

**Black Point Beach Association
Board of Governors
August 28th, 2021 Annual Informational Meeting Minutes**

Present: Steve Beauchene, Acting Chair
Will Fountain
Tom Cherry
Tom Meggers
John Cellino

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

Absent: Janet Bonelli, Chair

The Annual Informational Meeting of the Black Point Beach Club Association Board of Governors, was held on Saturday August 28th, 2021 at 9:00 a.m. at the Black Point Clubhouse located at 6 Sunset Avenue, Niantic, CT; the meeting was held in person but teleconferenced from the Clubhouse via zoom.

I. Call Meeting to Order & Attendance

Dr. Beauchene called the Regular Meeting of the BPBCA Board of Governors to order at 9:00 a.m., led the pledge, and introduced the Board of Governors and staff, who he thanked, noting it has been another unparalleled year given the pandemic.

II. Reports

Dr. Beauchene shared some of the following:

- The Board can be reached via email at bog@blackpointbeachclub.com
- Members are encouraged to provide their emails for a more speedy dissemination of information.
- Voting for the Charter Revision will be until just after 10:00 a.m. strategies. The meeting notes of this committee are posted on the Black Point Beach Club website.

Mr. Capozza briefly reviewed the year to date budget:

- income of \$269,000, that's compared to a budget of \$289,000.
- We pay our taxes in July and August so that will stop.

- That's 93% of the budget and 96% of all the taxes due.
- Expenses are \$63,000 versus a budget of \$289,000.
- If they continue as budgeted, we'll have a slight surplus at the end of June of next year.
- This is a partial result of a successful season by the Recreation program.
- They basically surpassed their revenue budget by \$4,000 and their expenses were down by \$4,000.

Mr. Moffett gave an update and noted some of the following:

- He wants to thank Mr. Fountain noting the gaga pit was his idea, he did the research, and does so with almost every project.
- Anytime anything is needed he is there instantly to help.
- Skip, Mike Johnson, Jim Allen, Larry Connors- who is responsible for the bench as well as their kayak racks.
- All of them are instrumental in helping as well, and he thanks them from the bottom of his heart.
- He thanked everyone for allowing him the opportunity to be their beach manager, he really appreciates it.

Dr. Beauchene further shared the following:

- After Labor Day, everything's coming out as far as the beach equipment, the docks, the gangways, the swim routes, and the like.
- The Sea View kayak rack will be staying in another month.
- During the last year they've worked on surveying the right-of-ways and are 90% done.
- Their West Lane strip has been surveyed.
- In regards to the Masterplan, SLR has been taken over by Milone & MacBroom.
- Milone & MacBroom is not interested in crafting master plans for small communities.
- Mike Zuba who gave the Masterplan presentation will be leaving that company along with several coworkers, and plan to continue with our project come January or February, so we would have something for discussion next July or August.
- He thanked Larry Connors and the Women's Club for the new playground bench.
- They've done their best to reconfigure parking to increase golf cart parking availability.
- 2 kayak racks have been added for further storage.
- Tennis and yoga lessons have been added.

- 3 people have expressed interest in filling the BOG vacancy and the Board will vote on this at the September meeting.

III. Introduction of Board Candidates

Dr. Beauchene invited the parties interested in filling the BOG vacancy to say a few words.

1. Colleen Hayes of 20 Sea Breeze detailed how she's a 4th generation Black Pointer, active in the Women's Club, and helped reboot the children's tennis program. She shared how she has previous Board experience and can bring a legal mind to the Board of Governors.
2. Jim Mastria of 8 Bellaire shared how he's a long term resident and has spent his Summers here since the 1960s. He thinks Black Point is a hidden gem and he wants to keep it that way. He detailed how he became involved with the Men's Club and said his activity will speak louder than anything he might say. Mr. Mastria added he's very frugal, is an experienced Lineman of 30+ plus years and has spent the last 14 years negotiating contracts.
3. Pat Kolosowski of 35 Woodland Drive said some of the following:
 - She basically grew up here, attended camp here, and spent every summer here.
 - She has taught children to swim here.
 - In terms of a professional career, she has worked in business and as a psychologist.
 - She still has her license and attended the University of Connecticut for undergrad followed by Temple University.
 - She is semi-retired right now and chose to move down and winterized her place.
 - She'd like to see things continue as they are while also making sensible improvements for the future.
 - We have to adapt, and we can't lose what we have- it's a really special place.
 - In terms of board experience , in her town she was on the Zoning Board of Appeals for years as well as the library board, so she has a sense of how boards work.
 - She is approachable.

IV. Public Comment

1. An audience member said they haven't really met the three new gentlemen on the Board of Directors formally and Dr. Beauchene asked them to say a few words about themselves.

Tom Meggers of 15 Sea View said he's been a homeowner here since 1982, works for Hartford Healthcare and is an avid boater.

Tom Cherry of 12 Uncas Road said he's a new resident to Black Point but has lived in East Lyme for the last 39 years. He's soon to be a retired Hartford healthcare employee, and has wanted to be actively involved in this community. He added that he thinks he can bring an outside fresh perspective.

John Cellino of 60 East Shore Drive said he's a former CPA and has spent the last 40 years as a Real Estate Developer and discussed how it's good to have a diverse Board.

2. Stephanie Brandon of 15 Billow detailed the proposal she sent to the BOG for the purchase of mats that would allow people with mobility issues to access the beaches; she collected around 140 signatures and her proposal can be seen as an attachment to the August 26th, 2021 BOG Meeting Minutes.

V. Charter Revision Vote Results

Dr. Beauchene said the BOG & Charter Revision Commission would like to thank everyone who came out to vote, and announced that the proposed amendments have passed 122 to 5.

MOTION (1)

Dr. Beauchene moved to adjourn the Black Point Beach Club Association Annual Informational Meeting at 10:29 a.m.

Mr. Fountain seconded the motion.

Motion carried, 6-0-0.

Respectfully Submitted,

Brooke Stevens, Recording Secretary