

# Minutes of Black Point Beach Club Association BOG February 24th, 2022

## Regular Meeting - 02/24/22

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**Date and time:** 02/24/22 6:00 PM to: 02/24/22 7:56 PM

**Present:** Brooke Stevens, Al Capozza, Treasurer, Ruth Ames, Tax Collector, Janet Bonelli, BOG Chair, John Cellino, BOG Member, Will Fountain, BOG Member, Tom Meggers, BOG Member (joined at 6:16 P.M.), Colleen Hayes, BOG Member, Jim Moffett, Association Manager, Absent: Steve Beauchene & Tom Cherry, BOG Members

**Location:** Via Zoom

**Link:** <https://app.meetingking.com/meetings/371032>

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### Topics

#### 1. Call Meeting to Order & Attendance

**Note** The Regular Meeting of the Black Point Beach Club Association Board of Governors was held on Thursday February 24th, 2022, at 6:00 p.m., Via Zoom; a separate Zoom link was active for Executive Session.

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

**Note** There were no additions to the agenda.

##### 1-1. Approval of Meeting Minutes

**Decision** MOTION (1)

Ms. Bonelli moved to approve the Special Meeting Minutes of January 27th, 2022, as presented.

Mr. Fountain seconded the motion.

Motion carried, 4-0-0.

#### 2. Public Comments

**Note** There were no Public Comments.

#### 3. Reports

##### 3-1. Tax Collector

**Note** Ms. Ames referenced her report (attached) and noted her report from last month hasn't changed since she hasn't received any payments; She will be sending out 9 lien notices next month.

 [TAX COLLECTOR REPORT 2-22-2022 for 2021-2022.pdf](#)

##### 3-2. Treasurer

**Note** Mr. Capozza reviewed his report (attached) and offered the following comments:

At the end of February, we had an income minus expenses, of \$106,000.

If he does a projection through June 30th, it looks like we'll be \$9,000, income over expenses.

 [Financial Report Budget VS Actual as of 2-24-22 \(1\).xls](#)

 [Approved Expenditures-2-21-2022-Pending Payments \(1\).xlsx](#)

 [BP Budget Calendar-updated \(1\).docx](#)

### 3-3. Association Manager

**Note** Mr. Moffett said some of the following:

He will be opening the Clubhouse the week of March 7th, 2022, and at that point, the water will be turned on.

**Task**  Ms. Bonelli asked that Mr. Moffett contact Jamco to devise potential plans for discussion but not to execute any work at this time. (\*\*As of the February 24th, 2022 meeting this task is still pending. \*\*)

**Task**  Mr. Meggers asked that the moving of the sand be put on the next meeting agenda. (\*\*Note: this item wasn't discussed at the February 24th, 2022, meeting. \*\*)

due 02/24/22

**Task**  ~~Mr. Moffett and Mr. Fountain said they will examine the hole at the bottom of the stairs at the Bellaire right-of-way, to ascertain how to proceed.~~

Owned by *Will Fountain, BOG Member* due 02/24/22

**Note** Ms. Bonelli briefly discussed budget planning for the new fiscal year and whether additional meetings will be necessary. She noted they might need to hold meetings in a hybrid format but that she would ideally like to meet in person.

## 4. Old Business

### 4-1. Club Recreation Program Update

**Note** Ms. Hayes gave a brief Club update and noted some of the following:

She had a brief discussion with the Co-Directors, Nadia Banever and Erica Garnett.

They're stilling mulling over ideas, so nothing is set in stone yet.

They discussed the feedback they received from last year and some people were upset with the increase in cost, some people requested they increase Club to 5 days, and some people requested the length of each Club Day increase.

They had previously planned on doing 3 Friday program days so they will probably add 4 other Club Days to make it a 5-day week- with the exception of 4th of July week.

Right now, they don't have to comply with any of the state rules for a proper camp because they only operate two hours plus swimming lessons.

This needs more looking into, and they'll gladly accept help to do so from any interested party.

She had a separate conversation with the tennis pro regarding a kids' tennis program.

They discussed holding it from 8:30 to 9:30 before class starts, so that would be another hour attached to the Club Day if parents wanted to choose it; it will be separate from Club and people would pay the pro directly.

They're looking for feedback about these ideas; they want to expand the Club experience but don't want to overly complicate things.

**Note** Ms. Hayes asked if a projector is available for movies on the beach and Mr. Moffett confirmed that one is.

**Note** Mr. Cellino briefly discussed some of the complaints he heard last year and noted that people would like to see the hours expanded to at least 3 instead of two. He also discussed how our pricing is extremely inexpensive when compared to any camp around.

**Note** Mr. Meggers joined the meeting at 6:16 p.m.

**Note** Mr. Cellino discussed how he was told that some members were turned away and that should never happen; members should have priority. He noted the length of the counselor break time was not sufficient and suggested having Club from 9-12 followed by lunch, and swimming at 1:00 p.m. or 1:30 p.m. He said this would result in an extra 5 hours a week and discussed how it's never the intention to make a profit; the funds earned should be utilized to support and enhance the recreation program.

**Note** Ms. Bonelli discussed reviewing some of the dated counselor literature and Ms. Hayes said she will ask about the tennis program beginning at 8:00 a.m. instead of 9:00 a.m.

**Note** Ms. Hayes discussed how she agrees that the money earned from the recreation program can be funneled in to make a more dynamic program.

#### 4-2. Member's Contact Listing – Phone, Email, Mail, Emergency

**Note** Ms. Bonelli noted she saw this on the main page of the website and thinks it's fantastic.

**Note** Rick Diachenko discussed how the list is the work of Peter Baril and Bob Guenther and detailed the Men's Club involvement. He noted that Beth Brucker will no longer be printing the phone directory which is why they took the project over. Mr. Diachenko further explained that they're hoping to include blurbs of the community groups and activities available. He said once they determine the cost, they will bring this information back to the BOG since the directory is for the entire community.

#### 4-3. Long Range Planning Committee

**Task**  Ms. Bonelli noted Dr. Beauchene was unable to attend this meeting so this item will have to be tabled until the next meeting.

*Owned by Steve Beauchene, BOG Member due 03/24/22*

#### 4-4. BPBC Liability Insurance

**Note** a. Golf Tournament

b. 3K Road Race

Mr. Cellino shared that the Board decided last year that the Men's Club is going to effectively sponsor the golf tournament and that way it will fall under the Black Point insurance policy and the same goes with the road race. He noted he spoke with Bill Budds in the fall, and he said the additional cost is immaterial.

**Task**  Mr. Capozza said when the renewal is due in July, he will make sure it includes the coverage related to the golf tournament and road race.

*Owned by Al Capozza, Treasurer due 07/15/22*

**Note** Mr. Cellino noted there is a desire to expand the road race program and have a party in the Sea View right-of-way possibly with a band and libations, which would be donated by some of the members. He said apparently this was an event held every year prior to his moving here 20 years ago. Mr. Cellino shared that the expansion of this event has been suggested by Mary Liz and Bill Budds.

**Task**  Ms. Bonelli suggested tabling this in the interest of time and Mr. Capozza said he will call Bill Budds for further information and Ms. Bonelli observed that the numbers can be presented at next month's meeting.

*Owned by Al Capozza, Treasurer due 03/24/22*

#### 4-5. BPBC/East Lyme Summer Security

**Note** Ms. Bonelli said she received an email about Black Point utilizing security verses the police for patrolling.

**Note** Mr. Capozza said the cost for utilizing the police last season was \$5,600.

**Note** Mr. Moffett shared the following:

We haven't utilized Ace Security in 20 years.

East Lyme officers patrol on Friday & Saturdays from 6:00 p.m.-10:00 p.m., and on Saturdays & Sundays during holiday weekends.

We get the municipality rate of \$60/hour.

He thinks it's an asset.

**Note** Ms. Bonelli said she agrees but put it on the agenda since she did receive a communication about it.

**Note** Mr. Cellino said he doesn't think we should have security on 4th of July weekend; he thinks we're putting the police in a bad position and in with our members we would be creating confrontation for nothing.

**Note** Ms. Bonelli said she thinks everyone should consider this and that we still have time, so we can table it for now.

**Task**  The Board tabled the security discussion until the next meeting.

*Owned by BOG Board due 03/24/22*

## 5. New Business

### 5-1. Men's Club Activities Overview

**Note** Mr. Diachenko shared the following:

They're trying to put the calendar of activities together earlier this year.

One of the things they presented is a St. Patrick's Day celebration on the 19th of March, which is a Saturday.

Last year they had a sort of impromptu parade and people met at the Clubhouse before and after, and they're thinking of doing the same thing this year.

Bocce will probably start every Friday at the bocce courts and will be from mid-June until the first or second week of September.

They will be contributing for a third of the cost for the Mass Confusion concert.

A Murder Mystery Night will be held on August 13th and pickleball will be held on Monday, Wednesday, and Saturday mornings.

They will be happy to help out with the golf tournament and 4th of July celebration.

They're trying to have the Men's Club be a building unit in the community to help foster activities.

The 100th Anniversary of Black Point Beach isn't that far away and if they could start getting together some history, they could use that as a basis to have a really nice 100th Anniversary Book of some type.

They're considering other events such as trivia night, setback, cornhole, solstice gatherings, Equinox gatherings, and watching the sailboats on the beach.

The Christmas trees on the beach were well received and he hopes people saw them and liked them.

The rest of the calendar should be ready the 1st of April.

### 5-2. Discuss and vote on adding the Secretary and Treasurer positions to the Workers Comp Insurance policy.

**Note** Mr. Capozza reported that it costs \$143 a year to add the Secretary and Treasurer positions to the Workers Comp Insurance policy.

**Decision** MOTION (2)

Ms. Bonelli moved to approve adding the Secretary and Treasurer positions to the Workers Comp Insurance policy.

Ms. Hayes seconded the motion.

Motion carried, 5-0-0.

### **5-3. Review schedule for FY 2022/23 budget preparation.**

**Note** Ms. Bonelli said she wants to ensure this is adequate time for budget preparation. Mr. Capozza detailed the timeline last year and Ms. Bonelli said she would like it moved up a week so they have adequate time.

**Decision** The Board decided that they will meet before the April 28th meeting in order to do budget prep.

**Note** Mr. Capozza briefly discussed the grand list and reval being done this year, and how it pertains to the mil rate.

### **5-4. Review status of outstanding capital expenditures that were approved by the BOG but not yet paid for.**

**Note** Mr. Capozza said unfortunately Dr. Beauchene is not in attendance but that he did notice a couple of items still pending such as the South Beach railing since Mr. Moffett had to seek another bid. He noted that this item gets pushed over to the new year since it's still pending.

**Note** Mr. Moffett responded that if we have the money, he thinks the South Beach railing could be completed this year. He also noted that the pilings will be in by April 1st.

**Note** Mr. Capozza said that Dr. Beauchene mentioned the row surveying at the previous meeting and that hopefully we will receive the bill soon.

**Note** Mr. Cellino said he would like Dr. Beauchene to email the surveyor about obtaining the maps and observed that the pining can be done later.

**Note** Mr. Fountain said the shed will be delivered in late March, the library materials have been cut and are being assembled, and the mats and wheelchair have been delivered.

## **6. Further Public Comments**

**Note** Ms. Bonelli called for public comment:

**Note** 1. Leslie Doherty of 42 Nehantic Drive asked for an update on the kayak racks.

Mr. Moffett said we have five kayak racks and are in the middle of repairing one of them. He said they have no plans to build a sixth one at this moment as far as he's aware, and they have tentative plans for a paddle board rack sometime in the future. Ms. Doherty detailed the difficulty she has transporting her kayak racks.

**Note** 2. Margaret Mager of 78 East Shore Drive asked if they have a sense of what the budget increase will be.

Mr. Capozza responded that it's hard to say at this time because of inflation and the new evaluations; it's too soon to determine any numbers. Ms. Mager encouraged the Board to be thoughtful about adding to the budget and not to keep compounding on top of a higher budget.

**Note** 3. Cheryl Colangelo of 39 Whitecap Road detailed how she spoke with John from Ace Security last year which they can probably find in the minutes, and she shared some of the following:

We are the only beach in East Lyme that Ace Security does not do security for, and they used to do it for us in the past.

He was very anxious to work with us.

He said that because they cover most of the beaches in town, they have a very close relationship with the police department and if they deem it necessary to have an officer come to the beach, they will call the police.

The cost of a police officer is \$60/hour but if that officer is not available it can be \$75/hour.

We have previously had bills of \$75 an hour on several weekends.

She recommended that the Board speak with John from Ace Security.

## 7. Executive Session – Pending Litigation

**Decision** The Board went into Executive Session without a motion at 7:08 p.m. for the purpose of discussing pending litigation.

### 7-1. Enter back into Regular Session in case any action is required out of Executive Session

**Decision** The Board exited Executive Session at 7:42 p.m. without a motion with no action taken.

## 8. Adjournment

**Decision** MOTION (3)

Mr. Fountain moved to adjourn the Black Point Beach Club Association Board of Governors February 24th, 2022 meeting at 7:48 p.m.

Mr. Meggers the motion.

Motion carried, 5-0-0.

Respectfully Submitted,  
Brooke Stevens, Recording Secretary

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## Next Meeting

Meeting title: [Black Point Beach club Association Bog](#)  
Date and time: 02/24/22 06:00 pm to: 02/24/22 07:48 pm  
Location: Via Zoom

## Task Summary

### New Tasks

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