

**Black Point Beach Club Association
Board of Governors
May 23, 2019
Meeting Minutes**

Present: Cheryl Colangelo, Chair
Phil Lombardo
Mary Cahill
Veronica Phelps
Steven Beauchene
Will Fountain
Mike Johnson

FILED IN EAST LYME
CONNECTICUT
Jun 3 2019 AT 12:52 AM/PM
Brooke Stevens
EAST LYME TOWN CLERK

Also Present: Jim Moffett, Association Manager
Ruth Ames, Tax Collector
Carolyn Boyle, Interim Treasurer

Absent: Phil Lombardo
Brooke Stevens, Secretary

The Meeting of the Black Point Beach Club Association Board of Governors was held on Thursday, May 23, 2019, at 6 p.m. in the Black Point Beach Club Association located at 6 Sunset Avenue, Niantic, Connecticut.

1. Call Meeting to Order and Attendance

Ms. Colangelo called the Meeting of the BPBCA Board of Governors to order at 6:04 p.m. A Quorum was present.

Ms. Colangelo reported Mary Cahill has reconsidered and will not be resigning as an ex officio member of the Board of Governors.

2. Minutes of April 17, 2019 Meeting.

MOTION (1)

Mr. McDowell made a motion to accept the minutes.

Mr. Beauchene seconded the motion

Motion carried 7-0-0.

3. Minutes of May 2, 2019 Meeting.

MOTION (2)

Mr. Beauchene made a motion to accept the minutes.

Mr. McDowell seconded the motion
Motion carried 7-0-0.

4. Public Comments

John Celino, 60 East Shore Drive, was glad to see from previous minutes that the Board would be getting a surveyor for the West Lane subdivision proposal. He said the biggest job is to protect our borders, and urged the Board to hire an attorney to represent us with the developer and the Town Commission.

Cindy Trochi, 22 Bue Heron Road, discussed her concern about the whole subdivision and believes the Association owns the roads and we must protect that.

Carol Ward, 23 Blue Heron Road, stressed that we need to get an attorney to work with our surveyor.

5. Reports

a. Treasurer – Carolyn Boyle reviewed the Treasurer’s report that was previously submitted to the Board.

b. Tax Collector – Ruth Ames reported that all prior years are paid up, and that she has \$600 coming in, which will leave \$1,180 outstanding for the current year.

c. Association Manager – Jim Moffett previously submitted a written report to the Board. He will purchase 5 swim buoys with chains for \$600 each for a total of \$3,000. They were previously used for one year. The docks are in and the swim rafts are going in the 2nd week of June. The Association’s sign at the Osprey Rd. right of way was destroyed by contractors and the homeowner will replace it. He discussed hiring staff for Beach Patrol. He is not doing the gaga pit for the playground in this fiscal year. Two spring toys have been ordered and will be installed. He will have Mel Manwaring cut the grass at the clubhouse every week rather than every other week. Additional cost is \$400. The Board wants to proceed with the Niantic parking lot expansion, so he will go ahead with that. He would like one more bench for the playground. A new bench for White Cap has already been ordered. Golf cart parking will be discussed at the June Board of Governors meeting – Jim will bring a proposal. He will shred old clubhouse rental agreements. The bonfire is scheduled for July 20, which is when the town is holding East Lyme Day. He needs volunteers for the July 4 picnic. He needs some additional signage and will get costs from two different vendors.

MOTION (3)

Ms. Phelps made a motion to adjust the minimum age requirement for Beach Patrol staff to sixteen as long as issues with alcohol are handled by the Association Manager.

Ms. Colangelo seconded the motion.

Motion carried 7-0-0

Mr. McDowell made a motion that the Recreation Program counselors must be between fourteen and eighteen years of age upon date of hire.

Ms. Colangelo seconded the motion.

Motion carried 6-1-0

6. Special Committee Reports

a. Pier – Steve Beauchene said he will post the proposal on the Website. The work has a guaranteed maximum cost. The contractors will be at the Annual Meeting on Saturday at 9 a.m. to present the proposal to the membership.

b. Jim Moffett prepared the Security Protocol which was requested by the Board.

MOTION (4)

Mr. Beauchene made a motion to approve the Security Camera Proposal as submitted, a copy of which is attached to these minutes.

Mr. McDowell seconded the motion.

Motion carried 7-0-0

c. Recreation Program – Ronnie Phelps reported that the Co-Directors are now hired and in charge. Staff has been confirmed and supplies ordered. Brochures will be available at the Annual Meeting on Saturday. There will be staff training on the 29th and Registration on the 30th. She reviewed planned fundraisers and said they are looking into on-line registration. Various forms have been reviewed and updated, and will be submitted to the Board for approval.

7. Special Orders

a. West Lane Proposal – Steve Beauchene reported that the Association will be using Fred Gunther to review land records and survey the Association's property on West Lane. Estimated cost is \$1,500. There was discussion on hiring an attorney.

MOTION (5)

Ms. Phelps made a motion to consult a land use attorney immediately regarding the proposed subdivision on West Lane.

Ms. Colangelo seconded the motion.

Motion carried 7-0-0

b. Labor Procedures – Ms. Colangelo reported that Labor Procedures have been resolved.

8. New Business

MOTION (6)

Mr. McDowell made a motion to deny permission to build a stairway from the east side of 6 East Shore Drive attached to or across Black Point property.

Mr. Beauchene seconded the motion.

Motion carried 6-0-1 (Mr. Johnson abstained)

a. Commercial Parking on Roads – Concern about contractors parking on roads was expressed, as there is no parking allowed. This discussion was tabled. Options will be considered and reviewed at a future meeting.

b. July 4 picnic. Jim Moffett will ask on Saturday for volunteers for the July 4 picnic.

c. Use of Clubhouse – this discussion was tabled until the next meeting.

9. Further Public Comments

Mary Lou Weidl, 22 Indianola Road, asked if Beach Rules apply after 5 p.m.

Colleen Chapin, 53 East Shore Drive, expressed her concern with the lack of information regarding the pier proposals and lack of sufficient notice re funding. She reviewed her previously submitted correspondence to the Board.

Jean Galati, 7 Nehantic Drive, expressed concern re the timing of the pier presentation and funding request, and also communication regarding Club start time and program details.

Bob Trocki, 22 Blue Heron Road, thinks our surveyor has to look at the area surrounding West Lane and Bond Street.

Carol Ward, 23 Blue Heron Road, wants to clarify and go back to the earliest survey on the land records, and look at restrictions on the power line easement. She also asked what guarantees we will have when the piers are done.

Mary Lou Weidl, 22 Indianola Road, asked what is the proposal and Mr. Beauchene reviewed details.

Colleen Chapin, 53 East Shore Drive, stressed her belief that membership needs more information before being asked to approve spending. She said it is a lot to digest in a short time and is concerned the mil rate is not yet known.

Cindy Trocki, 22 Blue Heron Road, expressed concerns about confidentiality of information, and was told she could give information directly to Board members.

10. Adjournment

MOTION (7)

Mr. McDowell moved to adjourn the meeting at 9:29 p.m.

Mr. Beauchene seconded the motion.

Motion carried 7-0-0.

Respectfully submitted,
Carolyn Boyle, Acting Secretary