

**Black Point Beach Club Association  
Board of Governors  
Minutes of Special Meeting  
Wednesday, September 26, 2018  
6:00Pm**

The Special Meeting of the Black Point Beach Club Association Board of Governors was held on Wednesday, September 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; Bill McDowell, Phil Lombardo, Ronnie Phelps, and Mary Cahill, Ex-Officio

Also Present: Jim Moffett, Waterfront Supervisor; Maureen Lowney, Secretary

Absent: Steve Beauchene, Carolyn Boyle, Treasurer; Ruth Ames, Tax Collector

**1. Call meeting to order; Attendance**

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

Mr. Callahan paid tribute to Mr. Jim Pillion who passed away on Sunday.

a.

**Approval of Minutes of August 23, 2018 Regular Meeting**

Mr. Callahan called if there were any omission or corrections on these minutes.

The following omission was noted . Page 4 after Motion 3 - **Mr. Beauchene made a motion to appoint John Kycia as an alternate member to the Zoning commission and Ms. Colangelo seconded the motion.**

**Vote:6 - 0 - 0**

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

**Mr. McDowell made a motion to approve the minutes of the Regular Meeting held on August 23, 2018, as corrected. Ms. Colangelo seconded the motion.**

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

**2. Public Comments**

Ms. Sandy Adams, 26 Whitecap Road, thanked the Board for their dedication and appreciated all the work they do. Ms. Adams asked if the plantings at the Whitecap parking lot could be removed and commented if they were removed there would be parking for 6 golf carts.

Mr. Subhash Goyal, 16 East Shore Drive spoke about his concerns over the topic of parking golf carts on the Nehantic ROW on the lawn by his fence.

Ms. Debra Sinning, 16 Sea View Avenue commented on the club program. She stated that she is a parent of a club participant and now a counselor and wanted to address the club finances. She stated that the revenues for the 2017 club program exceeded the expenses by \$6,600.00.

She said parents ask if there is money in the budget for activities, supplies and are told by the treasurer that yes there is money it is usually around \$2,500.00. It is a line item expense in the annual budget. She stated that the problem is that during the actual running of the program the counselors are told not to spend any money, be careful with expenses, we may have to furlough you as the program is not meeting its revenue target. Ms. Sinning also said the counselors are receiving sub minimum wages. She said the club committee needs to make an effort to separate out the recreation program expenses from the rest of the general fund.

Ms. Kim Craven, 46 East Shore Drive, stated she would like to see the finance budget on the web site. She said they are not in the minutes. Ms. Craven asked if the Board could clarify who is considered a member .

### **3. Reports**

#### **Treasurer's Report - Kevin Callahan for Carolyn Boyle**

Mr. Callahan said there was nothing to report.

Mr. Lombardo asked about the line item for grass cutting and noted that it was \$0. Mr. Callahan replied that we are billed once a year at the end of the season.

#### **Tax Collector's Report - Kevin Callahan for Ruth Ames**

Mr. Callahan said that there was nothing to report.

Ms. Cahill mentioned that there \$4,257.11 still outstanding.

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

Mr. Callahan informed the Board that all the water equipment has been taken out of the water and put in storage for the winter season. He also stated that we lost the gangway at the boat launch in a storm. Mr. Callahan said Mr. Fountain checked with three companies to replace it. He said FWM docks had the best price at \$2,546.46 that cost would be for a 3' & 4' Gangway Abutment Hinge kit, 3'x10' A;Aluminum Gangway/Railings /ThruFlow Decking Gray and a Gangway Roller Kit with PVC Pipe. He stated that the Police coverage this past summer was Friday and Saturday evenings and the cost was approximately \$200.00 per night. He asked the Board if this is something we should have again next year. Ms. Phelps said having the Police is a deterrent and helps keep the association safe and secure.

Mr. Callahan informed the Board that there is a house that is going to be built and the rocks that are on the property will be stored up at Billow for our future use of the rocks when redoing the pier.

Mr. Callahan said that Mr. Beauchene, Mr. Lombardo, and Mr. Callahan will get together with the surveyor in a couple of weeks to get a cost on surveying the Black Point Beach Association properties.

Mr. Callahan told the Board that the Tennis committee researched companies to refurbish the clay courts and they recommended using Putnam.

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

**Ms. Phelps made a motion to hire Putnum to refurbish the clay tennis courts.**

**Mr. Fountain seconded the motion.**

**Vote: 6 - 0 - 0. Motion Passed**

Mr. Callahan spoke about rehiring Nebelung, Manwaring, and Sound Marine again next year. Ms. Phelps asked when was the last time the Association had gotten 3 bids on their services and suggested getting bids. Mr. Callahan said Nebelung does the beaches and rafts. Manwaring does the lawns and Sound Marine underwater. Ms. Colangelo asked about bringing the seaweed up to Billow and the cost. Mr Callahan said Nebelung charges \$250.00 each time he take the seaweed away. He does not take the seaweed to Billow. Ms. Cahill said for 35 years the seaweed was taken to Billow and stayed there all year and the seaweed disintegrated and all that would be left was the sand. She said we had beautiful sand the following year. Mr. Callahan asked the Board on their thoughts about the DJ and bonfire as some people had complained. Mr. Fountain said the DJ was to expensive at \$550.00 - \$575.00 for a couple of hours. Mr. Lombardo said he supports the bonfire but not sure with the cost of the DJ. Ms. Colangelo said she would get 3 bids on DJ's.

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

**Ms. Phelps made a motion to purchase gangway hinge kit and gangway railing and roller kit from FWM Dock.**

**Mr. McDowell seconded the motion.**

**Vote: 6 - 0 - 0. Motion Passed**

Mr. Callahan said that some members asked about banning e-cigarettes and vapor cigarettes. A discussion followed among the members. Mr. Fountain suggested also banning all smoking from the right of ways. Mr. Lombardo did not think they should be banned from the right of ways. Discussion continued.

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

**Ms. Colangelo made a motion to ban e-cigarettes and vapor cigarettes from the beaches.**

**Mr. McDowell seconded the motion.**

**Vote: 6 - 0 - 0. Motion Passed**

Mr. Callahan said a member had asked about having a water fountain or water cooler in the club house for the kids in the rec. program. He said there are plenty of glasses in the kitchen and they can use the kitchen sink. Ms. Cahill said when they had a water fountain the floor would get wet and was a safety issue.

**Ex Officio to Zoning - Jim Fox for Steve Beauchene**

Mr. Fox the Chair of the Zoning Commission said they had approved the regulation changes and the erosion control. He stated they did not change the setback on the boats but the boats must be registered and licensed.

Mr. Fox presented the Board with a request to subdivide 2 properties at East Shore and Blue Heron Court. He said both properties are conforming lots as they are each well over the 8,000 square footage. Mr. Fox showed the blueprint on the properties with the dividing line. The Board said they would like to table it till they could look at it.

## **Ex Officio to Zoning Board of Appeals - Kevin Callahan**

Nothing to Report

### **4) New Business**

Mr. Fountain spoke about purchasing a brush cutter for cutting back the grass at the back waters by the kayak racks. He said the cost would be \$400.00. Ms. Phelps asked who is going to do it. It would be a liability for a Board member to do it. Mr. Lombardo agreed with Ms. Phelps saying it is not appropriate for a BOG member to be doing that.

Mr. Fountain asked if we would be meeting with Sound Marine before next spring to see what needs to be replaced. Mr. Callahan replied yes.

Mr. Fountain mentioned that the bench at the ROW at Whitecap needs to be replaced and the cost would be approximately \$900.00. He also said 2 posts at the entrance to the hard tennis courts need to be replaced.

Mr. Fountain said he would like to see that paintball and silly string are prohibited on the club house rental forms.

He also said he spoke with 3 companies about replacing the handrail at SeaBreeze . He also mentioned about purchasing a gaga pit for the playground.

### **5) Old Business**

Ms. Ronnie Phelps gave a report on the Club Program. She said the survey responses were very good, not criticizing. She received between 135 - 150 surveys. The committee broke down the areas to be explored.

Environment ( Culture, Community, Friendship)

Programming (Club Hours & Family Events)

Swimming

Safety (raining & Supervision)

Staff (Training, Supervision & Support)

Support Systems (Finance & Business Aspects)

Ms. Phelps said that programming is the core of the club. She also mentioned that Alyssa Zito and herself will be exploring the swimming aspect of the Program with the same goals.

Ms. Phelps said one consensus has been hiring an assistant director which would address many of the concerns presented this year. The additional support would ensure coverage in the Director's absence, support for emergencies, additional support for swimming lessons and coverage for after hour activities. She informed the Board that the next committee meeting will be October 18 for Program Planning.

Discussion followed. Ms. Phelps said she needs the Board's support and feedback on the program and budget.

Mr. Callahan stated that Mr. Hickey has never gone to the Board looking for money for the program. He said he asked Mr. Hickey 2 years ago if he needed more money for the club program.

Ms. Cahill thanked Mr. Jim Moffett for a job well done as Waterfront Supervisor this past summer.

Mr. Fountain asked what happened with the security system and asked if we wanted to look into getting a new system. Mr. Callahan told Mr. Fountain to look into getting a new system.

Mr Fountain said he would like to see a pier committee formed. Discussion followed. Ms. Cahill said that Mr. Beauchene is the head of the committee and he should pick the people to be on the committee. Mr. Lombardo said they need to talk about the pier at the October meeting.

**6) Communications** - Made available

**7) Public comments**

Ms. Debra Sining, 16 Sea View Avenue, commented that there is a difference between revenue and profit. Review minus expenses equals profit. More money is taken into the program and need to spend more money on the club program.

Mr. David Weiss, 98 East Shore Drive, asked if the Board could do a walk thru on his property tomorrow regarding the sub-divide on his properties as he has a contract on the property. He asked why it needed to be approved by the BOG instead of the Zoning Commission. Mr. John Bonelli presented the blue prints with the lot line provisions for 98 East Shore Drive and 1 Blue Heron Court and informed the Board that both properties have well over the 8,000 sq ft of land needed.

Ms Cahill said the BOG said is the planning board.

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

**Ms. Phelps made a motion to accept the change on the lot line revision for 98 East Shore Drive and 1 Blue Heron Court as per map.**

**Ms. Colangelo seconded the motion.**

**Vote: 6 - 0 - 0**

**8) BOG Response**

Mr. Callahan said that Mr. Goyal had a valid point regarding the parking of golf carts at the Nehantic ROW. He said they had talked about the parking in that area but they have no plans to do anything at this time.

Mr. Callahan responded to the budget on the Club Program and said he does not know who said they can't have money for the program as there is money and it is a budgeted item. Mr. Callahan said that is why they asked Ms. Phelps to oversee the program.

Mr. Callahan said that the treasurer's report should be on the website and he will speak to Ms. Boyle about it.

Mr. Callahan stated regarding who is a member, a member is someone who owns property in the association and their name is on the deed or they are a renter who is registered to vote in the town of East Lyme.

Ms. Ronnie Phelps wanted to thank the Diachenko's and the other people on the club program committee for all the hard work they have put into it.

**Executive Session**

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

**Ms. Phelps made a motion at 8:55Pm to enter Executive Session to discuss personnel.**

**Mr. McDowell seconded the motion.**

**Vote: 6 - 0 - 0. Motion Passed.**

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

**Mr. McDowell made a motion to exit Executive Session at 9:05Pm with no action taken.**

**Ms. Colangelo seconded the motion.**

**Vote: 6 - 0 - 0. Motion Passed.**

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

**Mr. McDowell made a motion that the Regular Meeting of the Black Point Beach Club Association Board of Governors be adjourned at 9:06 p.m. Mr. Lombardo seconded the motion.**

**Vote 6 - 0 - 0. Motion Passed**

**Respectfully submitted,**

**Maureen Lowney, Secretary**