

**Black Point Beach Association
Board of Governors
April 25, 2019
Special Meeting Minutes**

Present: Cheryl Colangelo, Chair

Phil Lombardo

Mary Cahill

Steven Beauchene

Will Fountain

Bill McDowell

Also Present: Jim Moffett, Association Manager

Carolyn Boyle, Previous Association Treasurer

Absent: Kevin Callahan

Ronnie Phelps

Maureen Lowney, Treasurer

Ruth Ames, Tax Collector

The Special Meeting of the Black Point Beach Club Association Board of Governors was held on Thursday April 25th, 2019, at 6:30 p.m. in the Black Point Beach Club Association Clubhouse located at 6 Sunset Avenue, Niantic, Connecticut.

1. Call Meeting to Order and Attendance

Ms. Colangelo called the Special Meeting of the BPBCA Board of Governors to order at 6:30 p.m.

A Quorum was present.

Ms. Colangelo shared the following:

- Maureen Lowney has resigned as Treasurer effective April 30th, 2019.
- Kevin Callahan has resigned from the Board of Governors for health reasons.
- Mary Cahill has resigned as Ex-Officio to the Board effective May 25th, 2019.

Ms. Colangelo commented on how much the Board appreciates the work these three individuals have done for the Board and the Association. Ms. Cahill commented that she will still be available as a resource if needed and Mr. Lombardo observed she is a much needed resource.

2. Interim Treasurer & Budget Update

MOTION (1)

Mr. Beauchene moved to appoint Carolyn Boyle as Interim Treasurer.

Mr. McDowell seconded the motion.

Motion carried, 6-0-0.

Ms. Boyle reported on her review of the 2019/2020 budget and the items that have been updated and/or verified.

Ms. Boyle discussed the fund surplus and detailed the line items of the budget.

Ms. Boyle said the one major change she made is the inclusion of "Allocation from Fund Balance for Preliminary Pier Costs" to clarify that \$90,000 is coming from the Fund Balance and not the mil rate or such.

Mr. Lombardo and the Board discussed the importance of including "pending approval of the Membership" in regards to the pier project.

Ms. Boyle discussed expenses and the importance of breaking that column down for clarification.

Ms. Boyle explained she needs guidance regarding end of year expenses specifically Capital Expenditures, and the Board discussed items needed that can be addressed such as a security system and additional buoys.

Mr. Fountain said he spoke with Integrated Security regarding an alarm and security cameras; he will invite them to speak at the next Board of Governors meeting and asked that they be placed first on the agenda.

Mr. Lombardo suggested maintaining a list of items that need to be repaired, replaced or completed.

Mr. Fountain brought up the poor condition of the clubhouse flooring and discussed a possible remedy; he will obtain an estimate.

The Board also discussed getting a quote from Casey, for gravel.

Ms. Colangelo said the division of specific BOG responsibilities can be determined next week. Ms. Boyle said it needs to be decided who will be doing the signing of the checks.

Mr. Beauchene suggested the signees be the Treasurer, Chair and Vice Chair with a two signature line requirement for each check.

Mr. Lombardo pointed out that Ms. Colangelo is now the Chair so they're in need of a Vice Chair.

MOTION (2)

Mr. McDowell moved to give Ms. Boyle as Interim Treasurer and Mr. Phil Lombardo and Ms. Cheryl Colangelo, as Board of Governors Members the authority to act as signees for the Black Point Beach Club Association checking account and long term savings account at Liberty Bank; all checks require two signatures.

Ms. Colangelo seconded the motion.

Motion carried, 6-0-0.

3. Groin (Pier Update)

Mr. Beauchene shared the following in regards to the pier repair proposal:

- The Subcommittee has met with two potential bidders and have two more to meet with.
- The estimate has averaged between \$600,00-\$700,000.
- One prospective company thinks they can begin in the fall and have it all set for the next year (provided the project is approved by the Membership at the Annual Meeting.)
- The one issue for this scenario is the collecting of fees that would need to be done this year.

Ms. Cahill said many people have approached her asking if it's necessary that the pier be done this year. The Board discussed how two years would provide more ease for everyone's pocket.

Mr. Beauchene said his concern is that the labor and materials could cost twice the amount at that point. He is also concerned about safety given the pier's current condition.

Ms. Colangelo asked that everyone take a look at the pier this week so they can assess when the work should be completed.

Ms. Colangelo noted that the Board has been approached by several people regarding the proposed subdivision off of West Lane; the East Lyme Planning Commission will be holding a public hearing on May 7th, 2019 to consider the proposal. The Board discussed posting the public hearing date on the website as a point of information.

MOTION (3)

Mr. Beauchene moved to enter Executive Session at 7:55 p.m. to discuss potential replacements to complete Mr. Callahan's term.

Mr. McDowell seconded the motion.

Motion carried 6-0-0.

MOTION (4)

Mr. McDowell moved to exit Executive Session at 8:12 p.m. with no action taken.

Mr. Lombardo seconded the motion.

Motion carried, 6-0-0.

MOTION (5)

Mr. Beauchene moved to hire Interim Treasurer Carolyn Boyle at a rate of \$50/hr until the end of April and as of May, \$1,167 per month until such time as a replacement is hired and trained.

Mr. McDowell seconded the motion.

Motion carried, 6-0-0.

MOTION (6)

Mr. Beauchene moved to ask Cary Michael Johnson to serve on the Board of Governors for the remainder of Mr. Callahan's term.

Motion carried, 6-0-0.

ADJOURNMENT

MOTION (7)

Ms. Colangelo moved to adjourn the Black Point Beach Club Association Board of Governors Special Meeting at 8:15 p.m.

Mr. Beauchene seconded the motion.

Motion carried, 6-0-0.

Respectfully Submitted,

Brooke Stevens, Recording Secretary