

**Black Point Beach Club Association  
Annual Meeting  
Saturday, May 26, 2018  
9:00 a.m.  
6 Sunset Avenue, Niantic, Connecticut 06357**

Present: Kevin Callahan, Chair; Cheryl Colangelo, Vice Chair; Jim Pillion, Will Fountain, Steve Beauchene, Bill McDowell, Mary Cahill, Ex-Officio  
Also Present: Carolyn Boyle, Treasurer; Ruth Ames, Tax Collector; Maureen Lowney, Secretary  
Absent: Robin Murdock-Meggers

- **Mr. Callahan, Chair of the BPBCA Board of Governors, called the meeting to order at 9:05 a.m. Mr. Callahan led the members in the Pledge of Allegiance.**
- **Mr. Callahan introduced the Board and staff members along with the Board members assignments. Mr. Jim Pillion, ex-officio to the zoning Board of Appeals, Mr. William McDowell, Fishing; Ms. Cheryl Colangelo, Rules, kayak registration and heading up the 4th of July picnic. Mr. Fountain, grounds and maintenance; Mr. Steve Beauchene, beaches and also working on the Main Groin.**

Mr. Callahan told the members that Mr. Pillion has served the maximum limit of two terms as stated in our Charter and that Ms. Robin Murdock-Meggers has finished her first term and will not run again due to her busy schedule.

Mr. Callahan also informed the members that Mr. Tom Sheehan the Association Manager retired as of December 31, 2017, and thanked him for his years of service and that he left the beach in good shape.

Mr. Callahan introduced Mr. Jim Moffett, who is our new Waterfront Supervisor. Mr. Callahan said that our waterfront is our biggest asset. Mr. Moffett will be working 6 days a week starting mid June to Labor Day and he will report any problems to the Board of Governors. He also asked that members not call Mr. Moffett at night as he is not stepping into the Association Manager's position.

He informed the members that the Association has a new Zoning Enforcement Officer Mr. Jim Ventres.

- **Mr. Callahan opened the floor for nominations to the Board of Governors for two full three-year terms.**

Ms. Joan Hayes, 51 Whitecap Road, nominated Mr. Phil Lombardo  
Mr. Bill Greenwood of 56 Whitecap Road, seconded the nomination

Mr. John Phelps, 53 Bellaire Road, nominated Ms. Ronnie Allen-Phelps  
Ms. Beverly Melo, 6 cottage Lane, seconded the nomination.

Nominations closed there being no other nominees

Mr. Callahan declared [2] newly elected Board members:

1. Phil Lombardo, First Term May 2018- May 2021
2. Ronnie Allen-Phelps, First Term May 2018- May 2021

### **Presentation by GZA on the Main Groin**

Ms. Hande MaCaw and Mr. Russ Morgan from GZA gave a presentation on the status of the Main Groin. GZA was hired by the association last September to assess the condition of the Main Groin. They said the steel sheeting on both sides of the structure is corroded with several large size holes. Material loss through corrosion holes and signs of previous maintenance efforts. They gave the cost of the two options for the groin. The first option would be to rebuild the existing structure and the projected total cost would be \$625,000.00 . The second option would be to remove all the stones from the pier and build new with sloping sides and a narrow crest on top. The projected total would be \$900,000.00. They opened for questions from members. After an hour of discussion the chair closed the discussion to move on to Budget discussions. Mr. Callahan said this is the beginning of the Main Groin meetings and will require more meetings and talks.

- **Budget Discussions; Vote**

Ms. Boyle noted that members received a copy of the proposed budget in the call to meeting and noted a proposed mill rate of 1.4 a decrease from 1.6 from last year's budget. Ms. Boyle reviewed the budget and noted an increase in income from Zoning applications. She also noted that expenses for the club house and playground have decreased along with personnel services due to the retirement of the Association Manager. Ms. Boyle opened the floor to questions.

Mr. Stregowski, 16 Bellaire Road, asked what the Fund Balance is. Ms. Boyle stated it is \$121,032.00. Ms. Diane Zukowski, 36 Sunrise Avenue, asked why we were lowering the rate with the expense of the pier coming up. Mr. Callahan said that we would have to do a special assessment anyways. Ms. Alice Baril, 17 Sea View Avenue, said if we kept the mill rate as it was we would be able to have the seaweed removed more often from the beach.

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

**Ms. Joan Hayes, 51 Whitecap Road, made a motion to approve the Budget as presented. Ms. Betty Barrett, 36 Sunset Avenue, seconded the motion.**

Discussion followed.

Ms. Kim Craven, 46 East Shore Road, asked what the contingency fund was. Ms. Boyle replied anything that we have to depreciate. Examples the roof, kayak racks.

Mr. Ed Zito, 57 Nehantic Drive, called the question. Ms. Diane Zukowski, 36 Sunrise Avenue seconded the call.

Mr. Callahan put the budget to a vote.

**Ballots have been counted.**

**Vote: 63 - yes - 38 - no. Budget passed**

**Comments from the Chair**

Mr. Callahan presented Mr. Pillion with a certificate of Appreciation and a gift certificate for his years of service to the Association.

Mr. Callahan announced they have appointed 2 committees. the first committee is a Beautification Committee and will be headed by Ms. Kay Parulis. The second committee is for the annual refurbishing of the clay tennis courts.

Mr. Callahan also reported that Sound Marine said the we have some old and worn out equipment and recommended replacing two of the buoys that are leaning over.

Mr. Callahan informed the members that we had a great Community Clean Up Day on April 27th approximately 25 people showed up ready to be put to work. They cleaned the kitchen, bathrooms, the floors, raked leaves, clean the flower beds did plantings. A very progressive day. Mr. Callahan thanked all the volunteers.

Mr. Callahan reported that the roof at the clubhouse has been re-shingled, 2 gutters were replaced, 6 windows had been replaced, the club house, sheds, patio and tables were all power washed. Trees were removed from around the basketball court, the court was also repaved and waiting for the lines to be repainted before the rims are put back. He stated that they had three to four different bids for each project.

Mr. Callahan said that the Men and Women's club were looking into playground equipment with the money they had raised. He also noted that 2 pieces of playground equipment need to come out as they are broken and he said that they are replacing the seats

on the swings as they are worn out. He told the members that 2 kayak racks were destroyed in the storm last fall, they were able to retrieve enough wood to replace one of the 2 kayak racks. Also members need to have ID stickers on their kayaks that are on the racks or they will be removed from the racks and placed on the sand. Cheryl Colangelo has the stickers.

Mr. Callahan mentioned that we will again have Police coverage on the weekends. All motor vehicles including golf carts will get parking tickets for violation this year. The first ticket will be a warning. The second time will be a \$25.00 fine.

Mr. Callahan noted a few important dates. July 4th, Annual Parade and Picnic, with parade line up at clubhouse arriving no later than 10:30Am. Parade starts at 11:00am from the clubhouse grounds. Rain date will be the following day. There is a sign up sheet for volunteers for the picnic.

Mr. Callahan told the members that in 2009 the BOG had voted to have open house hours at the Club House for members on Thursdays for the months of July and August from 1:00pm -4:00pm and 6:00Pm -9:00pm for playing cards, bridge, etc. on a first come first serve basis and the BOG has agreed to continue.

- **Cahill Scholarship** - Wendy Bourget

Ms. Bourget speaking for the Cahill Black Point Education Fund thanked the members for contributing and said you can make donations to the fund at any time. The 2 Scholarship winners for this year are Rory Williams the grandson of Mr. and Mrs. Bob Shea and Tess Wright the granddaughter of Phil and Carolyn Lombardo.

- **Members Comments**

Mr. Harry Mazadoorian, 56 Indianola Road, asked about our zoning regulations stating that rentals must be a 7night minimum. He questioned people advertising through Air B n B with nightly rates. Mr. Callahan said if you see something advertised to report it to the Zoning Enforcement Officer Mr. Jim Ventre.

Ms. Beverly Melo, 6 Cottage Lane would like to see if we could revisit having trash cans on the beaches. Mr. Callahan said he had spoken with Mr. Moffett about it and thought people would take advantage of throwing everything in there. Ms. Cahill said people put baby diapers in there and everything else and they attracted bees.

Ms. Alice Baril, 17 Sea View Avenue, said she was under the impression that smoking was not allowed on our beaches, but some people are still smoking on the beaches.

Ms. Sally Cini, 28 Sea Breeze Avenue reminded people who have golf carts that they need to renew their registration with town hall by May. 31.

The meeting adjourned at 11:20Am

Respectfully submitted,

Maureen Lowney, Secretary