$57.41 plastic tablecloths, \$164.38 T-shirts for tent workers, \$471.25 Arrow rental and \$350.00 tent rental. She said the cost will increase next year as they had supplies left over from last year that they used this year.

Ms. Sheehan said they went by last year's consumption and they had cooked 464 hamburgers and 384 hotdogs. There are approximate 100 hamburgers and 100 hotdogs left over. They will use them at the thank you picnic for the counselors and volunteers and for the Bocci playoffs

Ms. Carol Greene, 43 SeaView Avenue, thanked Mr. Callahan for cleaning the sand off the Sea Breeze stairs and ramp.

Ms. MaryLou Weidl, 22 Indianola Road, asked what is the advantage of being a municipality and asked what a quasi municipality was.

## **3. Reports**

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

Ms. Boyle presented a financial report through July 26, 2017. She noted that there is a small profit left over from last year. Mr. Callahan asked what the checks to Fresh Ink were for. Ms. Boyle stated that was for the recreation program

Bank Balances as of 6/30/17

Checking & Sweep accounts \$178,348.81 Long Term Capital \$86,284.06.

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

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

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

**Mr. Pillion seconded the motion.**

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

### **. Tax Collector - Ruth Ames**

Ms. Ames reported that \$187,046.82 has been collected in taxes. To date there is still another \$36,462.72 to be collected.

Ms. Ames reported that there is still \$492.14 owed from last year. There are 2 properties with no payments and 2 properties that are partially paid.

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

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

**Ms. Murdock-Meggers made a motion to accept the Tax Collector's Report.**

**Mr. McDowell seconded the motion.**

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

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

Mr. Sheehan presented his report (attached).

Mr. Callahan asked the Board members if they had any questions on the report.

No questions were asked.

**. Chair's Report - Kevin Callahan**

Mr. Callahan remarked that the nets, rims and backboards at the basketball court needs attention and should be put on the capital improvement list.

Mr. Fountain said the court also needs to be repaved and he had checked out the cost and was given a quote of \$9,380.00. Mr. Fountain also said he was given a price for the Whitecap parking lot of \$800.00 but would give a \$500.00 discount if done at the same time as the basketball court.

Mr. Callahan reported that Mr. Beauchene had Mike Grzywinski from the DEEP come out and look at the steel pier at Cahill way. Mr. Beauchene said Mr. Grzywinski gave a few options. One would be to remove and replace the pier with a wood crib filled with stones and put a concrete deck on top. Another option would be leave the steel where it is, remove the deck on top of it, dig out some of the smaller stones and replace it with larger stones and fill in the voids and put a 5-6inch deck on top of it. The second option only needs a certificate of permission from the DEEP. Mr. Beauchene said they had contacted Giant Neck Heights about their pier and have put a call into the Niantic Yacht Club as they have recently gone through a renovation on their pier.

Mr. Callahan reported that Mr. Skala had drawn up a plan on the flagstones at the right of way by his property. Mr. Beauchene said he showed pictures of the area to a hydroponic engineer who said if you are really trying to prevent erosion you would not use flagstones with concrete. He also stated that on the 4th of July they had a pop up tent in that area, so he thinks they are using that area as an adjunct to their property.

Mr. Pillion asked if that is the only property that has an erosion problem. Mr. Sheehan said no. Mr. Pillion said there should be a uniform policy on all the right-of-ways.

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

**Mr. Beauchene made a motion that the person who put the terrace in the right-of-way restore it to the original condition grass, give them 60days to do it, failing that the Association would do it and make them financially responsible for it.**

**Ms. Murdock-Meggers seconded the motion.**

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

Mr. Callahan mentioned that there are rocks at Sea View by the seawall with x's on them. He reported that they were to be pulled out and now they are saying that maybe they would stay and pour concrete over them. Discussion followed.

Mr. Callahan mentioned that he met with first selectman Mr. Mark Nickerson about the hedges on corners of the town roads and Mr Nickerson and an employee from the public works department will ride around and check out the bushes and if necessary visit the homeowners that are violation.

**. Ex-Officio to Zoning - Steve Beauchene**

Mr. Beauchene reported that the Zoning Commission would like to appoint Mr. Matt Peary, 29 Billow Road as a member of the Zoning Commission and appoint Ms. Barbara Koenig, 3 Palette Avenue as an Alternate member to the Zoning Commission.

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

**Mr. Pillion made a motion to appoint Mr. Matt Perry as a member of the Zoning board and Ms. Barbara Koenig as an alternate.**

**Ms. Murdock-Meggers seconded the motion.**

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

**. Ex-Officio to the Zoning Board of Appeals - Jim Pillion**

Mr. Pillion reported that the Zoning Board of Appeals has 3 members who's terms are up but that they would like to stay on. Mr. Paul Pendergast, Ms. Joyce Wojtas and Ms. Sally Cini.

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

**Ms. Murdock-Meggers made a motion to approve all three individuals to the Zoning Board of Appeals, Paul Pendergast, Joyce Wojtas and Sally Cini**

**Ms. Colangelo seconded the motion.**

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

**4. New Business**

No new Business

**5. Old Business**

Ms. Colangelo shared a sample of a warning/parking ticket. Mr. Fountain asked if we already have a parking form. Mr. Sheehan said he has warning tags but not tickets.

Discussion followed on how and when to give a warning tag or a parking ticket.

After much discussion the Board decided to postpone action on this item.

Mr. Fountain asked about access to old files in the large shed. He wanted to know why all the old files were not in one location. He asked who has the keys to the shed. Ms. Ames said she has tax information in there and that should be kept confidential and Ms. Boyle stated she has payroll information in there with social security numbers. Ms. Murdock-Meggers stated that you need to know what is in those drawers before you let any board member or association member into those drawers. it could be a liability issue.

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

**Ms. Colangelo made a motion to have a locked cabinet for confidential information and a cabinet available for board members for whatever they need to see in terms of board history without having to explain exactly what they want.**

**Mr. Fountain seconded the motion.**

**Vote: 2 - 5 - 0 Motion failed.**

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

### **7. Public Comments**

Ms. Wendy Bourget, 1 Osprey Road, regarding parking tickets she said she had spoken with the Chief of Police who is willing to come out after hours but needs to be backed up by a member of the Board of Governors.

Ms. Bourget asked what the Beach Patrol responsibilities are and remarked about the height and width of some of the hedges.

Ms. Sandy Adams, 26 Whitecap Road, thanked the board for doing something about the hedges.

Ms. Kim Craven, 46 East Shore Drive, commented that while swimming today she found fishing line wrapped on a buoy and said a child could get hurt and if they were going to allow fishing off the Sea Breeze pier maybe they should move the dock out further.

Ms. Craven also commented about drones flying over head with cameras on them and you might be in the outside shower. She said she would like the Board to consider doing something about the drones. She also asked if something could be done about dogs on the beach. Ms. Craven also commented on the rocks at the boat launch and thought that concrete could be slippery and said the rocks filter.

(The recreation program is having movie night in the main room at the club tonight, so the BOG meeting is going to move into the small room)

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

**Ms. Murdock-Meggers made a motion to adjourn to the other room.**

**Mr. Beauchene seconded the motion.**

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

Ms. Craven stated if you are going to fine you should fine for dogs also.

Ms. Linda Casey, 86 East Shore Drive, commented about people tying up their boats to her seawall and not asking for permission to do so. She said the boats bang against the wall and damage the seawall.

### **8) BOG Response**

Ms. Murdock-Meggers responded to Ms. Bourget and agreed that people should not be parking on the pier. She said our Chair should inform the Chief of Police it is association property. Mr. McDowell said there are 3 official parking spots on Waterside Lane.

Ms. Murdock-Meggers commented on the drones and said drones in CT are in litigation with the Supreme Court and it is unsettled. We would need to check with legal counsel.

Mr. Callahan said that board members will look at the rocks at Seaview. Ms. Boyle stated that there is a storm drain there.

Mr. Callahan said they are finalizing the Beach Patrol duties.

Ms. Bourget asked if the guards could record at what time they were at which beach.

Mr. Callahan said he would discuss the height and width of the hedges with First Selectman Nickerson.

**9) Executive Session (if needed)**

**10) Adjournment**

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

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

**Ms. Murdock-Meggers made a motion that the BPBCA Board of Governors Regular Meeting of July 27, 2017 be adjourned at 8:20pm.**

**Ms. Colangelo seconded the motion.**

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

**Respectfully submitted,**

**Maureen Lowney, Secretary**

# **Manager's Monthly Report**

**July 27th, 2017**

**Beach Population has been averaging 190 people a day June 24<sup>th</sup> through July 22<sup>nd</sup>. Main beach has the majority of beach attendance, followed by Sea Breeze and South Beach. There have been 5 rain days during this same period.**

**The Boat beach being used as a swim area continues to be a problem. The guards and I personally have had no success enforcing the BP current regulations regarding this beach. It needs to be noted that the offenders are association members. The BOG needs to decide how they want to solve this issue.**

**8 private clubhouse rentals have been booked to date for the 2017 fiscal year.**

**I want to thank the following Black Pointers for their caring efforts and time:**

- **Ken Mattson weeding the Indianola Right of Way, as well as the Woodland Gateway.**
- **Kay and Doug Parulis for replanting beautiful flowers under the clubhouse sign at Sunset and Woodland.**
- **Larry Connors for replacing all the electrical outlets in the clubhouse hall with ground fault child proof outlets.**
- **Kevin Callahan for helping me to remove sand and trash from the right of ways.**

**All of these Black Pointers stepped forward on their own to volunteer their services, because they really care about our community, and are more than willing to lend a hand!**

**In my opinion, golf cart parking on the White Cap right of way is a bad idea. There are 2 private driveways that exit onto this right of way. At best, you could park no more than 4 or 5 golf carts in this area without making it difficult to enter or exit these driveways.**

**I also suggest eliminating the need to display the hanging parking tag on golf carts. The BP golf carts are “Landlocked” within our boundaries, and are easily identified as BP golf carts by the gold clam shell displayed on the registration plate. In my opinion, this makes sense as there have been reports of stolen tags.**

**Tom Sheehan,**

**Association Manager**

Black Point Beach Club

Date	To	From	Matter	Format
6/22/2017	BOG	Ms. Peg Auth	cross walk survey	e-mail
6/25/2017	Leslie Blais-East Lyme Town hall	Maureen Lowney/Secretary	minutes from June 22 BOG meeting	e-mail
6/26/2017	BOG	Mr. Joseph Klimek	swim area at South Beach	e-mail
6/26/2017	BOG	Mike Chernik	4th of July picnic	e-mail
7/3/2017	BOG	Carole Green	Sand on Walkway at Sea Breeze Beach	e-mail
7/8/2017	BOG	Mr. William Greenwood	Golf carts	e-mail
7/10/2017	BOG	Ms. Donna Gesualdi	Beach rights	e-mail
7/16/2017	Leslie Blais-East Lyme Town hall	Maureen Lowney/Secretary	Agenda for July 27 BOG meeting	e-mail
7/17/2017	Tom Sheehan	Ms. Helen Reeder	stop sign, and activity notifications	e-mail
7/18/2017	BOG	Ms. Jessica Conway	golf carts parking on ROW	e-mail
7/18/2017	BOG	Ms. Carole Green	Sand on Sea breeze walkaway	e-mail