

**Black Point Beach Club Association
Board of Governors
Minutes of Regular Meeting
Thursday, October 25, 2018
6:00Pm**

The Regular Meeting of the Black Point Beach Club Association Board of Governors was held on Thursday, October 25, 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: Jim Moffett, Carolyn Boyle, Treasurer; Maureen Lowney, Secretary

Absent: Ruth Ames, Tax Collector

1. Call meeting to order; Attendance

Mr. Callahan called the R3regular Meeting of the BPBCA Board of Governors to order at 6:00Pm. A Quorum was present.

a.

Approval of Minutes of August 23, 2018 Regular Meeting

Mr. Callahan called if there were any omissions or corrections on these minutes. Ms. Phelps noted the following omission Mr. Will Fountain was present at the meeting. Ms. Phelps also noted corrections to the minutes: page 2, Treasurer Report should read **Presented Report**. Under Tax Collector Report should read **Presented Report** , Under chair's report add **the Chair delegated getting 3 bids for mowing, beach cleaning, underwater , and water fountain to Ms. Ronnie Phelps**. Page 4 under Old Business Ms. Phelps to correct her report regarding the surveys to say **The number of responses were good** instead of saying that the survey responses were very good.

**** Motion [1]**

Ms. Colangelo made a motion to approve the minutes of the Special Meeting held on September 26, 2018, as corrected. Mr. Beauchene seconded the motion.

Vote: 7 - 0 - 0. Motion passed

2. Public Comments

No Comments

3. Reports

Treasurer's Report - Carolyn Boyle

Ms. Boyle presented her report . She commented about paying for the pier repair hearing different stories on how it would be funded. Ms. Boyle went back through her old files and said

the last time the piers were repaired the members were billed with an assessment as a tax payment with a mill rate. The assessment was billed in 2 payments the first was due October 1st, of 2006 and the second due March 1st of 2007. It was not done as a flat rate per property. She thought it had to be done based on the mill rate as we are a municipality as opposed to a home owners association.

Mr. Lombardo asked Ms. Boyle why the line item on grass cutting was zero. Ms. Boyle replied that the lawn service sends us a bill once year at the end of the season.

Bank Balances as of 9/28/2018

Checking and Sweep accounts \$230,760.54. Long Term Capital \$86,469.43

****Motion [2]**

Mr. McDowell made a motion to accept the Treasurer's Report

Ms. Colangelo seconded the motion.

Vote: 7 - 0 - 0. Motion Passed

Tax Collector's Report - Kevin Callahan for Ruth Ames

Mr. Callahan reported \$193,976.07 has been collected in taxes to date. There is an outstanding balance of \$2,821.89. 8 properties have made no payments to date, 2 will be paid off this month and there are 4 partial payments. There is \$0.08 outstanding from 2017.

Ms. Phelps asked where various files and reports are filed and where does she go to look for files. Mr. Callahan said they are filed in the file cabinets on the garage/shed. Ms. Boyle said she has payroll files and weekly time sheets filed. Ms. Colangelo said the Association Manager would give his annual report and there would be some mention of the rec. program in it and it was attached to the minutes.

Chair's Report - Kevin Callahan

Mr. Callahan reported that Ms. Boyle has given her letter of resignation to the Board effective November 30, 2018. Mr. Callahan thanked Ms. Boyle for all her years of service.

****Motion [3]**

Mr. McDowell made a motion to accept Ms. Boyle's resignation. Mr. Beauchene seconded the motion.

Vote: 7 - 0 - 0. Motion Passed

Mr. Callahan discussed the meeting schedule for the 2019 season. The Board agreed to keep the meetings to the 4th Thursday of the month from March - October 2018.

Ex Officio to Zoning - Steve Beauchene

Mr. Beauchene stated that the Zoning Commission has changed some regulations.

Ex Officio to Zoning Board of Appeals - Kevin Callahan

Nothing to Report

4) New Business

Mr. Fountain asked about purchasing a new gang plank for the boat launch and wanted to know if we should do it now or wait till the spring. Mr. Callahan said to wait till the spring.

Mr Fountain commented that Mr Callahan should contact the Town Engineer regarding a pothole in front of the clubhouse.

Mr. Fountain commented that he was up at the club house grounds and only saw 2 buoys and anchors and stated there should be 10. He also noted that the flag at the club house should be taken down for the season.

Mr. Fountain also commented about the mess at the Blue Heron right-of-way. Ms. Cahill said they should be told to fix it. Mr. Callahan stated that he had spoken to them about the depression in the ground.

Mr. Fountain stated that he thought there should be a monthly report from the pier committee.

Mr. Beauchene said they will put updates on the Website.

Ms. Phelps stated she had sent an e-mail to the Board members about discussing committees. She feels there should be committees for personnel, financial, etc. She is worried about the time line as this is the last meeting for the season. She is still working on the rec. program and is concerned among other things about the budget for the rec. program and presenting her proposal to the Board. She mentioned that at the last meeting they talked about having co - directors instead of one director. They need water safety instructors (WSI) and counselors. Ms. Colangelo asked if she was ready to present her proposal yet. Ms Phelps said not yet she will be ready in November. Discussion continued. Mr. Callahan stated that they don't need to form a committee, the Board of Governors is the committee. Mr. Callahan said they could schedule a meeting in November and set the date after Ms. Phelps has completed her proposal.

Mr McDowell stated that a member asked if people could have fishing tags to fish off the South Pier to identify themselves as Black Point residents.

****Motion [4]**

Mr. McDowell made a motion to have a tag made for fishing off the pier and to be sent out with the parking tags to every household.

Mr. Beauchene seconded the motion.

Discussion followed

Mr. McDowell stated that people who are not members have been fishing off the South pier and there have been confrontations. Ms. Colangelo suggested issuing a limited number of fishing tags similar to the kayak tags. Ms. Phelps agreed with Ms. Colangelo. Mr. Fountain said it would be hard to enforce. Discussion continued.

Vote: 0 - 6 - 1 . Motion Failed

Mr. Callahan stated that some language changes needed to be made in the Club House rental policy and we need to ban paint ball and silly string cans from the club house grounds. Also the general liability insurance showing that the member requesting use of the clubhouse is personally insured and name Black Point Beach Club Association as an additional insured for the date of the event.

****Motion [5]**

Ms. Phelps made a motion to add to the Club House Rental policy and contract No paint balls, silly string or similar products will be allowed on the club house grounds. Any damage done to the club house property or grounds will be the responsibility of the renter.

Mr. Beauchene seconded the motion.

Vote: 7 - 0 - 0 Motion passed.

Mr. Callahan nominated Ms. Colangelo and Ms. Lowney for the 4th of July Picnic and parade.

Mr. Callahan asked that at the next meeting if the Board members could give their thoughts and opinion on hiring a Beach Manager, or dividing it into 2 positions.

5) Old Business

Mr. Beauchene gave an update on the pier committee. He informed the Board of the members on the committee. John Campion, Phil Lombardo, Will Fountain, Bob Kallaugher, a contractor; Ron Giannamore, an engineer; and Steve Beauchene.

Mr. Beauchene stated that the committee is going to ask a few companies for designs, building and ideas in which direction to go. He said they will post updates on the website and they should have a proposal by May with the design and cost.

Mr. Lombardo said the meeting went very well and they have good people on the committee.

Ms. Phelps asked about the playground equipment from the men's club and Gino Auriemma's fundraiser. Mr. Callahan said it is in the garage/shed. The equipment the men's club purchased was bought with the money from Geno's fundraiser.

Ms. Phelps asked what was going on with the cameras. Mr. Fountain said he will be researching the cameras over the winter months.

Ms. Phelps asked if the ROW's are going to be surveyed. Mr. Lombardo said they are waiting on the surveyor. She asked about the parking at the Market. Ms. Colangelo said the Market owns those parking spaces in front of the Market. Discussion followed. Mr Lombardo said that sentence needs to be taken out of our Rules and Regulations.

Ms. Phelps also asked about the walkway between Sea Breeze and Sea View. Mr. Callahan said the railings were removed as they were damaged and some washed out to sea. There is a sign there stating that the walkway is closed.

Mr Lombardo said the Agenda should state what is going to be discussed so the members are prepared.

6) Communications - Made available

7) Public comments

Ms. Debra Sinning, 16 Sea View Avenue remarked that when we had an assessment in the past for the piers it was an assessment on the property and not a flat rate per household as we are a municipality and not a homeowners association so we pay taxes not fees. She said she understands that laws could have changed.

She said the rec. program budget should show what the income is and what the expenses are and it needs to be transparent.

8) BOG Response

Mr. Callahan thanked the audience for coming.

Ms. Cahill responded that Black Point Beach Club Assoc. is a quasi municipality so we pay taxes and not fees. That is why when an assessment is needed it is assessed on the property.

Executive Session

****Motion [6]**

Mr. McDowell made a motion at 7:55Pm to enter Executive Session to discuss personnel and legal issues

Mr. Beauchene seconded the motion.

Vote: 7 - 0 - 0. Motion Passed.

**** Motion [7]**

Mr. Colangelo made a motion to exit Executive Session at 9:15Pm and return to the Regular meeting

Mr. Beauchene seconded the motion.

Vote: 7 - 0 - 0. Motion Passed.

****Motion [8]**

Mr. Beauchene made a motion to increase hours for the ZEO to an average of 5hours/ week with an increase in salary to \$14,000.00. Ms. Phelps seconded the motion.

Vote: 7 - 0 - 0. Motion Passed

****Motion [9]**

Ms. Phelps made a motion that the Regular Meeting of the Black Point Beach Club Association Board of Governors be adjourned at 9:17 p.m. Mr. McDowell seconded the motion.

Vote 7 - 0 - 0. Motion Passed

Respectfully submitted,

Maureen Lowney, Secretary

