

Black Point Beach Club Board of Governors
September 24th, 2021
Special Meeting Minutes

Present:

Janet Bonelli, Chair
Will Fountain
Tom Meggers
John Cellino
Steve Beauchene
Tom Cherry

A Special Meeting and Executive Session of the Black Point Beach Club Board of Governors was held on Friday September 24th, 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

Ms. Bonelli called the Meeting to order at 6:02 p.m, did roll call, and noted a quorum was present.

II. Executive Session

The Board entered Executive Session at 6:04 p.m. for the purpose of discussing pending litigation and personnel issues.

The Board exited Executive Session at 6:14 p.m. with no action taken.

III. Additions to the Agenda

There were none.

IV. Public Comments

There were several comments in support of the mobility mats and pickleball. (Please see attached correspondence for additional statements.)

V. Reports

- 1. Treasurer**
- 2. Tax Collector**
- 3. Association Manager**

Mr. Moffett discussed the Labor Day weekend storm with the Board:

- A piling and a float were lost.
- The float was borrowed from the plow contractor who now needs \$1,200 for his float; the price is normally \$2,400.
- It will cost around \$1,300 to replace the piling.
- Ms. Bonelli suggested waiting until January but Mr. Moffett would like the piling put in before winter.
- Mr. Meggers suggested having some type of apparatus to hold down the outboard corner.

- Mr. Cellino suggested consulting the dock repair vendor.

The Board agreed to the \$1,300 expenditure for replacing the piling.

****Please see attached staff reports.***

VI. Old Business

- a. Access to tennis courts for pickleball players during camp time (June – August starting at 10:00am)**

The Board decided to allow pickleball playing during camp hours by motion of Dr. Beauchene. The motion was seconded by Mr. Meggers and approved unanimously.

- b. Tennis Courts**

The Board discussed power washing the clay courts and the best practice for court time scheduling.

- c. Capital Improvements**

- 1. Osprey Ramp**

The Board discussed removing the ramp and replacing it with steps and a walkway. Mr. Moffett reported that the lowest bid he obtained was from Mr. Nebelung for \$2,700; 2 steps will be formed in lieu of the ramp and a railing can be installed for an additional \$900.

Mr. Cellino said he would like to see the actual plans and specs.

- 2. MOBI Mat & Beach Wheelchair for beach & water access**

Mr. Cellino and Mr. Fountain reported they spoke with East Lyme Parks & Rec about the mats and learned some of the following and discussed some of the following with the rest of the Board:

- They're rolled up in case of a big storm.
- They cautioned not to have the mats too long because the wave action can cause problems.
- They recommended digging down the beach to tie off the mat to a buried concrete block.
- A shed can be installed in the parking lot to house wheelchairs.
- The shed located at Billow could be moved to the Whitecap parking lot.
- The mats (50'x5' and 80'x5' plus wheelchair) cost \$7,000.

The Board decided to buy one Mobi Chair and one wheelchair for \$1,250 and was approved unanimously.

- 3. Kayak & Paddle Board Racks**

The Board discussed installing additional racks and how they would best be configured.

- 4. Street Name Signage**

The Board discussed street signage.

d. ROW Surveying, Pinning & Mapping Status

Dr. Beauchene reported on the current status and noted more information is needed for 2-3 of them. They will be setting pins and making the maps forthcoming.

e. Seaview Beach Dedicated Boat Lane & Signage

The Board discussed the dedicated boat lane and swim lane, and it was noted that a DEEP permit would be needed for swim buoys.

f. Clubhouse

The Board briefly discussed clubhouse usage and winterizing.

VII. New Business

1. BOG Member Replacement

A vote was made by ballot and Colleen Hayes was voted to a two year term to replace Sharon Bruce.

2. Old Black Point Access

The Board discussed access to Old Black Point.

3. ZBA Alternate Position

The Board discussed filling the position and opted to post it again on the website as they did for the BOG vacancy, and to vote on it at the October meeting.

4. Guide to Property Maintenance

The Board discussed having Zoning present their property guidelines at the October meeting.

VIII. Further Public Comments

Colleen Chapin of 53 East Shore Drive said that while she understands the concept of a lane and the ongoing concern with the mix of people and boats at this beach, this will effectively prevent the use of sailboats; small sailboats like Sunfish, Lasers, or HobieCats are 100% dependent on the wind and the direction it is blowing. She added that if the current area is further restricted this will create a giant problem and while she supports the shared use of this beach, swimmers have other places to go, sailboats do not.

IX. Adjournment

The Board of Governors meeting adjourned at 6:42 p.m.

Respectfully Submitted,

Please note, the Recording Secretary was not in attendance for this meeting.

Respectfully Submitted,

Brooke Stevens, Recording Secretary