

**Filing of the Black Point Beach Club Association Board of Governors
August 26th, 2021 Meeting Motions and Deferred items Summary.**

MOTION (1)

Mr. Meggers moved to approve the July 22nd, 2021 Black Point Beach Club Board of Governors Regular Meeting Minutes as amended.

Mr. Fountain seconded the motion.

Motion carried, 5-0-0.

MOTION (2)

Mr. Cherry moved to approve the August 11th, 2021 Black Point Beach Club Board of Governors Special Meeting Minutes as presented.

Mr. Meggers seconded the motion.

Motion carried, 5-0-0.

Dr. Beauchene said on the bottom of page three of the June 30th, 2021 Special Meeting Minutes it states that the pickleball players can play anytime from 9:30 to 11:30; the minutes should reflect that they can play at any time except for those times, and when used by the rec program.

MOTION (3)

Dr. Beauchene moved to amend the June 30th, 2021 Black Point Beach Club Board of Governors Special Meeting Minutes as stated.

Mr. Fountain seconded the motion.

Motion carried, 5-0-0.

Dr. Beauchene said the use of the court by the pickleball players during club hours will be addressed at a future meeting, after speaking with the Co-Directors of the rec program.

Dr. Beauchene said they will determine what their legal responsibilities are if a swimmer were to get hurt at the boater beach.

Mr. Cellino said he would like to view the bids and see the specs and details prior to approving the expenditure for the South Beach entrance ramp. The Board tabled this item for now and Mr. Moffett said he would like to provide input when the pickleball issue is discussed.

The Board decided to have the three BOG candidates speak at the informational meeting and then the Board can make their selection at the September meeting.

The Board decided to table the rec program discussion and invite the Co-Directors to a future meeting.

Dr. Beauchene said he plans on bringing up and further discussing kayak and paddleboard storage.

**Black Point Beach Association
Board of Governors
August 26th, 2021 Meeting Minutes**

Present:

Steven Beauchene, Acting Chair
John Cellino
Tom Meggers
Tom Cherry
Will Fountain

Also Present:

Jim Moffett, Association Manager
Al Capozza, Treasurer

Absent:

Janet Bonelli
Ruth Ames, Tax Collector

The Regular Meeting of the Black Point Beach Club Board of Governors was held on Thursday August 26th, 2021, at 6:00 p.m. in the Black Point Beach Club Association Clubhouse located at 6 Sunset Avenue, Niantic, Connecticut.

I. Call to Order and Attendance

Dr. Beauchene, Acting Chair, called the Meeting to order at 6:00 p.m, did roll call, and noted a quorum was present.

II. Additions to the Agenda

There were none.

III. Approval of Minutes

a. July 22nd, 2021 BOG Regular Meeting Minutes

Dr. Beauchene said when they were discussing the permitting for the kayak rack down in the backwater, it states that they spent \$500 in 2012 for permitting, and it was more like \$8,000- \$9,000 for the permitting.

MOTION (1)

Mr. Meggers moved to approve the July 22nd, 2021 Black Point Beach Club Board of Governors Regular Meeting Minutes as amended.

Mr. Fountain seconded the motion.

Motion carried, 5-0-0.

b. August 11th, 2021 BOG Special Meeting Minutes

MOTION (2)

Mr. Cherry moved to approve the August 11th, 2021 Black Point Beach Club Board of Governors Special Meeting Minutes as presented.

Mr. Meggers seconded the motion.

Motion carried, 5-0-0.

**c. June 30th, 2021 BOG June 30th, 2021 Special Meeting Minutes
Revision**

Dr. Beauchene said on the bottom of page three of the June 30th, 2021 Special Meeting Minutes it states that the pickleball players can play anytime from 9:30 to 11:30; the minutes should reflect that they can play at any time except for those times, and when used by the rec program.

MOTION (3)

Dr. Beauchene moved to amend the June 30th, 2021 Black Point Beach Club Board of Governors Special Meeting Minutes as stated.

Mr. Fountain seconded the motion.

Motion carried, 5-0-0.

IV. Communications

Dr. Beauchene noted communications will be posted with the meeting minutes and that there were many emails regarding a proposal for beach mats for handicapped accessibility.

V. Public Comment

1. Stephanie Brandon of 15 Billow Road said some of the following:

- She has a proposal for the Board regarding beach mats which would allow for handicapped access (attached.)
- It would benefit not only people who have serious disabilities like her friends Wes and Charlie at South Beach, but the always aging population here as well.
- She has a petition with somewhere between 150 and 200 signatures of people who support her proposal.
- She thinks the cost is feasible and modest, all things considered.
- She priced out the typical mats like the ones in the slide and priced out the wheelchairs that can flow with balloon-like chairs, and they're meant to go over sand, and take people with them.
- She saw a woman on the beach last week with a walker struggling to get into the water and her family could have put her in the wheelchair and wheeled her down.

Dr. Beauchene said she has obviously been pounding the pavement, which is great. He noted they entertained this four or five years ago and is something near and dear to a lot of our hearts. Dr. Beauchene said they could probably put this in the budget for next year.

The Board discussed the proposal and Dr. Beauchene said it might be good to have it along the seawall.

James Mastria of 8 Bellaire asked if she has reached out to the Town since they have their chair, and said perhaps there's money available to us related to the American Disability Act, which might offset some of the costs. Ms. Brandon said the government guidelines are strict and this proposal is only for the residents of our community.

Ms. Brandon said the cost is usually between \$4,000- \$8,000 and she reached out to the Town's Park and Recreation to find out about theirs but hasn't heard back yet.

Dr. Beauchene said he spoke with the company that makes the chairs the other day and they said they could get one out within three to four weeks. He said this item could be added to the budget discussions.

The Board further discussed the proposal.

2. **Cheryl Colangelo of 39 Whitecap** said she wants to request that the Board considering consider posting that masks will be needed for the annual informational meeting, mostly because she's concerned about having enough people to vote for the board member and for the charter, and she knows many people who would be uncomfortable being in the Clubhouse.

Dr. Beauchene discussed how voting will take place outside of the Clubhouse and that way anyone not wishing to stay for the meeting may leave.

The Board decided to televise the annual informational meeting via zoom as well, for anyone who wishes to listen in.

3. **Tony Parisi of 24 Billow** said he would like to briefly discuss the pickleball issue again, and noted he sent the Board a letter about their point of view, and would like to know where the Board stands, and what they can do to solve any issues they may have.

Dr. Beauchene said the one question that a lot of people had was if we allow pickleball to play, can Bocce move in too, and can basketball be played if those areas aren't being used. He said we're going to try to resolve that during the next couple months and talk to the rec department to see if their intentions are to use the tennis courts next year.

Mr. Meggers asked why that time is so desirable and Mr. Parisi said they've been doing it this way for five years, and one of his issues was to know why all of a sudden it's a big issue; It's convenient for all of them and the opposite question could be why is it so desirable for Club. He can see no reason why it can't happen if they continue to come in the back door of the cage and remain there, they really don't impact the children at all.

Mr. Meggers said some parents who have children have voiced the opinion that counselors can't keep track of all the players and that is a potential safety risk. Mr. Parisi said he has also spoken

to many people and hasn't heard such comments. Ms. Colangelo added that the difference is the cage that separates the pickleball players from everyone and creates a self contained environment.

The Board further discussed the use of the courts by the Bocce players.

Dr. Beauchene said the solution of utilizing the fence worked beautifully all Summer, but there were some concerns raised if they could do better. He started out the summer thinking that the tennis courts were used by the rec department and they want to check with them and make sure that they're not going to use it. Dr. Beauchene said you're dealing with 100 kids compared to 20 adults.

Dr. Beauchene said this matter will be handled at a future meeting after speaking with the Co-Directors of the rec program.

4. Rick Diachenko of 25 Sunrise Avenue had the following comments:

- The Men's Club really wants this community to use all the facilities as much as humanly possible.
- The time the pickleball players play works well for them.
- The club has extended activities on Fridays yet when kids go to the beach for their activities we don't clear the beach of adults.
- If you don't clear the beach why is pickleball a problem?
- He also wants to ask about their accessibility mat or walkway.
- He was originally under the misinterpretation that it was going to go right to the beach, and if it is going to go to the beach, you have to consider DEEP and the high tide mark.
- He suggested including some of the things that will have to be done to keep it clean.
- We need to make sure it doesn't interfere with the sweeping of the beaches.
- He doesn't know if they plan on doing fundraising but he's happy to speak with Ms. Brandon about this.
- He said his mom has been in a wheelchair for 25 years and he knows how important accessibility is.

Ms. Brandon said the funding isn't up to her, she is making the request and has done a feasibility study for logistics.

Mr. Cellino suggested roping off an area to accommodate the accessibility mat and chair which the Board discussed.

5. Jim Mastria of 8 Bellaire said the last time he took his boat out kids were swimming amongst the boats and this is an accident waiting to happen. He said it's unnerving to navigate and it's (Dingy Beach) a boat beach. In regards to not swimming at boat launches, he directed the Board to page 36 of the Connecticut Boater's Guide.

6. **Cheryl Colangelo of 39 Whitecap** reminded the Board they decided last February or March to consult with an attorney to see what the Association's responsibility would be if someone was injured and sued a boater, and whether the Association would be responsible if the boater turned around and sued because no one is supporting what is in our documents- that the beach is only for boaters. She said it's been years and years of trying to get people to respect the rules and that's not going anywhere; it would be helpful for us to know how much it's going to cost members of the Association if someone gets hurt.

7. **Thad Guzy of 17 Woodland** said he brought his son out sailing and when you have a wind behind you, and kids in the water, you can't see. He said there's variable control on a sailboat, especially on a windy day.

The Board and Public further discussed in detail, the danger of swimming at the boater beach, and Mr. Moffett discussed how he consistently does his best to police the area to no avail.

Dr. Beauchene thanked everyone for their comments and noted this is something they're going to be working on this year and they will determine what their legal responsibilities are.

VI. Reports

a. Treasurer

Mr. Capozza referenced his report (attached) and recapped the YTD results:

- \$289,000 in income; +\$49,000 from last month.
- The top contributors are \$41,000 in tax assessments, \$5,000 from the rec program, and \$1,200 in zoning applications.
- Expenses are \$63,000; +\$34,000 from last month.
- The top contributors are payroll for the beach patrol & recreation program, waterfront maintenance, and the printing of the Black Pointer.
- He has come up with an estimated income of \$293,000 and expenses totaling \$284,000, which results in a positive surplus of \$9,000.

b. Tax Collector

Ms. Ames was not in attendance but emailed her report (attached), which Mr. Capozza shared on her behalf.

c. Association Manager

Mr. Moffett referenced his monthly report (attached) which he sent to the BOG for review and said he's removing all the beach equipment after Labor Day, which is earlier than previous years. He explained that they've lost too much equipment by leaving it out longer. Mr. Moffett said they will leave the Nehantic gangway up for another month after that, to accommodate boaters and fishermen.

Mike Johnson of 45 Bellaire said for the last couple of years he has aided in taking the docks out and explained the thousands of dollars in expenses that are incurred when a storm hits early.

The Board agreed it would be best to pull everything out early.

Mr. Moffett reminded the Board about the South Beach entrance ramp and site visit they completed. He discussed the \$3,000 concrete form bid and the additional \$900 needed for the railing, and asked the Board to consider approving \$4,000 to complete the project after Labor Day.

Mr. Cellino said he would like to view the bids and see the specs and details prior to approving the expenditure.

The Board tabled this item for now and Mr. Moffett said he would like to provide input when the pickleball issue is discussed.

VI. Old Business

a. BOG Vacancy

The Board had an in depth discussion regarding the vacancy and best way to proceed. Dr. Beauchene said three individuals have submitted their names for consideration and suggested inviting them to speak at the informational meeting and then the Board can decide at the September meeting. He noted that if the Charter revision passes and is brought to the Legislator in time, the pool of candidates for the three positions that become available in May, will greatly increase.

VII. New Business

a. August 28th vote on Charter Commission Recommendations (Logistics)

The Board discussed the logistics for the Annual Informational Meeting and determined that in person voting will occur from 9:00 a.m. to 10:00 a.m. on the terrace, and that the meeting will be televised via zoom for anyone who wishes to listen in and not attend the meeting at the Clubhouse.

b. Camp review and discussion on profits / bonuses

The Board discussed the recreation program and the excess funds received. Dr. Beauchene said it would have been nice to have the Co-Directors here to discuss the season. Mr. Cellino said he would like to discuss next year's program with them and the possibility of expanding it.

The Board decided to table this discussion and invite the Co-Directors to a future meeting.

The Board discussed supplies for Club and the appropriateness of accepting or seeking donations for special projects such as the handicap access mats.

Mr. Cherry said he thinks items can be budgeted but donations can be sought as well.

VIII. Further Public Comments

- 1. Ed Zito of 57 Nehantic** reminded everyone that Phil Lombardo led the Long Term Capital Improvement Fund Subcommittee and discussed how the Board could identify priority investments early in the season.

The Board discussed with the Public how they're a proponent of the mat proposal and would like to move forward with it. Mr. Meggers and Mr. Cherry emphasized how this project might be made greater with the addition of donations to further fund it.

- 2. Leslie Doherty of 42 Nehantic Drive** asked if there was an update on her request for more kayak and paddleboard storage.

Dr. Beauchene said this is something he plans on bringing up and discussing further. He noted Will has been taking some pictures of alternatives for additional space and has done an inventory of the number of licensed kayak racks and paddleboards. Dr. Beauchene briefly discussed moving around underutilized racks from other areas or just moving the racks and relocating to make more efficient use of them.

- 3. Cheryl Colangelo of 39 Whitecap** discussed the Nehantic right-of-way and suggested some signage or painting away some of the white so people realize they can pull right up to the cement barriers, which will make things more safe and easier to navigate the small space.

Dr. Beauchene said he thought this was a good idea.

- 4. Gene Massey of 10 Brightwater Road** shared that he's about to enter mediation for the West Lane lawsuit. He said it would be helpful to know who owns the Black Point roads and asked it be put on a future agenda.

X. Adjournment

MOTION (4)

Mr. Cherry moved to adjourn the August 26th, 2021 regular meeting of the Black Point Beach Club Association Board of Governors at 7:39 p.m.

Mr. Meggers seconded the motion.

Motion carried, 5-0-0.

Respectfully Submitted,
Brooke Stevens, Recording Secretary