

**Black Point Beach Association
Annual Meeting
May 30th, 2021 Meeting Minutes**

Present:

Steven Beauchene, Acting Chair
Phil Lombardo
Sharon Bruce
Janet Bonelli
Rick Diachenko
Will Fountain

Also Present:

Jim Moffett, Association Manager
Al Capozza, Treasurer
Ruth Ames, Tax Collector

The Annual Meeting of the Black Point Beach Club Association was held on Sunday May 30th, 2021, at 9:00 a.m. in the Black Point Beach Club Association Clubhouse located at 6 Sunset Avenue, Niantic, Connecticut; the meeting was held on the rain date due to the poor weather on Saturday May 29th, 2021.

I. XCall to Order and Pledge of Allegiance

Steve Beauchene, Acting Chair of the BPBCA Board of Governors, called the Annual Meeting to order at 9:013 a.m. and led the members in the Pledge of Allegiance.

Dr. Beauchene asked everyone for a moment of silence to remember the people who are no longer with us, and helped make this beach what it is today; They've made it a very special place.

II. Introduce the Members of the Board of Governors and Officers

Dr. Beauchene introduced the Board and staff members to the membership. He noted that Cheryl Colangelo resigned from the Board this year after five years on the Board, two of which she served as Chair. He added that she served the community and the Board during very difficult times given COVID and her primary concern always was to keep everyone safe. He thanked her for her dedication to the Board and as well as her friendship.

Dr. Beauchene said we have two more people leaving the Board this year- Rick Diachenko and Phil Lombardo, and that he'd like to give them special recognition, as they were on many committees and many task forces charged with investigating the best interests of the community.

III. Comments from the Chair

Dr. Beauchene offered the following comments:

- What a difference a year makes.
- Last year we were all filled with trepidation and fear.
- I have a neighbor that I didn't see for three months because he was locked inside his house and he wasn't coming out.
- It's just so refreshing to see people up and around playing tennis, playing basketball, talking in the street and really looking forward to this year.
- Hopefully life will return to normal as much as possible with reestablishing friendships with everybody here.
- The rec program will be up and running for our youngsters.
- We're working on expanding activities, and we're considering doing a beach volleyball tournament.
- We're exploring reestablishing permitting to put a kayak launch on the old Black Point site for people who like to be in the back water.
- The Fourth of July picnic is planned and we look forward to everybody getting together for that.
- If people have email addresses that we don't have, we'd like to have you share them with our Secretary, you can send them to the Board of Governors at bog@blackpointbeachclub.com.
- Having an email address is especially helpful during the offseason when we're trying to get ahold of someone, or in the case of an emergency.

IV. Association Manager Report

Jim Moffett, the Association Manager, offered the following comments:

- Thank you the BOG and Membership for allowing me the opportunity to serve as your beach manager.
- This season is all about getting back to normal.
- We have swimmers out this year.
- All the beach equipment is out.
- The clay courts are up and running.
- The facilities are key- we're having the lawn mowing done every week on a Tuesday, whether it needs or not, and all the roadways get cut.
- Everything is open.
- We are doing grooming on the weekends and we'll start daily grooming on the beach, on June 18th.
- We did have a little setback last night due to the rough weather, we had some damage done to the boat dock so it will be out of commission for a couple of days but it's being addressed, and will be up and running in just a couple days.
- The Clubhouse is now being rented again, and it has a new floor.
- If you have any questions, feel free to reach out to me.
- I'm on the beach every day during the Summer.
- You can also call, text, or email me with any concerns you have.
- Thank you and have a great summer.

V. Long Term Fiscal Planning Report

Dr. Beauchene explained how they started a long term planning committee last year who were tasked with looking at the financial needs of Black Point, and the lead person for this was Phil Lombardo.

Mr. Lombardo said some of the following:

- The subcommittee's concentration was on long term capital assets.
- Their goal was to determine the cost of maintaining these assets over the next 30 years, and determine an adequate funding strategy as well as and recommend funding options.
- Committee members were himself, Rick Diachenko, Al Capozza, Mike Johnson, Dan Lemieux, Ed Zito, Janet Bonelli, and Jim Moffett.
- I'd like to thank them for their dedication to this project and I'd also like to thank Steve Beauchene for his guidance regarding shoreline activities.
- They divided the capital assets into three groups- minor land base, major land base, and shoreline.
- For the land base we actually conducted a physical inventory for the shoreline, we modified a survey initiated with the DNC, and we currently have \$545,000 worth of major land base long term assets, and then approximately \$2 million of shoreline maintenance costs.
- That's a total of \$2.5 million; If you divide 2.5 million by 30 it comes out to \$89,000 a year that we have to put aside to fund these maintenance costs.
- The engineering study recommended that over the next 30 years we raise the height of our peers by one foot which results in a cost of about \$1.2 million.
- There are also many reserve strategies as well for the funding of a portion of the project so we decided to allocate at least 80%.
- That's still a big number and certainly a lot more than the \$500 we've been putting aside each year so far.
- But it's a conservative number if you consider the recommended \$89,000.
- We decided to budget for \$33,300 instead which is still short of \$89,000.
- We suggested to the Board that they identify alternative ways to generate income for this project.
- We also suggested that any money not spent at the end of the budget year be specifically allocated to the capital reserve fund.

Mr. Lombardo called for questions or comments and Colleen Chapin stated the following:

- She thinks it's great they're doing this since paying towards these long term assets every year has been ignored for a long time.
- It wasn't enjoyable receiving a \$1,600 bill two years ago.

- This is a good strategy for putting needed money away for when it's needed in the future.
- She wonders how the priorities will be managed and developed over time.
- Will that be something the Board determines every year?

Mr. Lombardo said they didn't delve into the priorities because they felt that is the purview of the Board and not for a subcommittee to decide. He briefly discussed how the engineering study broke down, what needed to be done over the next 30 years into five year chunks, and the Board in turn, has to take the five year chunks of time and divide them into annual pieces and determine what things should be done.

Ed Zito of 57 Nehantic said he enjoyed being on the committee. He added that it was a very diligent effort. He asked that the membership not just look at the expense side of this effort; there is a revenue side and we have the ability to support the Board and vote on things to increase the revenues, not the mill rate.

Dan McMahon of 47 Sea Breeze said he appreciates the effort on this, it's long needed and the committee did a great job.

Rick Diachenko said a big problem that many people face is when they get a tax bill which is three to four times larger than what it normally is due to an assessment, that's brutal; we're going to have these expenses no matter what, such as what happened last night with the boat. He said we can at least minimize the pain by taking a lesser hit spread out over 10 years, then spread off the assessment over a year or two.

Colleen Hayes of 23 Sea Breeze asked if there is a plan for investing this money to help it grow, and Mr. Lombardo responded that this is outside the scope of the subcommittee; The Board takes the funds and puts it in a savings account.

Robert Guenther of 17 Bellaire Road asked if someone could expand upon the revenue side of things.

Ed Zito discussed how the Association has an investment policy which would be followed unless changed by the Board; it's a very conservative investment policy, basically FDIC insured bank accounts, CDs, money market accounts, things of that nature.

Mr. Lombardo said we came up with a list we submitted to the Board, but it has not been reviewed in any formal way.

Dr. Beauchene said they'd be interested in input from the membership if anybody has any plans or ideas for revenue, or any other related suggestions.

VI. Plan of Conservation and Development Report

Dr. Beauchene shared the following:

- We're thinking about having a Plan of Conservation and Development crafted for the Association.
- Many of the items that we're talking about with long term capital improvements would be incorporated in this POCD, which would include suggestions on how to raise money, and a timetable for what priorities.
- A POCD or Master Plan, is a dynamic long term planning document developed by the community that provides a conceptual layout to guide future decisions on goals, activities, programs, facility maintenance and upgrades.
- Master Plans typically cover 5 to 10 years.
- A Master Plan can build viability and credibility for a community by incorporating the public's opinions on goals and plans.
- If accepted by the community, it becomes the guiding document all decisions should refer to.
- The Master Plan allows for analysis of the threats and opportunities that exist presently and for the future.
- The plan provides data on existing conditions and trends enabling decision makers to better understand the impact of their decisions.
- A Master Plan allows the community to prioritize short and long term goals and obligations.
- .A written outline can be referred to see if the actions of the Board, commissions and volunteer groups are on track with the goals and objectives of the Master Plan.
- It allows for consistency in the decision making process .
- The thing I really like about the master plan is the fact that this community is going to be surveyed.
- I've heard numerous great suggestions from members, but somehow they just don't get acted on.
- I think this is a great opportunity for people to let the Board know what their thoughts are. This will help us determine how our members want our community to develop.
- If the members of the Board change, this document is going to be a kind of blueprint for the future.
- There will be consistency with planning which we don't have currently.
- It's in the budget.
- I know it's expensive, but it works out to be about an expensive cup of coffee, a year for 10 years, per household. So, for households, that's not too bad. I think it's going to give us a lot of guidance.
- So, if we approve the budget as is, we will be approving the Master Plan.

VII. Proposed 2021-2022 operating budget and mil rate for the Association- Al Capozza

Dr. Beauchene turned the meeting over to Al Capozza, Treasurer, to present the budget.

Mr. Capozza noted that members received a copy of the proposed budget with the meeting call (attached) and that the proposed mill rate is 1.73. Some of the comments Mr. Capozza made included the following:

- Contractual services are \$79,800; this is an increase over this year's budget by \$31,000.

- Items contributing to this increase in our insurance coverage is going up by \$3,000 and legal fees went up by \$1000 to do anticipated work by the attorneys.
- Also in this particular category is the Master Plan.
- Other expenses are \$84,800, an increase of approximately \$15,000 over last year.
- The main items here are our current year capital expenditures.
- The capital funding category (now called long term shoreline capital funding), increased \$44,800 over last year, for a total of \$33,300.
- In terms of the Recreation Program, Summer expenses include operating expenses of \$5,800, of which \$3,000 is related to the fair that's normally held in late August.
- Personnel costs of \$20,800 cover the Co-Directors and 8 counselors working a five day camp week.
- The Recreation income of \$26,600 offsets their operating costs and personnel costs.
- Also in the budget, you'll see two new line items. One is called long term shoreline capital project expenditures; On the revenue side we also have an item called long term shoreline capital project transferred in, and that's \$25,000, and these are the funds that we have been accumulating in the past year.
- These two numbers offset each other.

Mike Johnson of 45 Bellaire asked if the \$26,000 is going to be a yearly expense for the Master Plan and Dr. Beauchene explained that it's a one time payment for a study which will give us 10 years worth of information.

Bob Guenther of 17 Bellaire observed that \$26,000 is an awful lot of money to spend on a plan and that the proposal posted on the internet seemed open ended which could result in even more costs.

Dr. Beauchene responded that we haven't signed the contract and pending the vote, we will finalize the details; It does seem like a lot of money but when you look at the amount of time that they're going to spend developing and analyzing something we just don't have the expertise to do it ourselves. He added that we don't know the questions to ask and this firm does this type of work all the time.

Dr. Beauchene detailed the bidding process for the Membership and noted Mr. Guenther had a good point suggesting the expense be capped.

Cheryl Colangelo of 39 Whitecap said when she first heard about this she had a lot of concerns, but then she looked at all the things that the Board has been wanting to address, as well as the items that didn't get adequately addressed because we don't have enough expertise; what convinced her that this is a good idea is that we have some professionals who are looking at all needed to make a community run.

Bob Trocki of 22 Blue Heron asked if someone could be more specific as to the types of things they're going to address and added that we have an existing Charter which doesn't cost us anything. He said given the year that we're just coming out of, he's not sure this is the

appropriate time to be spending that sort of money. Mr. Trocki said he's talked to many people who are getting tired of the addition of more and more rules; it seems like it's taking away individual property owners rights.

Dr. Beauchene said he thinks he's conflating the two issues: we have a Master Plan, or the Plan of Conservation and Development, and we have the Charter; the two are widely removed. He explained how the Charter is our doctrine, and how we go by the rules, regulations, how the Board is set up and how people vote.

Dr. Beauchene said the Plan of Conservation and Development is concerned more with our emotional goals, and what we want this community to be. He added that It's a survey of our Membership to see what ideas they have and what direction they want to see us go in.

Mr. Trocki said he would like some assurance that this isn't going to change what he can and can't do with his property.

Jim Fox of 15 Blue Heron made the following comments:

- The Master Plan or POCD is something that he personally, along with a couple of other members in the community, brought forward to the BOG.
- This is not a zoning matter.
- This is something that several of us thought was a good idea.
- Every municipality in the state of Connecticut is required to put forward what they call a Plan of Conservation Development.
- We're not required to do that since we're a small community, but it provides a guidance document that the town uses as they look forward to the next 10 years, what they want to prioritize, what they want to do.
- He served on the Planning Commission in Marlborough for 15 years.
- He's been part of this process twice.
- It's an invaluable document that the entire community is involved in, or at least an opportunity to.
- From a Zoning Commission perspective there's probably an average of three people that come to our meetings, and that's okay.
- Everybody's got a busy life, but we don't have we don't get a lot of guidance
- As a Zoning Chairman, everything that we've done over the last five years is basically what we thought was the right thing to do.
- But the value to us as a commission is that the entire community is going to be able to provide information that gives us a blueprint of what things should evolve, continue to move forward, whether we're doing the right thing, what we want to encourage.
- This provides a document that all of us have involvement in.
- It also is not only incredibly beneficial to the Zoning Commission and incredibly beneficial for the Board of Governors, because they will know from us what we think is important.
- The things that we would like to see happen in this community and continue to happen.
- This is no longer just a Summer community.

- There is probably at least 30% or more of the community that's here year round, so things are evolving.
- The opportunity of the Master Plan allows us to provide information, the data points, the things that are important to us, and provide us guidance.
- We all like to think that everybody on each commission is doing their very best, but this is also an opportunity to hold them accountable.
- I realize that \$26,000 is a hefty chunk of change, especially after this past year.
- I think what we're looking at is that this document is going to provide guidance for the next 10-15 years and it's also an important tool to give to every new person that comes into this community- they want to know where we're about, want to know where we're going, what are the things that are important to us.

Colleen Chapin of 53 East Shore Drive said this process is only successful when we all participate actively as a team; We are encouraged to participate, you should be excited to participate and help craft something our community will continue to evolve with.

Wendy Bourget of 1 Osprey one asked if the firm will be outsourcing the survey portion of the project because we may be paying a lot of extra money for an engineering firm to just then outsource the survey.

Dr. Beauchene said all work is going to be handled inshop and that they have over 14 employees who do various aspects of the work.

George Parsons said he'd like to know how the survey will be conducted. He said he knows everyone seems to be involved, online, and there are those who are not comfortable with that, or those who not do not do that. He said he has a feeling a lot of people could be excluded.

Mr. Parsons added that not everyone will participate in a survey, so you're not really getting a true reflection of the feelings of the people. He wants to make sure that everyone has the opportunity to provide what they feel might be important but he thinks \$26,000 is a lot of money to spend on something that the Long Term Planning Committee has already been building.

Dr. Beauchene said the Long Term Planning Committee worked on our capital assets and how to maintain those, but we're talking about a blueprint for different Commissions. He said he's sure there's gonna be a combination of written surveys for people who aren't happy or comfortable using the internet, along with internet surveys as well. He added that this only works when people give us their opinions.

Cindy Trocki of 22 Blue Heron said our plan and Charter say what our territorial limits are and expressed concern about deeds being changed as a result of this project.

Dr. Beauchene said he's not sure where the idea of deeds changing comes from; this is an organization that is working for us that is tasked with making things run more smoothly with the boards and commissions. He said anything Zoning does, they decide to do on their own.

Dan McMahon of 47 Sea Breeze discussed how \$26,000 is a lot for a survey and doesn't see the value in doing this since we already have the long term capital planning component.

Wendy Bourget asked about the Master Plan being lumped into the regular budget vote. She asked what the next step would be if the whole budget is voted down because people don't support the Master Plan proposal.

Carolyn Boyle of 4 Sea Breeze asked how the \$26,000 affects the mill rate.

Joe Strzegowski of 16 Bellaire asked if we could vote to reduce the budget by \$26,000.

Alice Baril of 17 Sea View asked for a specific example of what the Master Plan would entail and Dr. Beauchene discussed the proposal and the needed consistency that would be supplied through this work.

George Parsons said this could have a long term impact on the community and should have been handled as an individual item. He said if this is a way to make a motion now and amend the budget to remove the \$26,000, then he thinks we should.

Anita Schepker of 46 & 48 Indianola said she doesn't recommend this, but someone could move to make an amendment and if seconded, we could vote to take out the \$26,000 under the rules of our Charter.

Peter Baril of 17 Sea View said he wanted to clarify that the Master Plan work has not been done yet and Dr. Beauchene replied that we're on whether to do the Master Plan.

Sharon Bruce, Boardmember, made some of the following comments:

- She thinks there's a little confusion over what the Master Plan is, it's more of a strategic plan.
- Right now, the Board, when we take up items we think we should do there are seven of us deciding what we think is a good idea.
- This is a formalized process for you to tell us what's a good idea.
- What would you like to see us do?
- Is there something that you'd like to develop for the playground or different services that you would like us to provide?
- The other advantage of this is because we've taken it from you.
- This will be the marching orders for the Board; we're on three year terms, and it'll move beyond her term as well as everyone else's.
- She uses the analysis of a boat, you're on your course, and this is a strategic plan or this plan will be our course, you're going to make minor corrections, and check in on it all the time.

Rick Diachenko, Boardmember, said when he first heard about this he wasn't sure, but he's for it now. He said one of the main reasons is that he looks at the top of Billow, and that big lot ends

up being just a storage area. He wonders if we can do something to improve this to make an even better community. Mr. Diachenko said that's the kind of input he'd like to see in regards to other pieces of property that we have.

MOTION (1)

Diane Zukowski of 36 Sunrise Avenue moved to vote on the FY 2021/2022 Budget.

Ed Zito seconded the motion..

Dr. Beauchene shared that Mr. Capozza did all the major mathematics and came up with 2.18 on the mill rate for this survey to be done in one year, which will effectively benefit us for 10 to 15 years; instead of the 1.73, we're looking at 1.55.

Vote:

Dr. Beauchene called for a show of hands of the Membership and the motion to end the budget discussion and vote, carried.

VIII. Budget Vote

The membership casted their votes on the budget.

Yay- 71, Nay- 19, The FY 2021-2022 budget has passed.

IX. Nominations for Board of Governors

Dr. Beauchene said the Board felt it would be best to let the community vote for replacement for Cheryl Colangelo because it was only one month or two until elections, rather than the Board appointing someone. He said we're looking for 1, one year position, and we're looking for 2, three year positions.

Dr. Beauchene called for nominations from the floor.

MOTION (2)

Judy Halloran of 11 Uncas Road moved to nominate Dr. Tom Cherry to serve on the Board of Governors.

A member of the Association in the audience seconded the Nomination.

MOTION (3)

Robin Meggers of 15 Sea View moved to nominate Tom Meggers to serve on the Board of Governors.

A member of the Association in the audience seconded the Nomination.

MOTION (4)

Jim Fox moved to nominate John Cellino to serve on the Board of Governors and complete the one year term vacated by Cheryl Colangelo.

Tom Sheehan seconded the motion.

There were no further nominations.

MOTION (5)

Anita Schepker moved to close the nominations for the Board of Governors.

Bob Guenther seconded the motion.

The vote was unanimous and the motion carried.

Elected-

1. **Tom Cherry, 1st three-year term.**
2. **Tom Meggers, 1st three-year term.**
3. **John Cellino, one-year term.**

X. Reports from-

1. Women's Club

Kay Parulis of 22 Billow Road noted this is the 66th year of the Women's Club and they now have over 100 members. She detailed how they're a social group that meets during the Summer and plan events for the community. She said their first opening meeting is Tuesday, July 16th and the theme is roses and raspberries.

Ms. Parulis said they have some exciting programs for this summer such as Carolyn Boyle teaching us beach resin art at one of our club meetings. She said they're looking forward to a great Summer.

2. Men's Club

Rick Diachenko said Pete DiResta can't be here today so he will be filling in. He said they're planning on doing a lot of activities and have already talked to people about a murder mystery, and they will be having an organizational meeting after this to resume Bocce. Mr. Diachenko said more details will follow and said they would love to have a lot of people involved. He added that they will be working with Kay Parulius for some activities like a spaghetti dinner.

Mr. Diachenko said he can be reached at rldfam1@aol.com or 860-739-7221 and Pete DiResta can be reached at pdir@aol.com or 860-739-7927.

3. Charter Revision Committee

Ms. Schepker gave a brief update on the Charter Revision Subcommittee which has been tasked with looking at trusts and voting rights. She said they've had one hearing, and will have a second hearing after they produce some drafting; their next meeting is June 28, and they'll try to have it at the Clubhouse, although the Governor's orders are in effect until July 20th.

Ms. Schepker said their goal is to put together a draft that will go to hearing, and after the hearing, the draft goes to the Board, the Board deliberates about the recommendations made by the Charter Revision Commission; afterwards the Membership must vote to accept or reject what is asked of the Charter, and then after that, if changes are approved and agreed to, they as a group have to take it to the State Legislature- Senator Formica and Representative

Cheeseman to take to the legislature to pass this act, which would allow them to revise the Charter.

Ms. Schepker further discussed the Charter revision with the Membership.

4. Cahill Scholarship Fund

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

1. Sarah Monarca- granddaughter of member Anne Steele
2. Emily Strzegowski- granddaughter of Joseph Strzegowski.

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

XI. Members Comments and Questions

Bob Trocki shared the following:

- He wants to make people aware and also get an update from the Board on the situation with the development that's happening on the east side of West Lane property that's part of Old Black Point. T
- There is a group of us who have sued the Town to try to prevent the development there and that's still in litigation.
- In the meantime, the people that own that property have wiped out at least two mature trees that sit on the infamous one foot boundary strip that we own, as an Association.
- They have wiped out the entire stone wall that's there and it looks like a war zone.
- I'd like to know what the Board is doing to address it.
- From what I see nothing is being done about it.
- It's a disgrace what they've done to the property that is ours, without our permission.

Dr. Beauchene said some of the following:

- We do have our attorneys looking into this and that the Board did move at our last meeting to have that line surveyed, so we know exactly where it is.
- There's also an issue about a telephone pole there.
- He's talked to Eversource and they couldn't have been nicer.
- They said if there's a problem with a poll, it needs to be moved, they'd be happy to move it.
- We'll get a group of our engineers to make sure that the placement of the poll is appropriate for the development.
- It's a work in progress but we can't put those trees or put the stone wall back.
- Our attorneys are looking into what remediation we can get from the developer, if any.

XII. Adjournment

Dr. Beauchene said if there is no further business he will take a motion to adjourn. He noted that upon adjournment the Board will be having an organizational meeting to determine Board positions.

MOTION (6)

Anita Schepker moved to adjourn the Black Point Beach Club Association Annual Meeting at 10:51 a.m.

Robin Cherry seconded the motion.

The vote was unanimous and the motion carried.

Respectfully Submitted,

Brooke Stevens, Recording Secretary

