

Black Point Beach Association
Annual Meeting
May 25th, 2019
Meeting Minutes

Present: Cheryl Colangelo, Chair

Phil Lombardo

Mary Cahill

Steven Beauchene

Will Fountain

Bill McDowell

Cary Michael Johnson

Also Present: Jim Moffett, Association Manager

Carolyn Boyle, Interim Treasurer

Ruth Ames, Tax Collector

The Annual Meeting of the Black Point Beach Club Association was held on Saturday May 26th, 2019, at 9:00 a.m. in the Black Point Beach Club Association Clubhouse located at 6 Sunset Avenue, Niantic, Connecticut.

I. Call Meeting to Order and Attendance

Ms. Colangelo, Chair of the BPBCA Board of Governors, called the Annual Meeting to order at 9:05 a.m. and led the members in the Pledge of Allegiance.

II. Introducing the members of the Board of Governors

Ms. Colangelo introduced the Board and staff members to the membership and turned the meeting over to Mark Nickerson, First Selectman of East Lyme.

Mr. Nickerson gave an update regarding the financial condition of the State, the four upcoming bridge projects in Town and resulting detours, the budget referendum, the Cini Park bathrooms which opened yesterday, Costco, the Exit 74 three year minimum project, and the proposed West Lane Subdivision.

Mr. Nickerson called for audience questions.

- Cary Michael Johnson (aka Mike Johnson), BOG member asked about Plan B- the living coastline planning program and Mr. Nickerson replied that he didn't know; it hasn't hit his desk yet.
- A member who didn't identify herself asked if the chain on West Lane is going to stay down and Mr. Nickerson replied that the Town is not involved in the local politics given that the lane is private.
- Cindy Trocki of 22 Blue Heron Road asked about West Lane and said if it was paved privately, why are taxes not being paid by Old Black Point? She said the Assessor said that Old Black Point doesn't pay taxes on their portion while New Black Point pays on their one foot strip; they would like to make sure the Assessor is assessing that land and that Old Black Point is paying the taxes they should be responsible for. She also asked about when the right of way was given to the Town and if Black Point pays taxes on that road or if it is just the right of way (that was given to the Town)? Ms. Trocki asked if Black Point owns the land underneath the roads.
- Mr. Nickerson explained that these are questions for the Assessor. Ms. Trocki replied that the Assessor doesn't want to talk with her and Mr. Nickerson said he would happy to walk into the Assessor's office with her, to seek those answers. He said he can schedule a meeting so they can sit down with the Assessor and discuss this. Mr. Nickerson asked that if anyone has questions or concerns about any item in Town, that they call him so that the matter can be discussed with whatever relevant Department Heads needed.
- Ms. Trocki asked about the water and sewer area that is available to each municipality and that she still hasn't received an answer from Brad Kargl. She said the West Lane Development would be cutting into the water and sewer that belongs to the Black Point Beach Association when Old Black Point should be utilizing their own. Mr. Nickerson said it does exist within the sewer shed and they're therefore able to obtain it. He asked that she call his office on Tuesday so they can sit down with Brad and discuss this.

Ms. Colangelo suggested a moratorium on this topic since this is not the forum to discuss this. She said these are legitimate concerns but this is an annual meeting and there are many items on the agenda.

- A member who didn't identify himself asked when Costco is scheduled to open and Mr. Nickerson replied that they're saying November 1st.

Mr. Nickerson thanked the members for their time and left the meeting.

III. Comments from the Chair

Ms. Colangelo said she wanted to briefly discuss the BOG losses and gains:

- Kevin Callahan resigned due to health concerns and she acknowledged all the hard work Mr. Callahan did as Chair and for the Board as well as the membership. Ms. Colangelo noted that Mr. Callahan provided the Association with a new sense of community and volunteerism.
- Ms. Colangelo said she wanted to give a aside to Suzanne Smith who has kept the Clubhouse immaculate.
- Ronnie Phelps who was our liaison to Club has resigned from the Board effective today. Ms. Colangelo noted she offered a lot of expertise, time and organization in renewing the Club as well as obtaining new staff and getting them trained.
- Maureen Lowney who served for four years as Secretary and recently as Treasurer, has resigned. Ms. Colangelo noted that she was a great resource for the Board, a phenomenal organizer, and went above and beyond for both her paid and volunteer positions.
- Mary Cahill temporarily resigned as Ex-Officio but Ms. Colangelo was able to get her to withdraw her resignation.
- Cary Michael Johnson is filling in for the remainder of Mr. Callahan's term.
- Brooke Stevens is our new Recording Secretary.
- Carolyn Boyle has agreed to be interim Treasurer so they we may have some consistency and get through the Summer before seeking a permanent replacement.
- Jim Moffett who was Beach Manager last year is now Association Manager and has already done a tremendous amount of work.
- Nadia Banever and Erica Garnett have been hired as Co-Directors for the Club Program; they're both teachers, have a great deal of experience and are a dynamic combination.

Ms. Colangelo added that taking over as Chair was daunting and wants to thank everyone for their support and assistance and that she anticipated a lot more conflict due to issues regarding families and communities. She said that almost every meeting everyone modeled courtesy, patience and reasonable discussion and she is very thankful.

IV. Pier Repair Presentation

Ms. Colangelo explained that they did a slight change in order to accomodate the guests in attendance for the pier presentation; the potential project will be detailed, the membership will ask any questions they may have, but the actual pier discussion will occur later in the meeting.

Mr. Beauchene thanked Ms. Colangelo for steering the ship in Mr. Callahan's absence and noted she has done a great job. He gave a brief explanation about the condition of the pier and named the other Pier Subcommittee members- Will Fountain, Phil Lombardo, John Campion, Bob Kallauger, Mike Johnson, Jim Moffett and Ronnie Giannamore.

Mr. Beauchene briefly discussed the four bids received and why the Subcommittee chose the proposal they did after much review; the decision was based on cost, feasibility, future maintenance, anticipated life expectancy, likelihood of obtaining permitting and the quality of workmanship of the contractor. He introduced the three team members who submitted the proposal they liked:

1. Charles Brown- President and Professional Engineer from GNCD Consulting Engineers; he will be handling the design phase if the membership approves the project.
2. Keith Nielson- President and Professional Engineer from Docko; he will be obtaining the permitting for the pier renovation.
3. Rich Pinder from Pinder Construction; he will be handling the construction phases.

Mr. Neilson came forward to give a brief presentation and shared some of the following:

- They are well versed in the climate conditions of this area.
- Paramount concern is expendancy so the project can be completed for utilization next year.
- Their goal was to make the work as economical as possible while being strong enough to withstand the climate.
- They evaluated the condition of the structure; the construction will make the best use of the existing structure supplementing materials like the steel siding on the north side, a new concrete slab on the top, elevation for better performance
- They reviewed the permitting options with DEEP.
- The construction timing is a key part of the project; if approved they're hoping for a September start date and the weather and tide will determine how quickly the project is completed.

Mr. Neilson turned the presentation over to Charles Brown, who is the principal responsible for the finite design, and he shared some of the following:

- They have 50 years experience on shoreline Connecticut, mostly focusing on construction.

- The steel sheet pilings is reaching the end of its life, which is the primary problem with the pier.
- There are settlement problems between the slabs as well as bug gaping holes; they intend to add additional steel sheet piling walls to rectify this.
- Routing and concrete pouring will solidify the pier.
- The grade of the slab will be raised 11 inches, which is the maximum the DEEP allows.

Rich Pinder came forward and shared that he's been in the marine construction business for 42 years. He detailed where the access will be and said the main staging area will be in the northern part of the parking lot. Mr. Pinder showed the membership some photos to give them a better understanding of the scope of work.

Mr. Brown discussed the cost of the project:

- Design, survey and permitting costs are \$76,000.
- The construction is \$548,000 which includes a 5% contingency.
- Total cost complete and delivered is \$651,000.

Mr. Beauchene called for questions from the membership.

1. Peter Baril of 17 Seaview Avenue asked if the \$651,000 is the guaranteed maximum and Mr. Nielsen said at this time, yes and explained the intent of the contingency is to offset any unforeseen circumstances or changes in cost of materials. Mr. Baril said that any contract should be reviewed by legal counsel and he suggested that the BOG have someone with expertise with engineering act as a liaison to the Design Team for the Board.

Mr. Baril asked if there is any subsurface exploration and quality control. Mr. Nielsen said detailed the high quality materials they anticipate using. He added they will do the subsurface exploration necessary to ensure that they can drive the steel sheets to the proper docks.

Mr. Baril asked about the proposed concrete plug on the south side and Mr. Pinder detailed the hose they have to fill the area and noted that great care is taken when trimming concrete to ensure that you consistently get it through all the stone work.

2. Sharon Sklar of 20 Sunrise Avenue asked if there is a issue in regards to how long the permits take and whether the price quote includes those permits. Mr. Nielsen said the

price includes the permits and the DEEP certification of permission process is by law a maximum of 45 days; there is an allowance for an additional 45 days if needed.

3. Alice Baril of 17 Seaview Avenue asked if the beach will be able to be used during the work. Mr. Nielsen said the Team would meet with the Pier Committee to determine when the beach will be closed.

4. Colleen Chapin of 53 East Shore Drive asked what the pros and cons are of doing this project this year, as opposed to next year? She asked how long the permits stay open and asked about the cost of maintenance downstream. Mr. Pinder said maintenance will be the only thing they have to worry about for the next 25 years is the epoxy and areas that might rust; the concrete surface probably has a lifespan of 40-50 years, if not more and the expansion joints on top will probably last 10-15 years. Mr. Pinder said it's important to note that these are minimal costs.

Mr. Beauchene said that other than safety, an additional concern may be a 10% increase in price. He said this company may not want to perform this job in the future and it's plausible that DEEP could have a moratorium on rebuilding seawalls; if a rebuild is required due to greater damage DEEP may not allow it since they generally prefer rehabs as opposed to rebuilds.

Mr. Neilson stressed that they've already done a great deal of research in regards to the best materials to use for the project, and this is one of the most economical approaches.

5. Cindy Trochi of 22 Blue Heron Road asked what kind of prep work or cleaning is done prior and Mr. Pinder said a new sheet piling will be installed on the north side but there is no necessity to do any type of cleaning or pressure washing.

6. Suzanne Smith of 35 Sea Crest Avenue asked what the ends will look like and if more rocks will be utilized. Mr. Nielsen said the steel piling will not wrap around the existing dock and DEEP determines the size and amount of stone that can be put in there.

7. Matthew Borelli of 53 Indianola Road said he has great support and approval for the Committee that worked on this- the process is very complex and said that they ask questions about the process but don't understand the answers due to the complexity.

8. Sebastian Bellaire asked about the process of just letting the pier go. Mr. Beauchene said they looked into that as a worse case scenario; it would be \$200-\$250,000 just to remove the steel. He said he would rather spend the money and have something than spend half the amount, and have nothing.

9. Pam Ucello of 30 Indianola Road asked what the estimated life is and Mr. Beauchene said the original incarnation is a 70-78 year old structure so rehab with quality materials would add 50 years at the most.

10. Tony Parisi of 74 East Shore Drive asked how we plan on paying for this and Mr. Beauchene said that will be discussed later in the meeting.

V. Nominations to the Board of Governors

Ms. Colangelo opened the floor for nominations to the Board of Governors for three full three-year terms and one two-year term.

Ms. Colangelo noted that her, Will Fountain and Steve Beauchene's terms are up and the two-year vacancy is to finish off Ronnie Phelps' term; normally the Board of Governors would fill the two-year term themselves, but given the timing they will take nominations for this spot along with the others.

- **Mary Lou Weidl of 22 Indianola Road nominated Matthew Borrelli of 15 Indianola Road.**
- **David Weiss of 1 Blue Heron Court nominated Bob Trocki of 22 Blue Heron Court.**
- **Joan Hayes of 51 Whitecap Road nominated Cheryl Colangelo for a second term.**
- **Nancy Flynn of 7 Indianola Road nominated Rick Diachenko of 26 Sunrise Avenue.**
- **John Cellino of 60 East Shore Drive nominated Tom Sheehan of 18 Indianola Road.**
- **Ray Lillos of 39 Whitecap Road nominated Steve Beauchene for a second term.**
- **Beth Brucker of 28 South Trail nominated Will Fountain for a second term.**

Nominations closed, there being no other nominations. The membership casted their votes.

VI. Budget Discussion; Vote

Carolyn Boyle, Interim Treasurer reviewed the budget for the membership. She noted that members received a copy of the proposed budget in the call to meeting and that the proposed mill rate is 1.48; this is basically an operating budget. Ms. Boyle shared some of the following:

- There were a lot of zoning applications this year so they increased the proposed budget to \$10,000.
- We're proposing more income for the Rec Program; we've revamped the program, added staff and are hoping for more participation. The fees will fund the \$25,650 we're estimating.
- There are few outstanding taxes because of Ms. Ames' due diligence.
- Not many rentals this year so are being conservative with estimating that income.
- We are earmarking \$25,000 in our fund balance as a contingency in the event of any emergencies.
- The \$90,000 allocation for preliminary pier costs is coming from the fund balance and not the mill rate.
- Insurance has gone up a little and we're anticipating legal fees to go down slightly.
- We've tried to be conservative with expenses since we knew we were proposing the pier project.
- Grounds maintenance has gone down a bit since we've have now caught up with work that had been behind.
- Waterfront maintenance is up a little.
- Utilities have gone up due to an increase in both price and the use of the Clubhouse.
- Most other expenses are remaining the same.
- We have some personnel changes- we had a Waterfront Supervisor last year which has now become a Association Manager. We have Beach Patrol and Co-Directors for the Rec Program.

Ms. Boyle opened the floor to questions.

1. Cheryl Bruce of 53 Sea Spray Avenue said she has questions regarding the Rec Program contractual services. She said a \$4,800 increase is a significant change.

Ms. Boyle explained they're doing more with personnel and services and Ronnie Phelps came forward and detailed the program.

Ms. Bruce said the total increase is almost \$11,000 and Ms. Boyle explained the membership concern that more money is being taken in for the program than being spent; this is a year of change but we will be able to find a balance.

Mr. Lombardo added that there are two parts to this- fees have increased for the Club and the concern that the program is a profit center; expenses are higher but so is the income and the goal is for it to be a wash.

2. Sandy Sheehan asked if the \$90,000 goes to the bottom line of the pier and Ms. Boyle explained the \$90,000 will be covered under the pier funding which will be a separate assessment with its own mill rate; it was done like this in March because we didn't know at that time how we were going to handle it.
3. Matthew Borrelli of 15 Indianola Road asked if there had been consideration in reducing the cost of the Rec Program so that more kids participate. He asked when the Association will get a capital improvement plan outside of the pier. He noted that they should be voting on two budgets- a capital budget and operating budget. Ms. Boyle said a capital budget is something the Board can address in the future; she is here to present the operating budget.
4. Bob Trocki of 22 Blue Heron Road said if \$90,000 is taken out there is not sufficient contingency available. He said he doesn't want to see the contingency run too low and discussion followed.
5. Sally Cini of 28 Sea Breeze Avenue asked about the \$3,500 under personnel services which is now \$22,000. Ms. Boyle explained this is unanticipated personal and the two Co-Directors for the revamped Rec Program.
6. Susan Daly of 7 Brightwater Road asked if enough money is budgeted for legal fees given the proposed West Lane Subdivision. Ms. Boyle responded that this is a question for the Board, they will be consulting with a land use attorney but in the meantime, this is sufficient to see us through.
7. Roxanne Nelson of 2 East Shore Drive said she is still unclear about the Rec Program and further discussion followed.

Ray Lillis of 39 Whitecap Road moved to approve the FY 2019-2020 budget.

Ed Zito of 57 Nehantic Trail seconded the motion.

The membership casted their votes.

VII. Pier Discussion and Vote

Mr. Beauchene reviewed the cost of the pier for the membership. He explained that he felt the project should have its own contingency and said they were thinking about taking \$100,000 from capital reserve would bring it the cost down to \$605,800; if \$100,000 is taken from the fund balance, anything not spent would be returned. He noted the 4.3 increase in mill and that prices for this project are valid for this year only.

Mr. Beauchene called for public comments or questions.

1. Alice Baril of 17 Sea View Avenue asked if they've decided to hire a firm for oversight of the project. Mr. Beauchene said he thinks it would be prudent but is not aware of the associated cost and it would have to be researched.
2. Sue Chodorov of 61 Sea View Avenue said the mill rate on Ms. Boyle's budget is 1.48 and asked if the additional mill rate for the pier would be added on top of that. Ms. Boyle explained that they will get two bills- the regular bill for taxes and a second assessment bill.
3. Bob Trocki of 22 Blue Heron Road asked about the 4.3 mill rate in relation to a percentage of nonpayment rate; if 10% don't pay, how is that handled. Ms. Boyle said we are a tax district and people can not choose to not participate and not pay; the property would be liened and incur fees, interest and foreclosed upon if necessary. Discussion followed.
4. Colleen Chapin of 53 East Shore Drive said it has been 10 minutes since we heard the mill rate would increase by 4.3 and asked if the Board thinks this is an appropriate amount of time for each member to determine their personal finances is going to be on this? She asked if it's better to wait two weeks to further understand this and have a vote after everyone is fully informed?
5. Cindy Trocki of 22 Blue Heron Road asked if the pier is finished up in December how are we going to know that it will hold up. Mr. Beauchene said this is a one year warranty.

Ed Cosgrove moved to close the pier project discussion in order for the members to cast their votes.

Tom Hayes of 51 Whitecap Road seconded the motion.

VIII. Board of Governors Election Results

The Ballots were counted and the results were presented:

1. **Cheryl Colangelo- 105 votes; Elected, 2nd three-year term.**

2. **Will Fountain- 108 votes; Elected, 2nd three-year term.**
3. **Steve Beauchene- 104 votes; Elected, 2nd three-year term.**
4. **Tom Sheehan- 78 votes; Elected, two-year term.**
5. Rick Diachenko- 60 votes
6. Bob Trocki- 52 votes
7. Matt Borrelli- 43 votes

IX. Additional Comments from the Chair

Ms. Colangelo clarified that the Board of Governors email is BOGS@blackpointbeachclub.com and discussed some of the improvements such as the Men's Club climbing wall.

The Budget and Pier Votes were counted and the results were posted.

Budget Votes: 128 yay, 3 Nay. The FY 2019-2020 budget has passed.

Pier Votes: 116 yay, 17 Nay. The Pier rehabilitation project has been approved.

The Board discussed Whitecap parking and Ms. Colangelo reminded the members that golf carts can't be driven at night. She shared that Bill McDowell will be the new Kayck person.

Ms. Colangelo invited Jim Fox, Chairman of the Black Point Beach Club Zoning Board to speak. Mr. Fox introduced himself to those members who may not know him and shared that he has been Zoning Chair for the last three years. He explained how the Zoning Board updated the regulations during the last year and have decided to further examine them this year; they're taking a proactive approach and anticipating as opposed to reacting. Mr. Fox encouraged member participation and said there will be a couple of vacancies to fill. He thanked the Membership for their time.

- **Cahill Scholarship**

Wendy Bourget speaking for the Cahill Black Point Education Fund announced the two winners for this are

1. Stephen Laffen- grandson of Brendan and the late Maureen Fox
2. Michael Stam- grandson of Elizabeth O'Brien

Ms. Bourget detailed their accomplishments, thanked all of the essay readers, and all the students who took the time to write their essays.

XII. Member Comments

Sue Chodorov of 61 Sea View Avenue asked when the kayak racks go in and Mr. Fountain replied that they are in now.

ADJOURNMENT

The meeting adjourned at 11:35 a.m.

Respectfully Submitted,

Brooke Stevens, Recording Secretary