

Black Point Charter Revisions

As you will recall, at the meeting of the Black Point Beach Association held in August 2021, certain changes were made to the Black Point Charter, and, as we approach the Annual Meeting in May, it is important that we remind the membership of these important changes which were effective immediately.

In accordance with the majority of Black Point voters, the Black Point Charter has been amended to provide:

- 1) *“One property, one vote.”* This means that, regardless of the number of individuals that may be named on the property deed or who may reside at the address, there shall be only a single vote allowed per property address. If, in fact, there is disagreement among those who own the property, it is incumbent upon one of the property owners to provide written notice to the Association secretary of such disagreement prior to the time of the vote. If there is such disagreement among the property owners, none of them shall vote.
- 2) As of the Charter change, when ownership of the property is in the name of a corporation, trust, partnership, LLC, etc..., the entity may now designate a “member representative” by notifying the Association secretary of such designation ***in writing***. This designated “member representative” is now eligible to vote on Association matters (for example, approval of the annual budget).
- 3) In addition, the “member representative” and his or her legal spouse are eligible for any office provided that they are, at least, part-time residents of the Association. For example, either one could be considered for membership on the Board of Governors as well as other boards that are assembled to address and resolve Association matters.

Please take note that, if your property is held in trust, in the name of an LLC or any other corporate structure, it is incumbent upon you to provide written notice to the Association’s Secretary of the designated “member representative” who will be voting on behalf of the entity owning the property. *Failure to provide this written notice may jeopardize your right to vote at the May meeting.*

The Association’s secretary is Brooke Stevens, and you may send your written notices to Brooke via e-mail at brookers2@aol.com. In the alternative, you may send written notices to Brooke via regular mail at the following address: Brooke Stevens, 345 Main Street, Niantic, CT 06357. If the notice is applicable in your instance, please provide this written notice as soon as possible to ensure that all Association records are current in anticipation of the May meeting.

We have enclosed a template that may be used if you would like, although the use of this template is not mandatory. It is provided merely as a convenience. The critical information that must be provided to the Association secretary is: 1) name of the entity which owns the property; 2) address of the property; and 3) name of the designated member representative who is eligible to vote. Thank you for your attention, and we look forward to seeing you soon!