

**Black Point Beach Club Association
Board of Governors
Minutes of Regular Meeting
Thursday, July 26, 2018
6:00Pm**

The Regular Meeting of the Black Point Beach Club Association Board of Governors was held on Thursday, July 26, 2018, at 6:00 p.m. in the Black Point Beach Club Association Clubhouse located at 6 Sunset Avenue in Niantic, Connecticut.

Present: Kevin Callahan, Chair; Cheryl Colangelo, Vice Chair; Will Fountain, Steve Beauchene, Bill McDowell, Phil Lombardo, Ronnie Phelps, and Mary Cahill, Ex-Officio

Also Present: Carolyn Boyle, Treasurer; Ruth Ames, Tax Collector; Jim Moffett, Waterfront Supervisor; Maureen Lowney, Secretary

1. Call meeting to order; Attendance

Mr. Callahan called the Regular Meeting of the BPBCA Board of Governors to order at 6:00Pm. A Quorum was present.

a.

Approval of Minutes of June 28, 2018 Regular Meeting

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

**** Motion [1]**

Mr. Beauchene made a motion to approve the minutes of the Regular Meeting held on June 28, 2018, as read. Ms. Colangelo seconded the motion.

Vote: 7 - 0 - 0. Motion passed

2. Public Comments

Mr. David Weiss, 98 East Shore Drive asked if the Board would consider having a Bonfire at South Beach in August. He said at one time there were two bonfires one in July at Main Beach and another in August at South Beach and would like to have that reinstated.

He also requested the Board look at repositioning the buoy lines at south beach. He said at Main Beach a Buoy line is tied to the jetty and goes out to a buoy that is out the furthest north. He asked if that could also be done at south beach for safety reasons with the boats coming out.

Mr. Weiss also asked if the Kayak rack at South Beach could be removed from South Beach and put into storage during the offseason.

He also said that Mr. Callahan was doing a great job.

3. Reports

Treasurer's Report - Carolyn Boyle

Ms. Boyle presented her report

Bank Balances as of 6/30/2018

Checking and Sweep accounts \$208,026.21. Long Term Capital \$86,432.21

Mr. Lombardo asked Ms. Boyle who is authorized to spend money. Ms. Boyle said that Mr. Callahan is informed when someone wants to purchase something. She also said Mr. Callahan sees all the bills that come in and that all checks that are written require two signatures.

Ms. Cahill questioned a check to Mr. Hickey for \$560.00 for the Black Pointer. Ms. Boyle said that is for the kids delivering the Black Pointer. There are 8 routes and the 8 kids get \$10.00 a piece per week for the 7 weeks to deliver the Black Pointer.

**** Motion [2]**

Ms. Allen made a motion to approve the Treasurers Report. Mr. McDowell seconded the motion.

Vote: 7 - 0 - 0. Motion passed

Tax Collector's Report - Ruth Ames

Ms. Ames reported \$156,155.80 has been collected in taxes to date. There is still another \$40,642.16 to be collected.

She also reported that there is still \$383.09 due from last year and \$25.71 due from the tax year of 2016.

Chair's Report - Kevin Callahan

Mr. Callahan thanked Ms. Colangelo and Ms. Lowney for their work on the 4th of July picnic and said they did a fantastic job. He also mentioned there was a tremendous amount of participants in the parade.

Mr. Callahan noted that Mr. McDowell donated the wood for the bonfire as the Fire Marshall said that burning of pallets is prohibited. He noted that the bonfire was cancelled at the last minute due to the winds and thought it would be a safety issue.

He also mentioned that he spoke with Mr. Campion from the men's club and they are looking into purchasing a 4 part climbing wall for the playground.

He also noted that an adult size bike was found at the Sea View ROW. It had been there since last Saturday. It is now in storage at the Clubhouse he will have Suzanne post it in the Black Pointer. If it is not claimed within two weeks it will be turned over to the Police.

Mr. Callahan mentioned the Mr. Hyland from the Black Point Market mentioned that under the Black Point Beach Club Complete Rules and Regulations under Section 1 Parking and Traffic Paragraph 3 (b) it states "on the north side of Nehantic Drive and the west side of Sunrise Avenue for a distance of 100 feet north from the corner of Nehantic Drive (adjacent to the Black Point Market)"

Mr. Callahan also said that Sound Marine came out to move the float at South Beach as far out as he could.

Mr. Beauchene mentioned the eel study has been completed and it will take 2-4 weeks for the report.

Mr. Fountain asked if we could find out which pier they did in Newport and what the cost was. Mr. Beauchene said he would get the information for Mr. Fountain.

Ex Officio to Zoning - Steve Beauchene

Mr. Beauchene reported that the Zoning Commission is going to hold a Public Hearing on August 25th at 9:00am.

Mr. Beauchene asked what the process was. If the BOG needs to approve it or just be aware of it.

Ms. Cahill said it has nothing to do with the Board of Governors. She informed Mr. Beauchene that a Public hearing needs to be posted on the web site. The Zoning Commission needs to have a quorum and a secretary to record the minutes. She said a copy of the changes should be on everyone's seat. The commission votes on the changes not the members and the commission should listen to the members. The commission votes after the Public speaks.

Mr. Beauchene said that the commission would like to increase the zoning fees on construction or alterations valued at \$100,000 or more as they are now capped at \$600.00. The Zoning Commission feels that there should be increases as some of these homes are large multiples of \$100,000.00 and a lot more effort and planning for the ZEO and the time he has to spend on the larger jobs is not reflected in the fee structure that we have. Their request is for every \$50,000.00 over \$100,000.00 it should be \$150.00 more.

Discussion followed. Mr. Lombardo asked if the Zoning Commission could put the proposed fee schedule in writing so he could look at it. Ms. Phelps also asked if she could see it in writing. The BOG decided not to act on it at tonight's meeting.

Ex officio to Zoning Board of Appeals - Kevin Callahan

Mr. Callahan reported that Ms. Colleen Chapin and Ms. Arlene Garrow's 1st 3year term is up and also alternate Ms. Kim Craven's 1st 3 year term is up. All 3 would like to continue for a second 3year term.

**** Motion [3]**

Ms. Colangelo made a motion to appoint Ms. Colleen Chapin and Ms. Arlene Garrow to a 2nd 3 year term on the Zoning Board of Appeals and also appoint Alternate Ms. Kim Craven for 2nd 3 year term.. Mr. Lombardo seconded the motion.

Vote: 7 - 0 - 0. Motion passed

4) New Business

Ms. Colangelo brought up the idea of purchasing a soccer goal for the club house grounds. She said the goal could be attached to a chain and the chain attached to a cinder block buried in the ground. Ms. Phelps said the cost for the goal would be \$130.00. Mr. Callahan told Ms. Phelps to order the soccer goal.

Ms. Colangelo brought up about having a bonfire at south beach in August. Ms. Phelps asked what the cost of the Bonfire is. Mr. Callahan said the cost of the DJ is \$575.00, usually the

firewood would cost \$80.00 but we have the firewood that Mr. McDowell had donated for last week's bonfire at Main Beach that was cancelled due to high winds. Mr. Callahan also said we pay Mr. Neblung \$200.00 to bring the pot down to the beach and pay the staff. Mr. Fountain said he is in favor of the bonfire as long as we are not paying for a DJ. Mr. Lombardo asked how important is it to have a DJ. Ms. Phelps was concerned about the amount of people on that beach and commented on the lack of parking at South Beach. Mr. McDowell also commented about the lack of parking.

**** Motion [4]**

Mr. Lombardo made a motion to have a bonfire at South Beach this year, but due to short notice no DJ, the weekend of the Old Black Point fireworks. Ms. Colangelo seconded the motion.

Vote: 6 - 1 - 0. Motion passed

5) Old Business

Mr. Fountain commented on the buoy system and said they should be in a straight line. He also commented about the different distances and color of the buoys.

Mr. Callahan said that Sound Marine would drop the weights in the water next year instead of Mr. Neblung. Mr. Callahan noted that the lines do need some repairs and some buoys need to be replaced and that is expensive.

Mr. Lombardo asked about the parking tickets that have been handed out. Mr. Callahan said people have received warning ticket and they have been tracking the license plates and that people are heeding the warnings as they have not had repeat offenders.

Mr. Lombardo asked how often the beach is raked and how seaweed is removed from the beach. Mr. Callahan said the beach is raked everyday and the seaweed is removed at least once a week when Mr. Neblung has enough seaweed to fill his truck. He said that the beach cleaning will go out to bid for next year. Mr. Callahan also noted that the beach is not raked on rainy days.

6) Communications - Made available

7) Public comments

Mr. Sebastian Sanzaro, 9 East Shore Drive, commented on the need of a second bonfire. He thinks having 2 bonfires one at each beach separates us. He said we are one community and should have only one bonfire and the beaches are only about a half mile apart. He did not see the need to pay for 2 bonfires with DJ's.

Mr. Sanzaro also commented about the terms of the Zoning Commission and the Zoning Board of Appeals members and reappointments as there are term limits.

Mr. Sanzaro said that the Association ZEO does not do the amount of work that the town ZEO does. He does not see the need to increase the fees. The town ZEO deals with foundation, hurricane, electrical, plumbing etc. Our association ZEO only follows our regulations for setback, height, floors. Looks at the plans initially to see if it follows our regulations, makes sure the foundation is put, where they said it would be put then when building is almost complete goes and checks to make sure it complies with our regs.

Mr. Sanzaro also questioned if we need the pier.

Ms. Kim Craven, 46 East Shore Drive, said that when the Zoning regulations get changed she assumes it is a By-Law change. She looks at the Zoning as a committee that is appointed by the BOG so reading the By-Laws they are an extension of the BOG and they report to the BOG. She would have thought their decision making would be reported to the BOG and the association would vote on By-Law changes.

Ms. Craven agreed with Mr. Sanzaro regarding the fees changes that the zoning Commission is requesting.

Ms. Craven said the seaweed had been removed from Main beach Monday, Tuesday and Wednesday. South beach the seaweed had been removed on Wednesday but the seaweed had not been removed from the Sea Breeze beach this week.

She also noted that the sidewalk sign saying under construction is still at the walkway. She said her seawall was completed so the sign is not necessary anymore if that is why it is there. If that is not the reason she hopes that we are not abandoning the walkway.

Ms. Craven said she thought Mr. Moffett was doing a great job on the beach but she would like to see the beach patrol sitting in front of the wall at Sea Breeze.

8) BOG Response

Ms. Cahill responded to Ms. Craven saying that BOG is voted in by the members and they govern the beach. The Zoning Board and the Zoning Board of Appeals are 2 separate entities. The BOG does not get involved with them unless they do something drastically wrong then the BOG would step in. When making new zoning up, there is a public hearing and the members give their point of view. The BOG cannot tell them what to do. The only time the BOG gets involved is if it involves money.

Mr. Callahan responded to Ms. Craven that the walkway has not been abandoned and has nothing to do with her seawall. There are railings missing and it is a safety issue.

Mr. Callahan responded to Mr. Sanzaro regarding the pier that we are gathering information to see if we need the pier and what needs to be done.

Mr. Fountain said the kayak rack at South Beach had been moved from the beach to the ROW.

Mr. McDowell said they wanted it removed during the offseason. Mr. Callahan said they are expensive to move. Ms. Cahill said the racks are usually moved off season to be away from the water and at South Beach that rack is on the ROW and away from the water.

Executive Session

****Motion [5]**

Ms. Phelps made a motion at 7:22Pm to enter Executive Session to discuss personnel and legal matters.

Mr. McDowell seconded the motion.

Vote: 7 - 0 - 0. Motion Passed.

**** Motion [6]**

Ms. Colangelo made a motion to exit Executive Session at 7:58Pm with no action taken.

Mr. Beauchene seconded the motion.

Vote: 7 - 0 - 0. Motion Passed.

****Motion [7]**

Mr. Beauchene made a motion that the Regular Meeting of the Black Point Beach Club Association Board of Governors be adjourned at 8:36 p.m. Ms. Phelps seconded the motion.

Vote 7 - 0 - 0. Motion Passed

Respectfully submitted,

Maureen Lowney, Secretary

