

**Black Point Beach Association
Board of Governors
March 28th, 2019 Regular Meeting Minutes**

Present :Kevin Callahan, Chair
Will Fountain
Bill McDowell
Ronnie Phelps
Steve Beauchene
Mary Cahill
Phil Lombardo

Also Present: Maureen Lowney, Treasurer

Absent: Cheryl Colangelo
Ruth Ames, Tax Collector

The Regular Meeting of the Black Point Beach Club Association Board of Governors was held on Thursday March 28th, 2019, at 6:00 p.m. in the Black Point Beach Club Association Clubhouse located at 6 Sunset Avenue in Niantic, Connecticut.

I. Call Meeting to Order & Attendance

Mr. Callahan called the Regular Meeting of the BPBCA Board of Governors to order at 6:00 p.m.

A Quorum was present,

II. Additions to the Agenda

MOTION (1)

Mr. Beauchene moved to add two items to this evening's agenda:

- 1. Pier Repair Project Comment and Request**
- 2. Filling of Vacancy, BPBCA Zoning Commission Alternate & Zoning update.**

Mr. Fountain seconded the motion.

Motion carried, 7-0-0.

MOTION (2)

Mr. Callahan moved to add discussion of the hiring of the Club Co-Directors, Water Safety Instructor and Association Manager to this evening's agenda.

Mr. Beauchene seconded the motion.

Motion carried, 7-0-0.

III. Public Comments

Mr. Callahan called for Public Comment.

1. Carol Ward of 23 Blue Heron Road offered some of the following comments:
 - She has serious concerns regarding the development going across the street.
 - The West Lane development comes right up to where the stone wall was.
 - She would like to ask the Board if they can have some sort of special meeting where we can bring up some of the issues that might impact all of Black Point Beach Club.
 - Trucks will be going down that road, Bond Street and so forth.
 - She just spoke with First Selectman, Mark Nickerson, and he said he is going to ask the Planning Commission if a meeting can be held where the public can express their concerns.
 - She is not saying the development shouldn't happen merely that the Black Point Community has concerns about traffic, runoff, replacement of the stone wall, as well as many other things.
 - Perhaps a delegation could be formed to speak with the Town.

2. Cynthia Trocki of 22 Blue Heron Road offered some of the following comments:
 - She's going to be affected directly by the development and she's not saying it can't be developed.
 - It's Old Black Point Property yet there is a sign alerting the Association that the lot being developed is Black Point property; they're trying to take public property on West Lane where it meets Bond Road, and is trying to create a different right-of-way than the one intended by the deed of 212 Old Black Point Road.
 - The Town Planner, Gary Goeschel, is really misled by the plans that have been submitted to the Town from the developer/owner.
 - A hearing is being held on April 9th on this proposal and they're trying not to allow any public comment; we are an Association and need to be on high alert to get this access point stopped by submitting information that is in the Town records.
 - After looking at the division over there- they're only suppose to access the property from the south line and within that tract of land; they're not suppose to come over the easterly side of it and the abutting property also has a 25 ft right-of-way for that property.
 - It's Old Black Point property and should be accessed from Old Black Point.

Ms. Trocki said she has a letter (letter not yet submitted) stating these comments that she would like to submit to the Board so it can be placed on the website blog, so people know what's going on. Ms. Ward added that Mr. Goeschel has labeled on the plans that West Lane coming from Old Black Point is private. She noted that Ms. Cahill has told her for years that it is not private. Ms. Ward would like more clarification and would also like to know about the drainage for this project.

IV. Budget Presentation and Discussion

Ms. Lowney presented the FY 2019-2020 draft budget charted along with both last year's projected budget and actual budget; the figures discussed were as of March 2019 and she noted the 3 additional months that remain are not included in the expended figures. Ms. Lowney reviewed the budget line item by line item which was followed by in-depth discussions, and revision when deemed necessary.

Some of the items Ms. Lowney discussed with the Board included the following:

- The proposed mill rate is 1.6.
- Big ticket items include the Association Manager whose salary has not yet been determined, payroll taxes, insurance (which has increased by \$1,500), the utilities (which has been over budget the last two years), the Zoning Officer salary and the pier repair project (the extra surplus here can be used towards the repair.)

Mr. Lombardo said the pier repair project is not going to be included in the budget; it will be an assessment and no capital account funds will be utilized. He said the budget being discussed is to run the organization.

Ms. Lowney then went on to review the following:

- We've gotten \$8,500 in zoning fees when we only anticipated \$3,500.
- For the rec program we anticipate \$25,650 income.
- On the grand list our net figure has gone up about \$300,000 from last year.
- Liens and interest brought in \$862.
- Prior year taxes-\$1585.00 has not been paid.
- Received \$800.00 in Clubhouse rentals; proposed income for this year \$1,200.
- \$25,000 in fund surplus.
- Investments (i.e. interest from bank accounts) we brought in \$440 so we increased that projection by \$100 for the new year.
- We've moved the ZBA permits from \$400 up to \$900 since we're already up to \$900 for this year.
- Audit fees are at \$3,500 which is the same as last year.

Mr. Lombardo and the Board reduced many of the line items to lower the mil rate and some of the following was determined:

- The grass cutting has been increased by \$100.
- Insurance has been moved up \$3,000 because we're already over budget.
- Legal fees have been lowered to \$8,000.
- Payroll services will remain the same as will security patrol.
- The rec program supplies was budgeted \$1,500; it has been moved up to \$2,650 for the new year.
- The Clubhouse maintenance was altered to \$3,000.
- Grounds maintenance will be \$3,000.
- Playground will be 4,000.

- Supplies will be \$1,500.
- Tennis courts will be reduced to \$5,500 (the Association Manager will roll the courts.)
- Black Pointer/Quality Printers was moved up to \$3,500.
- Waterfront maintenance will remain the same.
- Capital expenditures will go down to \$30,000.
- Beach patrol was lowered to \$7,000.
- Association remained the same, at \$22,000.

Mr. Lombardo asked if we have an overall objective of what we want to see in the checking account and Ms. Lowney detailed the three association accounts- checking, sweep account and long-term capital account.

Mr. Lombardo said we need to rethink how we do the budget estimates and Ms. Lowney said she will revise the formulas which will help. Mr. Lombardo suggested sorting all the line items by subcategory in the future.

The Board discussed best business practices for savings along with the yearly \$8,500 contribution to the long-term capital account. Ms. Cahill feels we should continue this practice while Mr. Lombardo feels it should be discontinued. After much discussion the Board opted to decrease the yearly contribution from \$8,500 to \$500 and revisit this topic again next year. Ms. Cahill said she is against this change since a previous Board Member put this item in for long-term capital improvements.

The Board further discussed the budget.

Ms. Cahill cautioned against reducing this budget too much noting that some of this money made be needed for the pier repair project.

The Board discussed personnel salaries.

V. Chairman Response/Comments

Mr. Callahan said he doesn't have the information that Ms. Ward and Ms. Trocki have and at this moment, can't verify it; the Board can attend and if someone wants to spearhead it, that would certainly be fine.

Ms. Phelps asked if something could be put on the website and the Board discussed how it would be prudent to find out if the public will be allowed to speak prior to posting any kind of notice on the website.

The Board discussed West Lane and the road status which Ms. Ward and Ms. Cahill said is incorrectly being called private. Ms. Cahill detailed the history of this issue and explained how West Lane can't be considered a road.

Mr. Fountain detailed how no public comment can be made in subdivision cases of 10 lots or less. The Board discussed the possibility of Mr. Beauchene writing a letter to the Town Planner. Ms. Phelps suggested seeking out Mr. Ventres for assistance.

Ms. Trocki said it's important for us to attend no matter what.

VI. New Business

a. Pier Repair Project

Mr. Beauchene shared that 4 bids have come in for the pier work so far, all in the \$650-\$700,000 ballpark with the exception of (1) one million quote; the Pier Committee is thinking it would be best to split this cost over two years which would roughly increase the mill rate to 5%; two payments will be done over two years. He said they're going to invite all the contractors in to speak with them and then present this at the May meeting.

The Board discussed the pier.

b. Zoning Update & Vacancy

Mr. Beauchene shared how Mr. Ventres catalogued all the Zoning files. He explained how the Zoning Commission is missing an alternate and would like to extend an invitation to John Horoho.

MOTION (3)

Mr. Beauchene moved to appoint John Horoho as the Black Point Beach Club Association Zoning Alternate.

Ms. Phelps seconded the motion.

Motion carried, 7-0-0.

Mr. Beauchene said the Zoning Board of Appeals needs an Ex-Officio.

Ms. Cahill asked for an updated Zoning Commission roster.

c. Discussion regarding hiring of Co-Directors, Water Safety Instructor and Association Manager.

The Board discussed the interviewees.

MOTION (4)

Mr. Beauchene moved to hire Nadia Banever and Erica Garnett as Co-Directors at a salary of \$4,000 each.

Mr. Lombardo seconded the motion.

The Board discussed the positions and their salaries..

Motion carried, 6-1-0. Nay: Mr. Callahan.

MOTION (5)

Ms. Phelps moved to hire Sarah Monarca as WSI for \$20/hr as outlined in the proposal.

Mr. McDowell seconded the motion.

Motion carried, 7-0-0.

The Board discussed adding the rolling of the courts to the Association Manager duties.

MOTION (6)

Mr. Lombardo moved to hire Jim Moffett as Association Manager with a salary of \$22,000.

Mr. McDowell seconded the motion.

Motion carried, 7-0-0.

Adjournment

MOTION (7)

Mr. McDowell moved to adjourn the March 28, 2019 Regular Meeting of the BPBCA Board of Governors at 9:19 p.m.

Mr. Lombardo seconded the motion.

Motion carried, 7-0-0.

Respectfully Submitted,
Brooke Stevens,
Recording Secretary