

**Filing of the Black Point Beach Club Association Board of Governors
March 25th, 2021 Meeting Motions and Deferred items Summary.**

MOTION (1)

Mr. Diachenko moved to add a New Business section to this evening's agenda to discuss the following items:

- 1. Clubhouse Rentals**
- 2. Plan of Conservation and Development**

Mr. Lombardo seconded the motion.

Motion carried, 5-0-0.

MOTION (2)

Ms. Bruce moved to approve the meeting minutes of February 25th, 2021 as amended.

Mr. Lombardo seconded the motion.

Motion carried, 4-0-1.

MOTION (3)

Dr. Beauchene moved to accept Cheryl Colangelo's resignation as BOG Chair and resignation from the BOG membership with regret.

Mr. Lombardo seconded the motion.

Motion carried, 6-0-0.

Dr. Beauchene will contact Suzanne Smith regarding her offer to make social media posts for additional compensation; the board will discuss this at the next meeting.

Ms. Bonelli, as the new Board Liaison to Parks and Recreation, will meet with the Co-Directors to discuss their request for an increase in salary, and explore options.

MOTION (4)

Mr. Lombardo moved to allow Clubhouse Rentals with the stipulation that the party pay the rental fee, sanitation fee, and have insurance.

Mr. Diachenko seconded the motion.

Motion carried, 6-0-0.

MOTION (5)

Ms. Bonelli moved to continue the exploration for obtaining a Plan of Conservation and Development for the Black Point Beach Club Association.

Ms. Bruce seconded the motion.

Motion carried, 6-0-0.

The Board will determine who will fill the role of Board Chair for the final 2 months of this year's cycle at the April meeting.

Mr. Moffett and Mr. Fountain will determine the amount of mulch needed for the playground and the Board will revisit this item along with a dumpster rental for cleanup of Billow, at the April meeting.

The Board tentatively scheduled a Clubhouse cleanup day for April 24th, 2021.

MOTION (6)

Mr. Lombardo moved to adjourn the March 25th, 2021 Black Point Beach Club Board of Governors meeting at 7:24 p.m.

Ms. Bruce seconded the motion.

Motion carried, 6-0-0.

Respectfully Submitted,
Brooke Stevens, Recording Secretary

**Black Point Beach Association
Board of Governors
March 25th, 2021 Regular Meeting Minutes**

Join Zoom Meeting at the following link:

<https://us02web.zoom.us/j/9460236028?pwd=MFduSCtuMDc4OXdlb1ZrZ1JOem5vQT9>

Join Zoom Meeting at zoom.us and use the following Meeting ID and Passcode:

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Present: Steve Beauchene
Will Fountain (joined at 6:05 p.m.)
Janet Bonelli
Rick Diachenko
Phil Lombardo
Sharon Bruce

Absent: Cheryl Colangelo, Chair

Also Present: Jim Moffett, Association Manager
Al Capozza, Treasurer
Ruth Ames, Tax Collector
Jim Allen, Zoning Secretary
Brooke Stevens, Recording Secretary

The Regular Meeting of the Black Point Beach Club Association Board of Governors, was held on Thursday March 25th, 2021 at 6:00 p.m. via zoom.

I. Call Meeting to Order & Attendance

Dr. Beauchene, Acting Chair, called the Meeting to order at 6:00 p.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. Dr. Beauchene did roll call and noted a quorum of Commission members was present. She added that the meeting information was posted on the website as well as social media.

MOTION (1)

Mr. Diachenko moved to add a New Business section to this evening's agenda to discuss the following items:

3. Clubhouse Rentals

4. Plan of Conservation and Development

Mr. Lombardo seconded the motion.

Motion carried, 5-0-0.

II. Approval of Minutes

a. February 25th, 2021

Mr. Capozza said on page 26, 3rd sentence down from top reads "*Mr. Moffett said the Committee needs to determine the legality of a flat **task** prior to completing the mailing*"- and the word **task** should actually be **tax**.

MOTION (2)

Ms. Bruce moved to approve the meeting minutes of February 25th, 2021 as amended.

Mr. Lombardo seconded the motion.

Motion carried, 4-0-1.

Dr. Beauchene abstained from the vote due to his absence from the February 25th, 2021 meeting.

III. Communications to Board

Dr. Beauchene noted that correspondence from members via email will be part of the record (see meeting attachments.) He said as a point of information we received a letter from the Town Engineer notifying us that they will be doing repairs on the Whitecap right-of-way storm drain, and the work will be completed this week weather permitting.

Mr. Fountain joined the zoom meeting at 6:05 p.m.

Dr. Beauchene also noted the letter (attached) received from Cheryl Colangelo, BOG Chair, which he read into the record.

MOTION (3)

Dr. Beauchene moved to accept Cheryl Colangelo's resignation as BOG Chair and resignation from the BOG membership with regret.

Mr. Lombardo seconded the motion.

Motion carried, 6-0-0.

Dr. Beauchene said he wanted to sincerely thank Ms. Colangelo for her five years on the BOG and her two years as BOG Chair; she governed during an extremely difficult time in all our lives and in addition dealt with issues unique to Black Pointers. He added that her overall concern was the health and well being of the members and thanked her for her hard work.

Dr. Beauchene said when they reach the new business section of the agenda he would like to discuss where they go from here and who will fill the vacancy of BOG Chair for the last few weeks of Ms. Colangelo's term.

IV. Public Comments

Dr. Beauchene stated there will be only one section for public comment since this is a budget meeting.

1. Cindy Trocki of 22 Blue Heron said some of the following:
 - Ms. Colangelo served us well and tried to work well with others, and she thanks her.
 - She also wants to say from our last meeting, she doesn't always feel she is quoted.
 - She's trying to take quotes out of the Charter and Bylaws along with a few other Statutes that apply to our area.
 - Ms. Craven previously mentioned that she thinks it would be okay for the BOG to hire people especially for this change of our municipality, of the layout of the plot plan.
 - The Bylaws tell us how the municipality business operates.
 - She thinks before a company is selected to change anything, it's important to seek legal advice on that.

There were no further public comments.

V. Budget Discussion

Dr. Beauchene said he wants to thank Mr. Capozza, Mr. Lombardo, and Mr. Moffett for their work on the draft of the budget (see meeting attachments.)

Mr. Capozza reviewed the draft budget and said some of the following:

- It's important to note this is a draft budget so anything or any number can be changed.
- For contractual services the amount designated for grass cutting has been increased slightly per Mr. Moffet's intel.
- The amount for the accounting software has increased by 5%.
- Our insurance agent has noted he expects an 8-10% increase so the \$23,251 amount reflects this.
- There is a new item which is for the Plan of Conservation and Development.

- Under operations, the amount for playground maintenance has been reduced slightly because our actual spending level hasn't been that high.
- The amount for supplies has increased slightly to cover the car ids and stamps for mailings.
- Utilities have increased by 5% and the amount devoted to waterfront maintenance is \$36,000 per Mr. Moffett's suggestion.
- Under other expenses, there is \$8,000 devoted for 8 issues of the Black Pointer but he's aware that Suzanne Smith has written a letter asking for an increase.
- Ms. Smith wants to continue her Black Pointer duties but also participate in social media platforms; she would go from \$175 per issue to \$225 for both sets of duties.
- He said he'll keep the number the same until the Board receives her letter and has time to discuss it.

Mr. Moffett said the website really needs to be updated and in terms of social media, he sees a need but is unsure how necessary it is. Dr. Beauchene asked if he thinks that's a reasonable amount of money and Mr. Moffett replied that it doesn't seem out of place to him. Mr. Lombardo observed we need to know what "that" is. Dr. Beauchene said he will communicate with Ms. Smith so we have a better understanding for the next meeting.

Mr. Capozza continued to discuss the draft budget and noted the following:

- The contingency fund in the amount of \$25,000 has been put back in, to cover any unusual or unanticipated expenditures.
- East Lyme taxes are increasing by almost 4% so the figure in the budget has been adjusted to cover this.
- After speaking with Ms. Chapin, they've budgeted for four possible zba hearings, and those expenses are for the running of the legal notifications in the newspaper and things of that nature.
- The final item under other expenses is \$33,300 and that figure is from the presentation given by Mr. Diachenko last month, prepared by the Capital Committee.
- This is where we're addressing our shoreline properties and facilities- how we fund them to maintain them at the level they're at now.
- This number was option 2 of that presentation, and is obviously up for discussion; it acknowledges that we need funds.

Mr. Diachenko asked about the \$13,000+ in capital expenditures and why it has been lowered to \$10,000 for next year. Mr. Moffett commented that it's for emergencies but no specific or large purchases are currently planned.

Mr. Diachenko said that going to option 2 without the one foot pier increase is against what many POCDs look at; if we go with 70% and then develop a plan of conservation and development, we may begin going counter to what they suggest. He thinks we should really consider option 1, although a bit more expensive, it would seem to blend with a conservation and development plan.

Mr. Diachenko said he would also like the Board to consider possibly rolling the plan of conservation and development into the capital asset fund, rather than listing it as a separate item.

Mr. Lombardo asked what the figure would be for option 1 and Ms. Bonelli said \$62,400. Mr. Lombardo said he doesn't have a lot of faith that the pier will need to be raised by a foot in 5 years, and is unsure about devoting a large sum of money towards something that is pure conjecture; we need to know more.

Dr. Beauchene said perhaps a compromise could be reached between those two figures and Ms. Bonelli suggested raising the figure more slowly, such as \$33,000 during such time, more could be gleaned about the situation and this can be reevaluated next year.

Mr. Lombardo reminded everyone that the Capital Committee spoke of exploring additional options for funding the capital asset fund. He also suggested that any money left over in the budget be automatically added to this fund as well.

The Board further discussed the budget.

Mr. Capozza discussed personnel and noted the two Co-Directors of the parks & recreation have requested an increase in salary, from \$4,000 each to \$4,500. Dr. Beauchene called for Board comments and asked if the potential increase would be offset by program dues, since the program is supposed to fund itself. Mr. Capozza said we need to determine if the rates would need to change to cover the increase. Mr. Lombardo said since Ms. Colangelo is no longer a member of the Board a new liaison to Parks & Recreation needs to be appointed and Ms. Bonelli agreed to fill this role.

Mr. Capozza said at the end of the day total expenditures is \$313,008 and Mr. Lombardo detailed completing shoreline maintenance projects each year. Dr. Beauchene observed this is the first time we've set part of a mill rate towards shoreline projects and proposed for this year, to devote \$25,000 towards the currently ongoing repairs. Mr. Lombardo clarified that this line item doesn't increase the budget or taxes.

VI. New Business

1. Clubhouse Rentals

Dr. Beauchene said there have been several requests for clubhouse rentals and with the March 19th dictate from the Governor, it looks like events with up to 50 people can be held. He added that the number could increase slightly if we open the back patio doors, and the State requires everything be disinfected before as well as after the event. Dr. Beauchene said he and Mr. Moffett discussed it and thought adding an additional \$100 to the rental fee which will not be refundable, will cover the cleaning costs.

MOTION (4)

Mr. Lombardo moved to allow Clubhouse Rentals with the stipulation that the party pay the rental fee, sanitation fee, and have insurance.

Mr. Diachenko seconded the motion.

Motion carried, 6-0-0.

2. Plan of Conservation and Development

Dr. Beauchene reported that Jim Ventres contacted six companies for requests for proposals, and they've heard back from two companies; we're a very small municipality and these companies are used to dealing with towns that have many more residents. He said the committee would like to know if the Board would like to proceed with this and noted that most significant about this project is the masterplan and community input.

Mr. Diachenko said reading through the proposal they talk about boundaries, capital expenditures, parking, gis maps, and these are all things we talk about and that need to be organized, and this might be helpful in doing just that.

MOTION (5)

Ms. Bonelli moved to continue the exploration for obtaining a Plan of Conservation and Development for the Black Point Beach Club Association.

Ms. Bruce seconded the motion.

Motion carried, 6-0-0.

Dr. Beauchene said he'd like to discuss the next Chair to fill out the year. He said he knows it's a natural segway to have him fill the role since he is Vice Chair, but is unable to make that commitment. He asked if anyone would be interested in the Chairmanship for the next two months and Ms. Bruce asked if this could be addressed at the April meeting, given this is fresh information.

The Board agreed to table the topic of Board Chair until the April meeting.

Mr. Moffett said he has a few expenses over \$300 that he would like to get approval for:

1. High quality mulch for the playground- \$700 which included delivery and the spreading of the mulch; It won't be enough material but it will be a start.

Mr. Fountain said he will check with the person who did it last, he may know the amount of yards needed to complete the playground. The Board will revisit this item at the April meeting.

Dr. Beauchene said he would like to schedule a cleanup day for the Clubhouse and suggested April 24th, 2021.

2. Mr. Moffett would like to get a dumpster for the top of Billow and begin cleaning that area out; it's \$200 for the dumpster plus the debris tonnage.

The Board asked Mr. Moffett to bring this item up again in April along with the mulch cost.

Mr. Moffett said he again wants to thank Mike Johnson, Will Fountain, and Skip for all the work they do, which is above and beyond what anyone could ask for.

VII. Adjournment

MOTION (6)

Mr. Lombardo moved to adjourn the March 25th, 2021 Black Point Beach Club Board of Governors meeting at 7:24 p.m.

Ms. Bruce seconded the motion.

Motion carried, 6-0-0.

Respectfully Submitted,
Brooke Stevens, Recording Secretary