

Minutes of Black Point Beach Club Association BOG Special Hybrid Meeting - 03/30/22

Date and time: 03/30/22 06:00 pm to: 03/30/22 08:30 pm

Present: Brooke Stevens, Recording Secretary, Janet Bonelli, BOG Chair, Tom Meggers, BOG Member, Tom Cherry, BOG Member, Will Fountain, BOG Member, Steve Beauchene, BOG Member, Colleen Hayes, BOG Member, John Cellino, BOG Member, Absent: Tom Cherry, BOG Member

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

Location: Black Point Beach Clubhouse and via Zoom

Join 6p.m. Zoom Meeting at the following link: <https://us02web.zoom.us/j/9460236028?pwd=MFduSCTuMDc4OXdlb1ZrZ1JOem5vQT09>

Join Zoom Meeting at zoom.us and use the following Meeting ID and Passcode:

Meeting I

Link: <http://app.meetingking.com/meetings/374386>

Topics

1. Call to Order & Attendance

Note The Special Hybrid Meeting of the Black Point Beach Club Association Board of Governors was held on Wednesday March 30th, 2022, at 6:00 p.m., at the Black Point Beach Club Association Clubhouse located at 6 Sunset Avenue, Niantic, and Via Zoom.

Ms. Bonelli called the meeting to order at 6:05 p.m., did roll call, and noted a quorum was present.

2. Approval of February 24th, 2022 Meeting Minutes

Note Mr. Moffett said he misspoke at the February 24th, 2022, meeting regarding the kayak racks, and meant to say that we have currently have seven (7) kayak racks and we have no plans to build an eighth one at this time.

Decision MOTION (1)

Dr. Beauchene moved to approve the meeting minutes of February 24th, 2022, with Mr. Moffet's clarification.

Ms. Hayes seconded the motion.

Motion carried, 6-0-0.

3. Meeting Date Clarification & Schedule

Note Ms. Stevens reported there has been some confusion regarding meeting dates and is hoping to have specific meeting dates stated for the record and calendar.

Note Ms. Bonelli discussed the possibility of adding additional BOG meetings in order to prepare the budget and complete employee reviews.

Note The Board discussed meeting dates.

Decision MOTION (2)

Dr. Beauchene moved that the Board of Governors meet on April 6th, 2022, April 20th, 2022, May 12th, 2022, and May 26th, 2022.

Ms. Hayes seconded the motion.

Motion carried, 6-0-0.

Decision The Board noted that the meeting dates for the rest of the year will be set at the Organizational Meeting in May since some current Board Members will be departing and new Board Members will be joining.

4. Communications

Note Ms. Bonelli said she had one communication from Anita Schepker and Dr. Beauchene added he spoke with her today, and the legislature is going to work until May 4th, and this will be the last time they will have to approve our voting while being in a trust change; if they don't address it, it will be bumped to next year. Dr. Beauchene said she has contacted everyone possible in order to move forward on this so we can get passed this election year, and she wants to come to a future meeting and give us a brief update on what's going on and what we can expect.

Note Ms. Bonelli said the incorrect year was listed on the website regarding the Cahill Scholarship application and Ms. Stevens reported that she updated it on the website, posted it on facebook, and sent a mass email.

Note Ms. Bonelli reported that Barbara Johnston sent an email stating that website is in need of an overhaul.

5. Public Comments (Limited agenda, Members' comments – 1 session only)

5-1. Colleen Chapin of 53 East Shore Drive said some of the following:

Note She wants to bring up a few items that has given her and some other people in the community pause such as the zero movement on the Master Plan as well as Longterm Capital projects.

She hopes there's a lot more transparency moving forward.

These are really important things that have been funded and don't appear to have any traction here, so it's a little concerning.

Take this conjunction with the fact that there's been some additional projects that were not in the budget that have gone forward.

These were important projects that she doesn't disagree with such as accessibility, but there is a government process that is supposed to be followed in regard to financial matters.

She's concerned about funding items out of contingency that weren't officially budgeted for and hopes these items are handled properly and in a more official manner going forward.

She believes that smaller community initiatives like the Little Library and Social Directory are important but they're not official entities but social efforts.

She recommends that the Board consider the concept of a community grant as well as a line item in the budget for social events.

This would also help the misperception that these items are 100% funded by the government.

5-2. Jim Allen of 31 Sea Spray Avenue read the following into the record-

Note THE BPBCA WRECKING CREW IS NOW RECRUITING VOLUNTEERS

The Black Point Beach Club Association (BPBCA) Wrecking Crew (WC) is a loosely formed voluntary work group, operating under the direction of Board of Governors (BOG) member Will Fountain (203 815-6757), who volunteer their time to assist in various projects to maintain, improve and beautify our Association in a cost saving manner.

The Wrecking Crew consists of members and friends of the BPBCA who volunteer their time and efforts on a case-by-case basis to complete various projects. Having a large pool of volunteers is a necessity as frequently we have very short notice on some of our missions and having a strong bench of volunteers has saved the day on more than one occasion. Another great strength of the Wrecking Crew has been the wide range of knowledge and experience that individual volunteers have brought to the table on some of the projects we have undertaken.

Anyone interested in becoming a Wrecking Crew volunteer please send a text to Will Fountain at (203) 815-6757 and you will be added to our register of volunteers. The standard WC procedure is that when the need arises, a group message is sent out to everyone and anyone who is available and wishes to participate responds. There is never any pressure to respond to messages or work on any projects.

Examples of Wrecking Crew projects to date have included:

- Assembling and installing the Gaga ball pit at the Clubhouse
- Building, securing, and repairing, when necessary, the BPBCA Kayak racks
- Moving Kayaks and small watercraft from harm's way when storms pop up
- Maintaining & Repairing the BPBCA boat launch, docks, and ramps
- Preparing proposals and obtaining permits to mark the rocks off the boat launch
- Maintaining & Repairing the BPBCA swim area markers and floats
- Assembling and installing equipment and benches at the Clubhouse
- Fall leaf removal at the clubhouse, pickle ball, tennis, and bocce ball courts
- Devising specs, obtaining proper permits & installing the new storage building
- Assembling and installing the beach access equipment for wheelchairs
- Cleaning and maintaining the Billow Road storage area

The Wrecking Crew takes its name from an anonymous collection of Los Angeles based session musicians during the 60's and 70's who were responsible for several hundred top 40 hits. These anonymous musicians worked invisibly behind the scenes to achieve greatness.

Note Mr. Fountain suggested passing out the notice at the Annual Meeting and Ms. Hayes said they should ask our insurance carrier if they're covered.

Task Mr. Capozza said he will call Bill Budds and ask if the Wrecking Crew is covered.

Owned by Al Capozza, Treasurer

5-3. Barbara Johnston of 35 Sea Crest Avenue said some of the following:

Note She agrees with Ms. Chapin's comments.

This is a government meeting and thinks the format of the meeting should reflect this.

They should be on public comments, and she hasn't heard the Board Members who are in attendance identify themselves and that's how each meeting should start even if it is on zoom.

Our budget is important, and she would like to see an attorney present for that.

We don't seem to have our own attorney; we have Attorney Zamarka who represents Old Black Point, Black Point, and the Town.

It may cost more money for a different attorney but right now it's a conflict of interest to utilize Attorney Zamarka.

Note Ms. Bonelli thanked everyone for their comments.

Note Dr. Beauchene said the Master Plan has taken a little while to get going and Jim Ventres has been in touch with him for the last month and a half asking for more information; they received a schedule yesterday (attached.)

 [BPS Schedule \(1\).pdf](#)

Task Dr. Beauchene asked Ms. Stevens to post the schedule on the website.

Owned by *Recording Secretary* due 04/02/22

6. Upcoming Club Season Discussion

Note Ms. Hayes said she met with the Parks & Rec Co-Directors a few times to discuss the upcoming season and shared some of the following:

They wanted to address some parent feedback which includes the desire to have Club 5 days a week, the desire for a longer day, and the desire for improved quality of crafts.

All of these things will cost more money and the cost of Club will have to increase accordingly.

This is part of the overall budget that will be eventually approved by the membership.

The season fee for a child for seven weeks of Club, 5 days a week, 3 hours a day, plus half hour swim will go up to \$500 for the season.

This works out to be \$14.40 a day for 3 hours of Club plus a half hour swim instruction.

You cannot find a better Club deal anywhere and there will be sibling discounts as well.

There are a number of supplies that the directors would like to buy.

This is a first draft of the proposed Parks & Rec budget.

 [BPBCA Kids Club Budget 2022-23_20220328.xlsx](#)

Note The Board briefly discussed the possibility of purchasing a tent to use for Club crafts. Mr. Cellino said as they're going through the budget process, he thinks this is something that they should seriously consider; it can be used for the Club in conjunction with other activities.

Note The Board discussed the logistics involved in setting up a tent, taking it down, and storage. Mr. Moffett noted that it costs \$300 for a professional to set up a tent and take it down.

Note Ms. Hayes said it's a good investment for the Association and could also be utilized for annual meetings, the Women's Club, the Men's Club, and the like when people are desirous of not holding activities inside. Mr. Cellino said he has a contact in the business and will be able to get a discounted quote.

Mr. Capozza said the tent could be put in next year's budget and Ms. Hayes suggested the expense be split by Club and the Association since it will be utilized by both.

Note Mr. Cellino also discussed the possibility of including a capital project slush fund for projects that are not long term. He asked about seeing the budget without Club since it pays for itself and is neutral. He added that this would make the budget easier to understand. Ms. Bonelli argued that it should remain part of the overall budget since salaries and insurance are a part of it.

Note Ms. Hayes discussed some of the supplies the Co-Directors would like to purchase such as a projector and noted the expenditures would be between \$800-\$1,000. Mr. Capozza noted Club is essentially \$5,000-\$6,000 positive so they have ample funds to cover these supplies in this year's budget.

 [2022-2023 Club Season Notes.docx](#)

Decision The Board agreed that the Club Co-Directors are fiscally responsible and may purchase the supplies they need.

7. BOG Budget Discussion

Note The Board briefly discussed the Town Revaluation and the Association mil rate.

Note Mr. Capozza presented the proposed budget so far and the Board discussed some of the following regarding expenses:

We're looking at a slight increase in audit fees.

Grass cutting is increasing, and Mr. Moffett explained that we have traditionally used Chris Manwaring who hasn't raised his fees in four years; he had them change from biweekly to weekly last year and they did not raise their price.

Grass cutting cost \$3,600 last year and given the schedule change they never charged for and the increase in the cost of gasoline, Manwaring is seeking \$6,300 for their services this year.

Mr. Moffett said he will get more quotes and did tell Manwaring that his increase would be a tough sell; the increase is also due to labor costs and the weekly clipping around the tennis courts because of poison ivy.

Mr. Cellino observed that some of them are willing to take over tending their neighboring rights-of-way given their current appearance, so we should get this requoted in addition to some other quotes.

Task ~~Mr. Moffett will seek other grass cutting quotes.~~

Owned by *Jim Moffett, Association Manager*

Note Mr. Fountain asked how much the insect control costs and Mr. Capozza and Mr. Moffett replied that it's done three times and costs \$600.

Note Mr. Capozza further detailed the following:

\$600 for computer services is essentially the same as last year and covers the QuickBooks program, , Anti Virus and annual microsoft software renewals.

Our insurance is \$23,000 this upcoming year, up from \$21,700 for the current year.

Mr. Cellino reminded everyone about the need for coverage for the 5k and Mr. Capozza replied that he will add a bit more to this item.

He kept the legal fees at \$10,000 and noted that \$5,000 was spent this year.

Ms. Bonelli said they will have to think about this.

Mr. Capozza said payroll services are equivalent to last year.

Note Mr. Capozza said the next item is security and Mr. Cellino said at a previous meeting Cheryl Colangelo brought up the conversation she had with Ace Security when she was on the Board.

Note Mr. Moffett detailed the great relationship the Association has with the East Lyme Police which is why he thinks we should continue utilizing their services; it goes beyond dollars and cents.

Note Ms. Hayes briefly discussed how she doesn't think they need to police themselves and Dr. Beauchene observed that the Police can do so much more than a security firm can.

Task Mr. Cellino suggested asking people about security/police at the annual meeting and including it in the Master Plan discussions.

Owned by *BOG Board* due 05/28/22

Note Mr. Capozza said they already discussed the Club program and that the last item is the Master Plan which was paid for with this year's budget so there will obviously be no repeat of this in next year's budget.

Note Under Operations, Mr. Capozza said the following:

We're looking at an increase to \$4,100 for the Clubhouse verses the \$3,500; this is more in line with what we spent actually.

That line also includes the fee for Suzanne Smith cleaning when we have an event.

We're up to \$4,000 for ground maintenance which includes \$2,500 for potential tree cutting.

This is different from grass cutting and also includes \$1,500 for the special safety mulch needed for playgrounds.

Note Mr. Cellino said on both a personal level and as a Board Member he would like the Association to increase the ascetics of the neighborhood grounds maintenance. Mr. Fountain suggested increasing the landscaping budget to \$6,500. Mr. Cellino said these funds could help with power washing, paint removal, and repainting.

Note The Board briefly discussed creating a schedule for obtaining one new playground fixture each year. Ms. Hayes explained how she met a playground vendor a few years ago and Mr. Moffett said he believes he still has the brochure she gave him and will look for it.

Note Mr. Capozza further shared the following:

Supplies have increased to \$3,000 which includes card ids and the annual meeting mailing.

Utilities is at the same figure as last year as is the Black Pointer.

There is no change for the tennis courts.

Note The Board briefly discussed the possibility of improving the website and Ms. Stevens suggested setting up a meeting with the current webmaster. Dr. Beauchene said they can also ask around to see if there are other local webmasters people recommend. Mr. Moffett said in the very least the old photos on the website should be changed.

Note Mr. Capozza said in terms of capital expenditures for the current year he has put in \$10,000; he doesn't have any specific items yet, but this might include some items for the shed and Mr. Moffett said he'd like to see us purchase a \$750 backpack leaf blower which he thinks we'll get plenty of use out of.

Note Mr. Cellino said he would like to see this number at \$25,000 to make sure we had the flexibility for legitimate projects that the people wanted, such as replacing one playground fixture each year. He noted that Ms. Chapin's earlier comments weren't wrong so he would like to see us plan accordingly and have a line item devoted to these types of items.

Note Dr. Beauchene noted we spent \$28,000 last year so \$25,000 is clearly reasonable. The Board asked Mr. Capozza to bump this item up to \$25,000.

Note Mr. Fountain suggested \$4,000 for social events which would translate into four parties, the Board agreed to put \$2,000 in as a placeholder in the misc budget, which would include the directory project, and fine tune it later.

Note Ms. Stevens reported that Peter Baril sent an email today requesting to be put on a future agenda so he can come speak about the Directory. Mr. Cellino said they're doing a fantastic job but wondered if the Directory should be printed or only digital. He noted the website could have a passcode to access the Directory.

Note The Board agreed to bump up the Cahill Fund to \$500 each year.

Note Mr. Capozza said \$800 is what is paid to the webmaster each year and Dr. Beauchene wondered if we should bump up that figure considerably if we plan on doing a lot of website renovations; when he had his own personal business, he spent \$3,000 on a website designer, followed by an annual fee. Ms. Stevens again suggested setting up a meeting with the Board and current webmaster. Dr. Beauchene suggested increasing the website budget to \$4,000.

Note The Board discussed the website.

Note Mr. Capozza discussed the Long-Term Shoreline Capital Projects Fund and the work done by that subcommittee which was led by former Board Member Phil Lombardo. He explained how they determined what our land assets are, what are shore assets are, and how much it would cost to repair and/or replace them over a thirty-year period; based on industry practice they took the monthly number of that and multiplied it by 70%.

Mr. Capozza said this figure was \$47,500 a year and they decided 70% of that would be easier to digest and that is how they came up with \$33,000.

Note The Board had an in-depth conversation regarding the Long-Term Capital Projects Fund and noted how \$33,000 is too conservative a figure for these types of projects. The Board decided to increase this item to \$50,000. Mr. Cellino noted this fund could have covered the Pier Project if they had been allocating money accordingly.

Note Ms. Hayes said if we're going to start stocking away serious money, we should be taking it out of a checking or savings account and putting it in something that earns a better rate.

Note Dr. Beauchene said he's nervous about not having enough money if we have a real need and Mr. Cellino said we can definitely revisit all this after the Master Plan work is done.

Note Mr. Capozza said after discussing it with Mr. Moffett he left beach patrol at \$8,500. Ms. Hayes wondered if an assistant would be better than a 3-member beach patrol. Mr. Cellino suggested monitoring it this year and see if we need to make a change the following year.

Note Mr. Capozza said the Association Managers pay, Secretary, Treasurer, Tax Collector, and Zoning Enforcement Officer pay will remain the same unless he hears from the Board. Ms. Bonelli noted the Board will be meeting in executive session sometime in the near future to do employee reviews.

Note The Board further discussed the budget.

Note Mr. Capozza said he will make the changes and have the new numbers and mil rate at the next meeting.

Note

8. Adjournment

Decision MOTION (3)

Dr. Beauchene moved to adjourn the Black Point Beach Club Association Board of Governors March 30th, 2022, Special Hybrid Meeting at 8:23 p.m.

Ms. Hayes seconded the motion.

Motion carried 6-0-0.

Note Respectfully Submitted,
Brooke Stevens, Recording Secretary

Task Summary

New Tasks

Task Mr. Capozza said he will call Bill Budds and ask if the Wrecking Crew is covered.

Owned by AI Capozza, Treasurer

Task Dr. Beauchene asked Ms. Stevens to post the schedule on the website.

Owned by Recording Secretary due 04/02/22

Task ~~Mr. Moffett will seek other grass cutting quotes.~~

Owned by Jim Moffett, Association Manager

Task Mr. Cellino suggested asking people about security/police at the annual meeting and including it in the Master Plan discussions.

Owned by BOG Board due 05/28/22