

**Black Point Beach Club Association  
Board of Governors  
Minutes of  
Regular Meeting  
Thursday, August 24, 2017  
6:00Pm**

The Regular Meeting of the Black Point Beach Club Association Board of Governors was held on Thursday, August 24, 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-Meggery, 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 July 27, 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-Meggery made a motion to approve the minutes of the Regular Meeting held on July 27, 2017. Mr. McDowell seconded the motion.**

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

**b. Approval of Minutes of August 10, 2017 Special 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-Meggery made a motion to approve the minutes of the Special Meeting held on August 10, 2017. Mr. Beauchene seconded the motion.**

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

**Additional Agenda Items - Mr. Garrett Hickey**

Mr. Hickey gave a report on the Recreation program. He reported that there were 61 campers for the 7 week program, 53 campers for a weekly program and 22 daily campers for a total of 136 campers.

Mr. Hickey also reported that the total revenue for the recreation program came to \$20,603.00.

Mr. Hickey informed the Board that the rates for the campers has not increased in the past 11 or 12 years. The 7week program rate is \$250.00 with the weekly rate at \$100.00 and daily rate of \$20.00. Mr. Hickey is proposing to raise the club rates next year to \$375.00 for the full season, \$175.00 weekly and keep the daily rate at \$20.00. He said the proposed club rate increase for 2018 would provide him with the necessary funds to broaden and enhance what is currently offered at Club.

He said he would also love to bring back the Sports Camps. They did it one year and the rate was \$100.00 per child for a 1 week program. 80% of the revenue went back to the club and 20% to the Coach and that coaches carry their own insurance and he would get his own coach insurance.

Mr. Hickey also mentioned starting a tutoring program. Teachers could be available for tutoring outside of club hours all summer long for reading and math.

Mr. Hickey said with this proposal if he were to do this he would ask for a raise because he would be doing multiple things on top of what he is already doing and also the first couple of years that he was the director he received a winter bonus and has not received that since.

Mr. McDowell asked Mr. Hickey what sports would be offered. Mr. Hickey said basketball, lacrosse, soccer and tennis.

Ms. Cahill said it would be for Black Pointers and their guest. No outsiders.

Mr. Callahan said Mr. Budds, the association's insurance agent, said that sports camps are not covered under our policy. Mr. Hickey said he would take out coach insurance with a one million dollar policy.

Mr. Pillion suggested that Mr. Hickey give the BOG a copy of his insurance policy so our insurance agent could check it out.

Mr. Hickey said that the sport camps would be in the evening and not during the recreation program. He would have an hour program for the smaller children and 1 and half hours for the older children

## **2. Public Comments**

Ms. Jean Galati, 7 Nehantic Drive, commented on Mr. Hickey's proposal and thinks we need sports camps for the kids.

She also thought that the BOG should shop around for insurance.

Ms. Galati also commented on the recreation program budget, saying she thought last year \$2,800 was allocated for the recreation program, and asked if Mr. Hickey knew what the budget was.

Ms. Kim Craven, 46 East Shore Drive, asked why we don't allow outsiders to come to the sports program and they could pay extra. She also commented about having other coaches come in and said she doesn't know what Mr. Hickey's qualifications are.

Ms. Sandy Adams, 26 Whitecap Road, questioned Mr. Hickey's remark about the money he makes will go back into the program. She thought money was already allocated in the budget for crafts and things.

Ms. Wendy Bourget, 1 Osprey Road, asked if she could be put on the agenda for the information meeting to talk about the Cahill Educational Fund.

### **3. Reports**

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

Ms. Boyle presented her report and stated that we are in the beginning of the new fiscal year so expenses are low.

Ms. Boyle noted that \$1,500.00 was budgeted for the recreation program but they only spent \$479.00. She said that she has always paid the recreation bills and has never questioned Mr. Hickey on the amount spent for the recreation program. She stated that the income from the recreation program was \$20,570.00, but expenses have to come out of that. There are salaries, workers comp, air conditioning, utilities and other expenses.

Mr. Callahan asked Ms. Boyle why the Frontier bill for the internet doubled. Ms. Boyle said we had a 1 year promotional rate and that is now over.

Bank Balances as of 7/31/17

Checking & Sweep accounts \$226,638.07 Long Term Capital \$86,296.72.

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

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

**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 \$216,414.89 has been collected in taxes. To date there is still another \$7,094.65 to be collected for this tax year. There are 21 properties with no payments and 4 properties that are partially paid.

Ms. Ames reported that there is still \$256.84 owed from last year. There is 1 property with no payment and 2 properties that are partially paid.

Ms. Ames reported that delinquent notices have been sent out and liens will be placed on the properties in September if payments are not received before then.

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

Mr. Sheehan presented his report (attached).

Mr. Sheehan reported that the 2 bikes found on the club house grounds have not been claimed yet. He will deliver them to the East Lyme Police who will keep them in their lost and found department for 6 months and if they are not claimed by then the police will donate them to charity.

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

Mr. Callahan reported that the Geno Meet and Greet was a huge success, and thanked Ms. Murdock-Meggers for her involvement.

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

Mr. Beauchene reported that the Zoning Commission is reviewing some of the regulations and discussing ideas. Mr. Beauchene said that Mr. Fox said that 2 officials from town drove around checking the hedge lines and the town identified four properties that are not in compliance. Mr. Fox will discuss with those property owners to keep it personal and if nothing happens then the town will step in.

He reported that they are changing the wording on the permit application.

Mr. Callahan stated that Ms. Cahill went to see First Selectman Mark Nickerson about some matters and he asked Ms. Cahill if there was anything else he could help with. Ms.

Cahill told him about the Association's problem with the hedges and the First

Selectman offered to come out with an employee of the public works department.

Mr. Beauchene reported that the Zoning Commission is still searching for a ZEO.

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

Mr. Pillion reported that the Zoning Board of Appeals is meeting this Saturday, August 26 at 9:00am and they will be discussing the possibility of increasing the ZBA fee.

**4. New Business**

Mr. Beauchene reported that Mr. Keith Nelson from Docko came out to inspect the Steel Pier at high tide and notice a couple of things. 1) the water was consistently breaking over the pier so he doubted the effectiveness of the height as it is now. 2) the water was passing through the steel pier in such a manner that it is washing out some of the gravel and sand that is underneath the pier.

Mr. Nelson proposed two options. He did not know if we were married to the idea of having a cap on it, walkway, or as a recreational pier. His thought was to put a breakwater in there and try to raise it 2-3 feet. There would be a rocky crest to break the motion of the water coming in to preserve our beaches, this is the less expense option. The second option would be having a deck on the pier and have it restored. Mr. Nelson suggested putting a row of steel plates on the outside of the northern face and on the inside of the southern face, that way the stonework that abuts the southern end of the pier wouldn't have to be disturbed. It would be about 1 foot higher than what is there now.

The cost for the breakwater would be about half of the cost of restoring the pier. The breakwater would cost somewhere around \$400,000.00 - \$600,000.00.

To restore the pier with the deck, would cost somewhere around \$1,000,000.00 - \$1,200,000.00. It really depends on what we want. Mr. Beauchene said it sounds like a lot of money but with about 600 residences it would cost about \$1,500.00 per residence.

The BOG would have to decide how to assess the members.

The failure of the pier is imminent. Mr. Nelson felt very leery of driving any large equipment down it. Mr. Beauchene said it is not in the best of shape and doesn't know how long it will last.

The costs Mr. Nelson gave is for construction only, does not include permits, etc.

Mr. Pillion asked if we could reach out to our members who may have expertise in this field.

Mr. Pillion asked the BOG to table Mr. Hickey's proposal and requests till the next meeting. Ms. Murdock-Meggers said she will speak with our Insurance Agent regarding the Sports Camp.

Ms. Murdock Meggers proposed language changes on the insurance for the Club House rental . She proposes requiring all members that are going to be renting the clubhouse to provide us with a general liability insurance naming Black Point Beach Club Association as an additional insured and a minimum one million dollar policy. That will be a standard for anyone renting the clubhouse. Additionally we have a section number 10 on the application that talks about if alcoholic beverages are going to be served or consumed, she also change that language to say that Black Point Beach Association should be named as an additional insured.

## **5. Old Business**

Mr. Sheehan said he had suggested last month that they drop the idea of parking golf carts in the right-of-way at Whitecap due to the driveway locations. and also had asked to eliminate the use of BP parking tags on golf carts.

Ms. Cahill said the tag is for either a cart or car. Mr. Sheehan said you don't need the tag on golf carts as the registration says Black Point. Ms. Colangelo said you get one parking tag for one parking spot. If you do not need a parking tag for the golf carts but still need them for cars some people may have 2 vehicles taking up two parking spot, a golf cart and a car.

Mr. Fountain said there were 3 golf carts parked at Nehantic with temporary tags, but the carts were not registered. He said vehicles that are not registered should not be parking on Black Point property. Mr. Callahan said motor vehicle on roads are a town problem.

Ms. Cahill said to send a letter to the Town and to the Chief of Police to ticket.

Mr. McDowell said they can't do anything on private property.

Mr. Callahan asked Mr. Sheehan if the police ticket unregistered cars. He said the BOG will discuss. Mr. Pillion said it should be brought up at the informational meeting.

Mr. Fountain said he has been waiting since March to look at the files in the shed.

Mr. Beauchene asked to give Mr. Sheehan an answer on the use of the parking tags on the golf carts and the parking of the golf carts in the Whitecap Right-of-Way.

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

**Mr. Beauchene made a motion not requiring parking hang tags on registered golf carts in the Black Point parking lots and designated parking right-of-ways.**

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

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

Mr. Fountain asked if any Right-of-Way surveys will be done this year and if so where is the funding.

Ms. Cahill said she thought a motion had been made last year to do them.

Mr. Fountain said that rules need to be reviewed and updated and establishing a means of tracking violators. Our rules state \$25.00 fine for parking violators.

Mr. Fountain also asked if we want to put riprap at the walkway by Seaview.  
Mr. Fountain also asked if we could enforce the no smoking policy in the right-of-ways by the beach.

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

### **7. Public Comments**

Ms. Carolyn Boyle, 4 Sea View Avenue commented on the zoning regulations regarding hedges being no higher than 42" at intersections at a 10' length. She stated that if she was injured by someone because of a sight line issue she would sue the driver, the homeowner who's hedges were not in compliance and the Association. She feels the association would have exposure because we are not enforcing the regulations. She stated that in our regulations it states that violators can be penalized \$10.00- \$100.00 per day in accordance with the provision of the State Statues.

Ms. Kim Craven, 46 East Shore Drive commented about the crosswalk going in at Osprey and asked if they could have one at Sea View.  
She asked about our Capital Improvement account if we are regularly putting money into it or just depending on everyone to fund it.

Ms. Carven asked if the steel pier is going higher does it effect the footprint.  
Regarding the no parking tags being required for golf carts she asked if that means everyone will get two parking tags or people who own golf carts will not receive any parking tags.  
Ms. Craven stated that Sea Breeze beach is losing beach and the riprap by the walkway has helped. She asked if we could reclaim the riprap by the big rock. She also commented that there are many cracks in the new sidewalk and said that there were no cuts put in the walk way when the concrete was poured to help the walkway from cracking.

Ms. Craven also asked since there is no smoking on beaches when they have a family event on the club house grounds such as the concert in the park could they restrict smoking.

Ms. Wendy Bourget, 1 Osprey Road, agreed with Ms. Craven on the golf carts. She stated that South Beach only has 3 parking spots. She commented about using duct tape or velcro to keep the parking tags attached to the golf carts.

### **8) BOG Response**

Mr. Callahan said that he will look into Mr. Hickey's proposal. He also said that Mr. Hickey does know his budget. Mr. Callahan will look into charging more for outsiders and will look into our Insurance for coaches.

## **9) Executive Session (Legal)**

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

**Ms. Murdock-Meggers made a motion to enter Executive Session at 7:50Pm. Mr. McDowell seconded the motion.**

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

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

**Mr. McDowell made a motion to exit Executive Session at 8:15Pm with no action taken.  
Mr. Beauchene seconded the motion.**

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

**10) Adjournment**

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

**\*\*Motion [10]**

**Mr. Beauchene made a motion that the BPBCA Board of Governors Regular Meeting of August 24, 2017 be adjourned at 8:16pm.**

**Mr. McDowell seconded the motion.**

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

**Respectfully submitted,**

**Maureen Lowney, Secretary**

# **Manager's Monthly Report**

**August 24th, 2017**

**We have had a very successful summer, with no major issues. Unfortunately, the same repetitive issues persist, which include illegal parking, fishing off south pier, kayaks in the swim area, and swimming at the boat beach. It needs to be pointed out that most of the violators are associations members. The BOG has to decide on how they intend to address and handle these issues.**

**With the help of a handful of volunteers, including Margaret Pillion, Katie Mertel, Kim Sheehan, Maureen Lowney, and Sandy and I, we provided the recreation counselors, volunteers and beach patrol a "Thank You" Barbecue. All of this was at no cost to Black Point, as we had the leftover hot dogs and hamburgers from the picnic, and the salads and other dishes were also covered by the rewards program from BJs.**

**Officers Lindsay Cutillo and Mike Jezierski gave up their personal time for an excellent demonstration to the club program, as well as some adults, on the value of their police dogs, in servicing our community. A letter of appreciation has been sent to Chief Finkelstein.**

## **Closing Dates:**

- Daily Beach Grooming will cease September 4<sup>th</sup>, 2017**
- Weekend only grooming will continue until September 24<sup>th</sup>, 2017**
- All water equipment will be placed in winter storage the week of September 11<sup>th</sup>, 2017**
- Both hard and clay tennis courts will close on October 30<sup>th</sup>, 2017**
- Kayak racks will be removed the week of October 23<sup>rd</sup>, 2017, and any vessels not removed from the racks will be left on the ground.**

- **The clubhouse will be closed for the off season the first week of November, 2017**
- **Sand will be harvested the first week of November, 2017**

**All of the above dates sere subject to change in the event of inclement weather.**

**Two reminders:**

- **The Town of East Lyme will shut off your water at the street free of charge.**
- **If you haven't already done so, please provide Maureen Lowney with an off season contact telephone number for winter emergencies.**

**Tom Sheehan,**

**Association Manager**

Black Point Beach Club

Date	To	From	Matter	Format
7/25/2017	BOG	Ms. Nancy Bollo	golf cart parking on right-of-way	e-mail
7/30/2017	Ms. Joyce Wojtas-ZBA	BOG	appointment letter	mail
7/30/2017	Ms. Sally Cini-ZBA	BOG	appointment letter	mail
7/30/2017	Mr. Paul Pendergast-ZBA	BOG	appointment letter	mail
7/30/2017	Mr. Matthew Peary- Zoning Comm.	BOG	appointment letter	mail
7/30/2017	Ms. Barbara Koenig- Zoning	BOG	appointment letter	mail
7/31/2017	Lesley Blais -Town clerk E.L.	maureen Lowney Secretary	BOG minutes	e-mail
8/2/2017	Lesley Blais -Town clerk E.L.	maureen Lowney/secretary	agenda for BOG special meeting 8-10	e-mail
8/6/2017	BOG	Ms. Patricia Foley	parking	e-mail
8/12/2017	Mr. John Manuck	BOG	letter of appreciation	mail
8/12/2017	Mr. William Willets	BOG	letter of appreciation	mail
8/12/2017	Lesley Blais -Town clerk E.L.	maureen Lowney/secretary	BOG Agenda for 8-24 meeting	e-mail
8/12/2017	Lesley Blais -Town clerk E.L.	maureen Lowney Secretary	BOG minutes 8-10 special meeting	e-mail