

**Filing of the Black Point Beach Club Association Board of Governors  
April 22nd, 2021 Meeting Motions and Deferred items Summary.**

**MOTION (1)**

**Mr. Fountain moved to approve the meeting minutes of March 25th, 2021 as amended.**

**Ms. Bruce seconded the motion.**

**Motion carried, 6-0-0.**

Ms. Bonelli referenced a previous discussion she had with Mr. Moffett about maybe devising a small commission to explore audio and visual equipment for the Clubhouse to utilize for meetings. Mr. Moffett said he doesn't think we'd have the pertinent information collected by the end of this fiscal year. He said we'd have to put a committee together, get a professional audio person in here to advise us, purchase the equipment, install it, and learn how to use it. The Board briefly discussed the type of equipment that might be best for this project and Mr. Moffett said a committee could make these determinations.

**MOTION (2)**

**Ms. Bonelli moved to accept the budget for presentation to the Membership.**

**Mr. Lombardo seconded the motion.**

**Motion carried, 6-0-0.**

**MOTION (3)**

**Ms. Bruce moved to accept the resolution as read.**

**No second, motion failed.**

**MOTION (4)**

**Ms. Bruce amended her previous motion and moved to accept the following resolution:**

***At a regular meeting of the Board of Governors of the Black Point Beach Club Association held on April 22nd, 2021, the following resolution was considered and adopted.***

***Whereas on January 28th, 2021, the Board of Governors of the Black Point Beach Club Association appointed a charter revision commission to examine the possibility of reopening the Black Point Beach Club Association Charter in order to review the possibility of allowing property held in trust at Black Point Beach to designate a trustee or a member of the trust to vote and or participate in the governance of black point beach club association.***

***Whereas the committee has met for the purposes of organization and has conducted an initial public hearing.***

***Whereas Connecticut General Statute 7-190 (b) requires the Board of Governors specify a date by which the commission shall submit its strapped report for the Board of Governors.***

***Now, therefore, it's resolved that the Charter Revision Commission appointed as of January 28th, 2021 shall deliver its report to the Black Point Beach Club Board of Governors no later than August 5th of 2021.***

***Further resolved, all approvals, appointments and other actions whatsoever taken by the Board of Governors with respect to the Charter Revision Commission as described in the minutes of the Board of Governors meeting dated January 28th, 2021, the live actions are hereby affirm, ratified and made effective as official actions of the Board of Governors as of the date of the meetings at which such sanctions occurred, respectfully submitted and signed.***

**Mr. Lombardo seconded the motion.**

**Motion carried, 6-0-0.**

Dr. Beauchene suggested we hold off on the volleyball net for now since an appropriate location isn't currently available.

**MOTION (5)**

**Mr. Diachenko moved to approve the selection of SLR to craft a Plan of Conservation and Development for the Black Point Beach Club Association, contingent upon approval by the Membership at the Annual May Meeting.**

**Ms. Bruce seconded the motion.**

**Motion carried, 6-0-0.**

The Board agreed to wait to fill the seat vacated by Ms.Colangelo until the Annual Meeting in May.

The Board will revisit the parking report completed by the task force and the status of Dinghy Beach at the May work meeting.

**MOTION (6)**

**Mr. Fountain moved to purchase (4) new benches for the hard courts.**

**Ms. Bonelli seconded the motion.**

**Motion carried, 6-0-0.**

**MOTION (7)**

**Ms. Bonelli moved to include the annual maintenance of Mr. Moffett's golf cart as a budgetary expense.**

**Mr. Lombardo seconded the motion.**

**Motion carried, 6-0-0.**

**MOTION (8)**

**Mr. Diachenko moved to accept the request of Sue & Paul Vagnati.**

**Ms. Bruce seconded the motion.**

**Motion carried, 6-0-0.**

**MOTION (9)**

**Mr. Diachenko moved to enter into Executive Session at 7:39 p.m. for the purpose of discussing pending litigation.  
Ms. Bruce seconded the motion.  
Motion carried, 6-0-0.**

**MOTION (10)**

**The Board exited Executive Session at 8:18 p.m. and Mr. Diachenko moved to adjourn the April 22nd, 2021 Black Point Beach Club Board of Governors meeting.**

**Mr. Lombardo seconded the motion.  
Motion carried, 6-0-0.**

Respectfully Submitted,  
Brooke Stevens, Recording Secretary

**Black Point Beach Association  
Board of Governors  
April 22nd, 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](https://zoom.us) and use the following Meeting ID and Passcode:

Meeting ID: 946 023 6028

Passcode: 052633

Join Zoom Meeting and Dial by your location:

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

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

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

The Regular Meeting of the Black Point Beach Club Association Board of Governors, was held on Thursday April 22nd, 2021 at 6:00 p.m. via zoom.

**I. Call Meeting to Order & Attendance**

Dr. Beauchene, Acting Chair, called the Meeting to order at 6:03 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. He added that the meeting information was posted on the website as well as social media.

**II. Approval of Minutes  
a. March 25th, 2021**

Mr. Capozza had the following corrections:

- Number five, Budget Discussion, under other expenses, where it talks about the Black Pointer it says \$8,000, it should say \$3,000.
- In that same section, last paragraph, it says “*Mr. Capozza said at the end of the day total expenditures is \$313,008.*”

#### **MOTION (1)**

**Mr. Fountain moved to approve the meeting minutes of March 25th, 2021 as amended.**

**Ms. Bruce seconded the motion.**

**Motion carried, 6-0-0.**

### **III. Communications to Board**

Dr. Beauchene noted that correspondence from members via email will be part of the record (see meeting attachments.) He received a letter from the Town letting him know that the repairs on Whitecap have been completed and he also received a letter which falls under new business and rather than reading it twice, he will save it until we reach the new business section in our agenda.

### **IV. Public Comments**

Dr. Beauchene called for public comment:

1. Barbara Johnston of 35 Sea Crest Avenue said some of the following:
  - She asked if the meeting was being held in the Clubhouse.
  - She asked who was attending the meeting and if it was called to order since they were unable to hear.
  - She said she doesn't even know who the Chairperson is and asked if they know how to run a meeting, and said they apparently don't.

Dr. Beauchene replied that this is a Board of Governors meeting and all Board Members are in the Clubhouse with the exception of Rick Diachenko, who is attending via Zoom.

Ms. Johnston said how are we going to understand what the POCD Master Plan is if we don't hear the meetings or see any paperwork for it.

Dr. Beauchene said they will be discussing the POCD and that there's one candidate he believes superior to the other; once we decide that, we're going to put the proposal that they gave us online, so people can review it for the May meeting, and it will be ultimately voted on at the annual meeting.

Ms. Johnston asked if we're a home rule charter or special act charter and Dr. Beauchene said that topic is not on tonight's agenda.

2. Carol Ward of 23 Blue Heron said someone is shuffling stuff around and it makes it so you cannot hear what's going on. She said all they get is static, so if you could just remain quiet it would be helpful so that they may try to hear.

There were no further public comments.

## **V. Reports**

### **a. Treasurer**

Dr. Beauchene noted the report supplied by Mr. Capozza (attached), asked if he had anything he would like to add, and Mr. Capozza said we've basically collected all of our taxes. He said as of April 22nd, 2021 we're at 99.5% of the budget, our expenses are at \$138,807, which is an increase of \$5,700 over last months YTD; in addition to payroll costs we had \$400 for legal costs and right now we're at 63.5% expenses over the budget.

### **b. Tax Collector**

Ms. Ames noted she emailed her report (attached) and said there's \$3.68 cents outstanding in taxes and \$2.60 cents due on special assessment, and that is it.

### **c. Association Manager**

Mr. Moffett referenced his monthly report (attached) which he sent to the BOG for review and asked if anyone had any questions.

Ms. Bonelli referenced a previous discussion she had with Mr. Moffett about maybe devising a small commission to explore audio and visual equipment for the Clubhouse to utilize for meetings. She thinks it would be very helpful as far as sound goes, people wouldn't have to print every document out, and it could make everything more streamlined. She thinks it would also be helpful for people that are in Florida and the like, but want to attend meetings.

Dr. Beauchene asked if the funds for this project have been requested in the budget and Mr. Moffett said no, he doesn't think we'd have the pertinent information collected by the end of this fiscal year. He said we'd have to put a committee together, get a professional audio person in here to advise us, purchase the equipment, install it, and learn how to use it. Mr. Moffett said he did some preliminary research and estimates it might cost between \$1,600-\$2,000.

The Board briefly discussed the type of equipment that might be best for this project and Mr. Moffett said a committee could make these determinations.

Mr. Moffett said there were two outstanding issues from the last meeting, the mulch and the dumpster. Dr. Beauchene suggested saving these items for when they discuss old business later on the agenda.

## **VI. Old Business**

### **a. budget discussion**

Dr. Beauchene suggested finalizing the numbers for the budget. He mentioned Suzanne Smith's previous request to expand her work with the Black Pointer as well as with the Facebook page. He added that Mr. Moffett and Ms. Stevens are both able to post items on the Facebook page and are unsure if more is needed.

Mr. Moffett said he feels more is needed for updating the website rather than Facebook and Dr. Beauchene said he got the impression that she's not interested in working on the website but that we can create a subcommittee to look at the website.

Dr. Beauchene said he sees no problem with the \$200 increase for expanding her Black Pointer duties and forgoing the additional request for social media services.

Mr. Capozza reminded the Board of Ms. Bonelli's suggestion at the last meeting regarding funds for capital improvement, and raising the figure more slowly, until more can be determined about this matter.

The Board further discussed the budget with Mr. Capozza.

Ms. Bruce said she wanted to follow up on Mr. Diachenko's comments from the last meeting- some of the items for the recreation programs are under personnel and then come separately. She would find it easier herself, if we had a separate line item for the rec program and everything that goes into that just broken out, which would also make it a little easier to track.

Dr. Beauchene said since it's supposed to be a self funding entity, it wouldn't be mixed with the other salary. Mr. Capozza said he will look at this and give it some thought.

Mr. Capozza asked how we should proceed and Mr. Lombardo noted that Ms. Colangelo wanted a summary of the Long Term Financial Planning Committee to explain the budget in the annual meeting mailing.

## **MOTION (2)**

**Ms. Bonelli moved to accept the budget for presentation to the Membership.**

**Mr. Lombardo seconded the motion.**

**Motion carried, 6-0-0.**

### **b. charter commission update**

Dr. Beauchene noted that the Charter Commission would like the BOG to approve the resolution they crafted which he read into the record:

*At a regular meeting of the Board of Governors of the Black Point Beach Club Association held on April 22nd, 2021, the following resolution was considered and adopted.*

*Whereas on January 28th, 2021, the Board of Governors of the Black Point Beach Club Association appointed a charter revision commission to examine the possibility of reopening the Black Point Beach Club Association Charter in order to, among other things, review the possibility of allowing property held in trust at Black Point Beach to designate a trustee or a member of the trust to vote and or participate in the governance of black point beach club association.*

*Whereas the committee has met for the purposes of organization and has conducted an initial public hearing.*

*Whereas Connecticut General Statute 7-190 (b) requires the Board of Governors specify a date by which the commission shall submit its strapped report for the Board of Governors.*

*Now, therefore, it's resolved that the Charter Revision Commission appointed as of January 28th, 2021 shall deliver its report to the Black Point Beach Club Board of Governors no later than August 5th of 2021.*

*Further resolved, all approvals, appointments and other actions whatsoever taken by the Board of Governors with respect to the Charter Revision Commission as described in the minutes of the Board of Governors meeting dated January 28th, 2021, the live actions are hereby affirm, ratified and made effective as official actions of the Board of Governors as of the date of the meetings at which such sanctions occurred, respectfully submitted and signed.*

Ms. Bonelli observed that it says “among other things” and said she thought the Charter Revision Commission was charged with looking only at voting rights. Dr. Beauchene said they’re considering other items which they’ve been asked about and Ms. Bruce said some of the following:

- Once you get into a discussion about trusts, then you have to look at voting rights.
- There was some discussion on whether you would have just one vote per trust; We then looked at the properties that could have multiple owners, or where you have residents who are not on the deed, but are voters in town as well as renters.
- If they vote and they're on the voter rolls for East Lyme, currently they are allowed to vote on Black Point Beach issues.
- When we had our public hearing, some people were questioning why we permit people who aren't impacted by the voting, to vote on our budget, and we elected to look for it.
- Nothing is definite, when we got into the hearing, there were many people who asked about this related issue.

Mr. Lombardo replied that those are the two changes, and he thought the directive was to look at this one issue; those other changes are significant.

Ms. Bruce offered the following comments:

- (If you recall) this is what I mentioned back in November.
- Once you open the Charter and you have a Public Hearing- if other issues are brought up by the committee, those issues can be looked at.
- Nothing is definite and everything has to come back to the Board followed by the Membership.
- When you get into the issue of trusts- if you said each trust gets one vote, and then the issue came up of what you do if there are six people on a deed.
- These are just questions and were brought up during the Public Hearing that they think is worth exploring.

Mr. Lombardo said our directive shouldn't be "among other things" because he doesn't want to direct them to do other things. Ms. Bruce replied that she's not a lawyer, but if you go back to the Minutes of the November meeting and see what's involved, if other things are brought up at a Public Hearing the commission can explore them.

Mr. Lombardo said if that is accurate, that is fine, he just doesn't want to direct them to do so. Ms. Bruce said this was brought up at the Public Hearing by the Membership; they expressed concerns about these trends because prior to 2009, she believes non-property owners were not allowed to vote.

The Board further discussed the charter revision process as it relates to both Board and Membership approval.

### **MOTION (3)**

**Ms. Bruce moved to accept the resolution as read.**

**No second, motion failed.**

The Board further discussed some of the issues brought up at the Public Hearing and Ms. Bruce said that according to Ms. Ames, we currently have 16% of owners who currently have no in what their dues are or what the taxes are going to be; they can't run for the Board and they can't get involved because their house is either held in trust or an LLC or some type of program.

Ms. Bonelli asked for further clarification and Ms. Bruce further explained the issues brought up by the Membership at the Public Hearing.

Ms. Bruce made a phone call to Ms. Schepker, put her on speaker phone, and Ms. Schepker made the following remarks:

- You can restrict it to whatever you want but understand that based upon Public Hearing testimony, the commission can recommend beyond that.
- For example, the idea of one household and one vote, which seems to have come up during the Public Hearing, we could recommend to the Board of Governors that this change be made.
- As the appointing authority you could say we want you to look at this one specific issue, but under the law, we can look at anything that is brought up.
- The goal is for the BOG to keep the directive as narrow as possible but we're allowed, but not obligated, to look at other issues as well.

### **MOTION (4)**

**Ms. Bruce amended her previous motion and moved to accept the following resolution:**

***At a regular meeting of the Board of Governors of the Black Point Beach Club Association held on April 22nd, 2021, the following resolution was considered and adopted.***

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**Mr. Lombardo seconded the motion.**

**Motion carried, 6-0-0.**

### **c. playground/mulch**

Dr. Beauchene said there are a couple of grounds' related items from the previous meeting that we still need to address. Mr. Moffett said that the mulch cost is \$700 a load and that at least two, but possibly three loads are needed to bring it to a safer level. Mr. Fountain asked where the funds were coming from and Dr. Beauchene said grounds maintenance.

Mr. Moffett said there is a line item in the budget for this, which Mr. Capozza confirmed. Mr. Moffett said the line item is under Playground Operations and there is an extra \$2,000 in it. Dr. Beauchene said it's already in the budget so we don't have to vote on it.

Dr. Beauchene mentioned volleyball which was tabled last year at the September meeting. Mr. Moffett said he doesn't think there is much interest and is worried about maintaining the beach with the poles there; he'd rather not have them there. Mr. Moffett said he thought the men's club was supposed to remove them after they installed the bocce court. He said if we want to find another spot on our field somewhere, but he doesn't know where we would put it.

Dr. Beauchene suggested we hold off on the volleyball net for now and asked about the LED lights for the basketball court which they discussed last year.

Mr. Fountain discussed the lights and Mr. Moffett said Jamco can relamp them for \$760. Dr. Beauchene said he thinks it's a good idea since this is a busy area and the Board

agreed. Dr. Beauchene asked Mr. Moffett to proceed with obtaining the lights for the basketball court.

#### **d. recreation program update**

Dr. Beauchene asked Ms. Bonelli for a rec program update and she made some of the following comments:

- We have a couple of deposits that were put down last year before COVID hit such as \$500 for the aquarium.
- They would like to purchase an additional 10 kickboards for the beach and the cost for them will be forthcoming.
- Sarah Namarca is receiving \$20 an hour for WSI certification and both Nadia and Erika are being certified.
- They're looking at shirts and Nadia is currently getting quotes and hoping to keep the price down.
- She thinks one of the most important things is that they're going to be really flexible and see what the budget is and what they can accomplish.
- They need to determine how many kids are coming in, and it's either going to be a lot or a lot less than usual.
- People saying they can't wait and asking what the CDC guidelines will be at that time.
- Once we determine the number of participants we can review the budget again, and plan accordingly. .

#### **e. POCD (Master Plan) team selection**

Dr. Beauchene shared that we have two bids for our plan of conservation and development job, but that one (who works alone), had to retract his proposal because he has since locked in other jobs. He said we didn't think he was going to back out, and that he sent him an email explaining that we haven't even approved this yet; if approved he may be able to do the work if it's delayed a bit.

Dr. Beauchene said the other company has a large staff and each has expertise in certain areas. He noted that the Zoning Commission supports having that particular organization do the job for us; they're the more expensive one but we believe that they're going to do a better job.

Mr. Lombardo asked about the timeframe for this project and said he's heard it is better to do it during summer. His only concern is starting late and starting while we still have a pandemic. Mr. Lombardo said he doesn't want to rush, or it won't be done as well.

Mr. Diachenko said his only comment on this is if we were looking at this two years ago and waited a summer, would be right in the middle of the pandemic; we don't know what the future holds. He thinks it's better to plan on what's going on in the present and we know this is an issue that needs to be addressed as we did with the long-term financial committee. Mr. Diachenko observed that these issues need to be addressed and the sooner we can get them addressed, the faster we can get some kind of resolution for the future of the community.

Dr. Beauchene said we're not asking to pass it today; this is going to go to the membership in the budget and if they choose to take it out, they can. He said all they're doing is asking to approve the team and they're aware that the project won't be approved unless approved at our May budget meeting. Dr. Beauchene said he is asking that we approve doing the work for us pending the approval by the Membership, on a budget to support it.

Dr. Beauche said his thought is if we agree that SLR would be the team we would use, I would put that proposal on the website for people to read; if they have questions, they can come into the May meeting and ask us about it or contact us in some way, shape or form.

#### **MOTION (5)**

**Mr. Diachenko moved to approve the selection of SLR to craft a Plan of Conservation and Development for the Black Point Beach Club Association, contingent upon approval by the Membership at the Annual May Meeting.**

**Ms. Bruce seconded the motion.**

**Motion carried, 6-0-0.**

#### **f. election of Chairperson / appointment of member?**

Dr. Beauchene asked if anyone is interested in taking over the position of chair since Ms. Colangelo has resigned.

Mr. Lombardo said when they talk about this as well as additional signatories for the checking account, they should be aware that this is his third year on the Board.

Dr. Beauchene said he feels it would be best not to appoint a new member to the Board. He'd rather have the Membership vote on someone to finish Ms. Colangelo's term along with the two full terms which will be voted on at the Annual Meeting.

The Board agreed to wait to fill the seat vacated by Ms. Colangelo until the Annual Meeting in May.

Dr. Beauchene said he had one final item under Old Business- Mr. Diachenko sent him an email regarding parking.

Mr. Diachenko said it would be nice to get this addressed; task groups were set up last summer and they wrote up reports and one of the things that seems to be the top issue is parking, parking passes, and golf cards. He said it'd be nice to have some kind of resolution to this before the May meeting.

Dr. Beauchene said we have a work meeting in May as well as asked everyone to consider this, review the report, and give it some thought. Ms. Bruce said she will send out the related diagrams she has. Mr. Diachenko said it would also be great if they could sort out Dinghy Beach as well.

The Board will revisit the parking report completed by the task force and the status of Dinghy Beach at the May work meeting.

## **VII. New Business**

### **1. July 4th picnic**

Dr. Beauchene said it depends on what the State says but called for thoughts and comments:

- Ms. Bonelli said she's in favor of it.
- Dr. Beauchene said currently 100 people are permitted outside.
- Mr. Moffett said the current orders will be lifted on May 19th, 2021.
- Mr. Diachenko said he'd like to see it happen and noted the big issue last year was in regards to the food so they may have to discuss that in a little more detail.
- He said perhaps utilize servers, have a more limited supply, and bring your own sides.

The Board agreed that they should proceed with having the July 4th, 2021 picnic.

### **2. New Osprey ROW parking barrier**

Dr. Beauchene said there is an issue with the Osprey ROW parking and said that Mr. Fountain has spoken to a vendor about installing posts to alleviate the problem.

Mr. Moffett said the discussion was for concrete posts every 10 feet to discourage parking and noted the little signs that say no parking, that we stuck in there were great. He clarified that it's the grassy area on Osprey going right at South beach.

Mr. Moffett said to Mr. Fountain that he thought it was going to cost more than \$1,400 and Dr. Beauchene asked if the posts will be plastic or concrete.

Mr. Fountain said the material used will be vinyl and Mr. Diachenko said he's confused, if the no parking signs still work, why do we need concrete; signs seem cheaper and when they get knocked over, they're easier to replace.

Dr. Beauchene asked Mr. Fountain if he wanted to try one more year with the signs and see what happens, he said yes, and the rest of the Board agreed.

### **3. Additional signatories for checking account**

Dr. Beauchene detailed Mr. Capozza's request for additional signatories for the checking account due to Staff and Board resignations and the Board made the following determinations:

- a.. Cheryl Colangelo will be removed due to her resignation.
- b. Steve Beauchene, Acting Chairperson, will be added as a signatory.
- c. Sharon Bruce, Board Member, will be added as a signatory.
- d. Philip Lombardo, Board Member, will remain a signatory.

#### **4. New benches (4) for hard courts**

Dr. Beauchene said there is a request for new benches and noted they cost \$1,100.

Mr. Fountain said currently there are no benches there and Dr. Beauchene observed that they would be nice to have.

#### **MOTION (6)**

**Mr. Fountain moved to purchase (4) new benches for the hard courts.**

**Ms. Bonelli seconded the motion.**

**Motion carried, 6-0-0.**

#### **5. Request by Mr. Moffett**

Dr. Beauchene said Mr. Moffett has been paying for the maintenance on his golf cart, and since it's primarily used for beach business, he is requesting that it'd be serviced annually to the tune of about \$150 to keep it going. He said he sees no issue with this request given that it's primarily a beach item.

#### **MOTION (7)**

**Ms. Bonelli moved to include the annual maintenance of Mr. Moffett's golf cart as a budgetary expense.**

**Mr. Lombardo seconded the motion.**

**Motion carried, 6-0-0.**

#### **6. Letter from Sue & Paul Vagnati**

Dr. Beauchene said he received a letter from Sue and Paul Vagnati of 22 East Shore Drive dated April 16th, 2021 which he read into the record. The letter stated how they would like to request permission to continue to maintain the beach association property which abuts their property, on the South side of the entrance of the main beach, as they have done for the past two years. They understand that this is beach association property, and do not claim any rights or ownership for this property by maintaining it; they want to continue to keep the property clean and neat and not interfere with others who wish to enjoy this area.

Mr. Moffett said he spoke with Chris Manwaring of Niantic Lawncare and instructed him to cut the grass whether it needs it or not, so that property owners don't feel compelled to do it themselves.

Dr. Beauchene said he thinks this notarized letter illustrates this is not an adverse possession situation.

#### **MOTION (8)**

**Mr. Diachenko moved to accept the request of Sue & Paul Vagnati.**

**Ms. Bruce seconded the motion.**

**Motion carried, 6-0-0.**

Dr. Beauchene said they would like to put a planter by the benches which they will also maintain.

Mr. Moffett asked if they will be discussing Bellaire ROW and Dr. Beauchene said they have an executive session scheduled for that very purpose.

Ms. Bruce asked Mr. Moffett about the discussion they had at the previous meeting regarding obtaining a machine for painting parking lines. Mr. Moffett said he is pursuing this and it falls under the \$250 threshold, which enables him to purchase it on his own.

Mr. Diachenko asked about a cleanup day and Mr. Moffett said it's scheduled for May 1st, 2021 and he has made a flyer for distribution.

#### **VII. Further Public Comments**

1. Mike Johnson of 45 Bellaire Road asked about the request to have a planting on the ROW and noted he occasionally uses the boat launch; there are some concerns about the plantings done on both sides of the boat launch. He said some people claim that property owners put the stones there and he asked if we're still going to pay Mr. Manwaring if the property owners are going to maintain it instead.

Dr. Beauchene said there previously was a planter there for 10+ years and that it will be completely moveable, and is much easier to move than rocks. He said if anyone has a problem or concern, to bring it to the Board.

Mr. Lombardo said he's reasonably sure that the rocks Mr. Johnson references were done by the Board and were purposeful.

#### **VIII. Executive Session**

##### **MOTION (9)**

**Mr. Diachenko moved to enter into Executive Session at 7:39 p.m. for the purpose of discussing pending litigation.**

**Ms. Bruce seconded the motion.**

**Motion carried, 6-0-0.**

#### **IX. Adjournment**

##### **MOTION (10)**

**The Board exited Executive Session at 8:18 p.m. and Mr. Diachenko moved to adjourn the April 22nd, 2021 Black Point Beach Club Board of Governors meeting.**

**Mr. Lombardo seconded the motion.**

**Motion carried, 6-0-0.**

Respectfully Submitted,  
Brooke Stevens, Recording Secretary

