

**Black Point Beach Club Association
Annual Informational Meeting
Saturday, September 2, 2017
9:00Am
6 Sunset Ave., Niantic, CT 06357**

An Annual Informational Meeting of the Black Point Beach Club Association was held on Saturday, September 2, 2017 at 9:00AM in 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, Will Fountain, Steve Beauchene, Bill McDowell and Mary Cahill, Ex-Officio.

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

Absent: Robin Murdock-Meggers

1. Call meeting to order and Attendance

Chairman Kevin Callahan called the Informational Meeting of the BPBCA to order at 9:00AM and led the assembly in the Pledge of Allegiance.

Mr. Callahan introduced the Board of Governors and staff.

Mr. Callahan said he had 2 announcements to make.

- 1) There is a job opening for a secretary to the Zoning Board and the ZBA. It is approximately 2 hours per month.
- 2) Rule Violations. Members are breaking rules by parking golf carts in areas where they are not allowed and parking cars without the parking tags. Mr. Callahan asked members to obey the rules.

Mr. Callahan introduced Ms. Wendy Bourget, 1 Osprey Road who spoke about the Cahill Educational fund and said that the fund has given out 32 \$1,000.00 scholarships in the past 17 years to association members children and grandchildren and that is all thanks to Black Point members and the golf tournament. The application for the scholarships is put on the website in January. Please tell your children and grandchildren to apply.

Mr. Callahan informed the members that Mr. Steve Beauchene would give a report on the steel pier which needs attention.

Mr. Beauchene addressed the members on the condition of the steel pier at the main beach by Cahill Way. He said he met with the DEEP on July 18 and was given some options for the pier. Either putting in a jetty or building a timber structure and putting stones inside. He said he met with an engineer on August 20. The engineer didn't like the height of the pier, he thought it should be at least a foot higher because at the height it is now the water is going over the pier. The engineer also noticed that the water is going right through the pier. The pier is porous, sand and gravel are going through. They don't know how much longer the pier will last. The

engineer came up with two options. One option is to take out the northern steel strip that runs along the pier and put a breakwater there and it would be about 3 feet higher than the pier is now. You would not be able to walk on it. The guesstimate is \$300,000.00 - \$400,000.00. The second option would be replacing the steel pier, drive pilings like we have now. The pilings would go on the north side of the existing southern steel, and go to the north side of the northern steel right next to the steel that is there now. They would put rocks inside and a cap on top. The steel work alone would be about \$600,000.00. The total cost for that option would be around \$1,000,000.00 or maybe a little bit more.

Mr. Beauchene said we can't go wider on the pier as we have a large eel grass bed.

He said that we could do the breakwater or the steel work with just a certificate of permission.

Mr. Beauchene said he doesn't know what the members would want the breakwater or a walking pier. He said that we have other piers that you can walk on.

Mr. Callahan opened the floor to general comments from the members.

There was much discussion on the steel pier with many questions and comments from the members.

Ms. Diane Zukowski, 36 Sunrise Avenue commented that kids could still walk on the breakwater.

Mr. Peter Baril, 17 Sea View Avenue said we need a professional opinion in writing.

Mr. Callahan said that would be our next step. Mr. Callahan said if you are standing on the pier you can look down and see the holes in it and you couldn't put heavy equipment on it.

Ms. Beth Brucker, 28 South Trail asked how it is going to be paid for. Will it be paid by capital funds or will each member be assessed.

Mr. Callahan said that it has not been discussed yet but would probably be a special assessment.

Ms. Wendy Bourget, 1 Osprey Road asked if members will get to vote for either breakwater or steel pier.

Mr. Callahan said yes.

Ms. Anita Schepker, 48 Indianola Road, thanked Mr. Beauchene for working with DEEP and commented that when she was on the Board a few years ago and they had to do repairs on the piers the DEEP told them at that time that the steel pier was the most vulnerable of all the piers.

Mr. Ray Joesten, 37 Sea View Avenue, asked what would happen if we did nothing to the pier.

Mr. Callahan said we would lose the beach, and the steel on the north side is going to start fraying and people walking or touching that steel will get cuts from the steel.

Ms. Kim Craven, 46 East Shore Drive, commented that we are losing beach at Sea Breeze.

Mr. Peter McAndrew, 6 Sea View Avenue, said that we need to get an engineer and that the BOG has a fiduciary responsibility to get information to the members and to move slow and carefully.

Mr. Callahan said they will be sending requests to many engineers.

Ms. Monica Burnett, 35 Bellaire Road, asked what the longevity is of doing one over the other.

Mr. Beauchene said the breakwater would last longer, you could add rocks. The pier would require more maintenance.

Ms. Sharon Sklar, 20 Sunrise Avenue, said she thought that golf carts are great but golf carts should be required to have parking tags and not clog up the right-of-ways, they should park in legal parking spaces.

Ms. Arlene Garrow, 58 Bellaire Road, commented that if people do not need a parking tag for golf carts then you are allowing people who have the carts to have access to 2 parking spots.

Mr. Peter Baril, 17 Sea View Ave, commented on the steel pier saying that a feasibility study from an engineering firm should be done.

Mr. Callahan said maybe the members who have some experience in engineering could get together with the BOG.

Ms. Jane Capozza, 35 Cottage Lane, commented the Board should do a mailing to all members regarding the pier as not many people came to the meeting.

Ms. Peg Auth, 11 Osprey Road, asked about the upgrades to the playground that was talked about at an earlier meeting.

Mr. Callahan said that nothing had been talked about since.

Ms. Ann Farley, 39 Sea Crest Ave, stated that there is only 1 handicap parking space at the Nehantic right-of-way and said that all the parking spaces at Nehantic should be handicap and regular parking should be at the White Cap parking lot.

Ms. Sally Cini, 28 Sea Breeze Ave., said our community has many older people who use the golf carts and it would be hard for them to walk from the White Cap parking and it would be inconvenient to use the White Cap lot for people who use the carts to bring a lot of stuff to the beach.

Ms. Kim Craven, 46 East Shore Drive, said that if people do not need parking tags for golf carts and can use their tag for a car. Would that mean people who do not have golf carts get 2 parking tags. Ms. Craven also said that if we got rid of the stones and bushes at the Nehantic right-of-way you could park golf carts in there.

Ms. Anita Schepker, 48 Indianola Road, said 1 tag for 1 vehicle for one household. If you worried about stealing the tags they are replaceable and the guards should be checking the lots.

Ms. Alice Baril, 17 Sea View Ave. agreed with Ms. Schepker and Ms. Craven.

Ms. Jane Capozza, 35 Cottage Lane, said she is not opposed to golf carts but is opposed to them driving in the dark with no lights.

Mr. Callahan said they need to follow the rules and to call the police when she sees this happening.

Ms. Fatima Ramos, 43 Billow Road asked if a handrail could be put in at the Nehantic entrance to main beach. She also asked about the beach cleaning stating that there is a lot of seaweed, sea grass and mosquitoes.

Mr. Callahan said the beach is cleaned every day but storms bring in seaweed.

Ms. Kim Carven, 46 East Shore Drive, said that seaweed was removed from Main Beach but not Sea Breeze.

Mr. Rob Belmont, Cottage Lane, said a strip of concrete going down to Main Beach from Nehantic from the black top to the pier is very slippery and people are falling and asked if there is some kind of coating that could be put on to prevent the slipping and falling.

Ms. Wendy Bourget, 1 Osprey Road, commented that she has only seen a police officer down at South Beach once this summer.

Mr. Sheehan said the police are there. He said he has a log book where the officers log in with total time of where they were, what they did, every single right-of-way, how many pedestrians are out walking, bicyclists and how many golf carts they stopped.

Mr. McDowell said that the police have been in unmarked cars.

Mr. Callahan adjourned the meeting at 10:07am.

Respectfully submitted,

Maureen Lowney, Secretary