

**Black Point Beach Association
Board of Governors
September 5th, 2020 Annual Informational Meeting Minutes**

Call in number: 425-436-6363, access code: 436260

(Dial *6 during Public Comments to speak)

Present: Cheryl Colangelo, Chair
Will Fountain
Janet Bonelli
Steve Beauchene
Rick Diachenko
Phil Lombardo
Sharon Bruce

Also Present: Jim Moffett, Association Manager
Al Capozza, Treasurer
Colleen Chapin, ZBA Chair
Brooke Stevens, Recording Secretary

Absent: Ruth Ames, Tax Collector

The Annual Informational Meeting of the Black Point Beach Club Association Board of Governors, was held on Saturday September 5th, 2020 at 9:00 a.m. at the Black Point Clubhouse located at 6 Sunset Avenue, Niantic, CT; the meeting was teleconferenced from the Clubhouse.

I. Call Meeting to Order & Attendance

Ms. Colangelo called the Regular Meeting of the BPBCA Board of Governors to order at 9:00 a.m. and noted the teleconference is being recorded in its entirety and in accordance with the requirements of executive order 7B, issued by Governor Lamont, which allows for public meetings to held over teleconference; both the meeting recording and meeting minutes will be posted to the Black Point Beach Club website. Ms. Colangelo introduced the Board of Governors and staff, who she thanked, noting it has been a unparalleled year given the pandemic:

a. Board Members-

Steve Beauchene (Vice Chair), Will Fountain, Janet Bonelli, Phil Lombardo, Sharon Bruce, Rick Diachenko

b. Staff-

Ruth Ames - Tax Collector, Brooke Stevens - Recording Secretary, Jim Moffett - Association Manager, Al Capozza - Treasurer.

Ms. Colangelo thanked former Board members Mike Johnson (Cary Michael Johnson) and Bill McDowell for all the hard work they did for the Association and gave a special thanks to Cynthia Donovan, who temporarily stepped in last year to serve as Treasurer. She also thanked John Campion, Kay Parulis and Suzanne Smith for their assistance in disseminating information to the membership and Jim Fox and Colleen Chapin for leading the Zoning Commission and Zoning Board of Appeals respectively. Ms. Colangelo also expressed gratitude to Ms. Chapin for moderating every BOG virtual meeting as well as serving as unofficial tech advisor and to Jim Moffett, for his tireless work.

Ms. Colangelo shared some of the following:

- The Board can be reached via email at bog@blackpointbeachclub.com
- Beaches will be open until September 20th and will be cleaned on weekends & on Wednesdays.
- Members should remove their kayaks as well as small crafts prior to the beaches closing for the Winter season in anticipation of any storms that may occur.

Ms. Colangelo noted the Board of Governors has spent a good portion of the year reviewing bylaws as well as rules & regulations and has made some of the following revisions/modifications:

- The clubhouse is now open for use by members from May through September (outside of Covid-19 circumstances and restrictions.)
- Short term overnight parking in the Whitecap parking lot is permitted with approval of the Board and the understanding that the Board of Governors will not be liable for any damage. Written or emailed verification of approval must be placed on the dashboard.
- No private use of ROWs or the BPBCA beaches which they access is permitted.
- Ball playing on the beach or in the water is permitted if it doesn't hinder the safety or comfort of swimmers and bathers, and at the discretion of the Association Manager, on an individual event basis; any concerns or issues not resolved

through conversation with the individuals playing ball should be directed to the Beach Patrol and/or Association Manager.

Ms. Colangelo briefly summarized the task forces newly formed to address association business in a concentrated manner and lessen the length of the monthly Board of Governors meetings so that more immediate concerns can be addressed. The task forces created include the following:

1. **Long Term Capitol Improvement Task Force or Capital Planning Asset Management-** charged with anticipating expenses over time and the calculation of funds needed to be set aside each year to avoid extreme special expenses such as the pier; fiscal demands will be increasing due to the anticipated long term repairs and maintenance. The action steps of this group include identifying long term projects, estimating costs as well as timeframes, and developing strategies. The meeting notes of this committee are posted on the Black Point Beach Club website.
2. **Small Watercraft Task Force-** charged with guiding the Board on items involving enforcement, storage of small watercrafts, and the safety of swimmers and association members; their report will be posted once completed.
3. **Donations Task Force-** charged with creating procedures and rules for accepting donations.
4. **Parking Task Force-** charged with all things parking as it relates to the Black Point Beach Club; their report has been posted with the meeting minutes of September 1st, 2020 and is available for review on the Black Point Beach Club website.
5. **Charter Review Task Force-** charged to review members properties in trust in regards to voting.
6. **Technology Task Force-** charged with updating and expanding technology in the Clubhouse especially given the current Covid-19 conditions; these resources will also be made available to renters of the Clubhouse. Ms. Colangelo called for any general public comments or questions and the following individuals spoke-
 1. Cindy Trocki of 22 Blue Heron Road said some of the following:
 - She's still looking to find Robert's Rules posted on the association website; this would allow her to approach the Board appropriately.
 - She'd like questions answered at meetings rather than only being permitted to make comments during public delegations.
 - She'd like to know how she can get items put on the agenda.

- She is not being protected as a member of the Black Point Beach Club Association or as a property owner, by the Board of Governors.

Ms. Colangelo replied that the Board will not be putting Robert's Rules of Orders on the website because it's an entire book; excerpts can be obtained online and the most recent edition is available at the library. She noted if she has concerns that she would like the Board to address she can email them bog@blackpointbeachclub.com, which every Board Member will receive; it's the Board's decision as a whole whether or not to address a topic. Ms. Colangelo said Ms. Trocki can say "to the attention of..." if she has questions for specific Board Members she would like answered.

2. Barbara Johnston of 35 Sea Crest Avenue said she doesn't believe that explanation was satisfactory; she hasn't seen someone be added to a town agenda when a meeting was taking place. She said Ms. Trocki is looking to have time set aside on the agenda ahead of time during which she may speak.

Ms. Colangelo said her understanding is that at business meetings the Board in its entirety decides what is being put on the agenda and what needs to be addressed personally. She asked the Recording Secretary who confirmed it's the determination of the Board what is put on the agenda. Ms. Johnston said she is talking about a spot on the agenda ahead of time and not just public comments.

Ms. Colangelo said at a business meeting the Board decides what goes on the agenda. Ms. Johnston asked them to ask the Association Attorney and post what his suggestions are given that we only have two meetings a year. Ms. Colangelo explained she is referring to the monthly Board meetings and the informational meeting right now is an opportunity for anyone to speak and discuss whatever they wish to within a reasonable amount of time. Mr. Lombardo added if you look at our bylaws there are member meetings- access to all, and the board meetings which are run by Robert's Rules which we are following.

3. Cindy Trocki of 22 Blue Heron Road said the following:
 - The Board should be concerned with the needs and concerns of the members.
 - She finds it upsetting that they're not trying to educate themselves in regards to the Charter.
 - The bylaws are supposed to support the Charter and the deeds that say what we own and how we have our rights here to come and go and she finds that they don't want to address any of these issues.

- These items should be the first point of interest for the Board.
4. Ed Zito of 57 Nehantic Drive said he wants to commend the Board on their diligent efforts during this unusual Summer Season. He said he has found all of the Board Members to be extremely accessible and willing to discuss any and all issues of the Membership.

Ms. Colangelo noted the Board is hoping to schedule an informational session with the State of Connecticut regarding the Freedom of Information Act; it will be for the Board but open to the Public and teleconferenced to the community.

5. Mary Cahill of 37 Indianola said this has been a real bad Summer for all of us and that she agrees 100 percent with Ed Zito- the Board has done the best that they were able to do.
6. Carole Green of 43 Sea View Avenue said she wants to second what Ms. Cahill said and thanked the Board for their efforts.
7. Cindy Trocki of 22 Blue Heron Road said she heard the comments from people who believe the Board has done everything they possibly can- all she is asking as a member, is for us to read our and understand our documents. She said she's very upset because everyone is saying the Board is doing everything they possibly can and here she is a pleading member asking people to read our documents and the recorded documents for property owners. Ms. Trocki said she feels like she is receiving backlash for this request and doesn't appreciate it.

Ms. Colangelo called for further comments; while waiting for anyone who may wish to call in she asked that people spread the word that the teleconference system is working better now thanks to the efforts of Colleen Chapin. She said she heard some comments that people weren't going to call in because they couldn't hear and would like people to be aware that the sound is much better now.

8. Kim Craven of 46 East Shore Drive had the following questions:
 - Are rules and regulations given to renters?
 - If so, do they sign off on them or is it left to the owners to keep them informed?
 - Are rules and regulations given to people when they purchase property here?
 - Is there any consideration for giving a background check for renters?

- Would there be any consideration in utilizing an agency to handle the association and do our taxes, recordings, run our meetings?

Ms. Craven said the money that goes to our Tax Collector, Treasurer and Secretary could finance that while being up to date on association laws and possibly provide us with bargaining power when dealing with other agencies.

Ms. Colangelo said most realtors that deal with Black Point rules but not all do share them; the owners are responsible for their renters. She said they've asked owners in the past to post our rules for their renters. She doesn't know about the legality of doing a background check for a renter since we're a quasi municipality. Ms. Colangelo said they haven't discussed using an agency to administer and hasn't come up as a serious point of discussion until now.

9. Barbara Johnston of 35 Sea Crest Avenue said she is asking that the 9 right-of-ways along the shoreline be surveyed. She said if they're a municipality it has to be proven that some of our property has been taken over without consulting a survey; it's been 3 or 4 years and the surveys have still not been completed.

Ms. Colangelo said she knows they budgeted for two of the rows to be surveyed a couple of years ago and Mr. Fountain said we tried to survey them but have no documentation of ownership; they attempted to survey two but couldn't find anything definite. Dr. Beauchene said we need to look into this and look at our records and Ms. Johnston said she is not satisfied with this answer.

Mr. Fountain said adjacent owners can be measured but we can't do an A2 survey if we don't own it. Ms. Colangelo said we don't pay taxes on the rows and no longer own the roads since the Town services them; the rows are extensions of the roads but the Town doesn't use the rows or maintain them. She said since they have no deeds for the rows the question is how to address this.

10. Jim Allen of 31 Sea Spray asked about the seaweed at the end of Sea View and if it will be removed. Ms. Colangelo detailed how this was discussed at the September 1st BOG meeting and said we will have to do some brainstorming and determine next Summer if it's an ongoing problem.
11. Bob Guenther of 17 Bellaire Road said he wanted to thank the Board for their courteous attitude. He asked the Board if they're considering permitting golf cart parking in the rows.

Ms. Colangelo said this is currently being reviewed by the Parking Task Force.

12. Bob Trocki of 22 Blue Heron Road said he wants to commend the Board for all their work and he has a comment regarding the statement that we don't own the roads; they've been told by Gary Goeschel, the Town Planner, that the Town doesn't own the roads. He also mentioned the Property Maintenance Guide crafted by the Zoning Commission and said he thinks they're overreaching and that this isn't their purview and we're not a condominium.

Ms. Colangelo said in regards to the road ownership it depends on who you talk to but we legally gave up the right to claim them by accepting town services. She said the only way to solve this would be through an expensive legal procedure.

13. Barbara Johnston of 35 Sea Crest Avenue suggested they call the DEEP about the seaweed before you consider spending any money. She said seaweed is in the water and should therefore not be removed.

14. Bob Trocki of 22 Blue Heron Road said he's not asking the Board to engage in any legal procedure but there should be some documentation and it should be posted on the website.

MOTION (1)

Dr. Beauchene moved to adjourn the Black Point Beach Club Association Annual Informational Meeting at 9:55 a.m.

Mr. Lombardo seconded the motion.

Motion carried, 7-0-0.

Respectfully Submitted,

Brooke Stevens, Recording Secretary