

# Minutes of Black Point Beach Club Association BOG Regular Hybrid Meeting - 04/20/22

---

**Date and time:** 04/20/22 6:00 PM to: 04/20/22 9:00 PM

**Present:** Brooke Stevens, Recording Secretary, Tom Meggers, BOG Member, John Cellino, BOG Member, Steve Beauchene, BOG Member, Tom Cherry, BOG Member, Colleen Hayes, BOG Member, Will Fountain, BOG Member, Janet Bonelli, BOG Chair (Joined the Regular Meeting at 6:43 p.m.)

**CC:** Absent: Ruth Ames, Tax Collector, Al Capozza, Treasurer, Jim Moffett, Association Manager, Mark Zamarka, Association Attorney

**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](https://zoom.us) and use the following Meeting ID and Passcode:  
Meeting ID: 94

**Link:** <https://app.meetingking.com/meetings/376359>

---

## Topics

### 1. Call to Order & Attendance

**Note** Dr. Beauchene, Vice President and Acting Chair, called the April 20th, 2022, Hybrid BOG meeting to order at 6:02 p.m. He did a roll call and noted a quorum was present.

**Note** Dr. Beauchene, Vice President and Acting Chair, called the April 20th, 2022, Hybrid BOG meeting to order at 6:02 p.m. He did a roll call and noted a quorum was present.

### 2. Additions to the Agenda

**Note** Dr. Beauchene said he has no additions to the agenda but would like to change the order of the agenda, since Mark Zamarka, Association Council, is in attendance for executive session to discuss ongoing litigation.

**Decision** MOTION (1)

Mr. Cherry moved to alter this evening's agenda and move the scheduled executive session from the end of the agenda to the front of the agenda.

Mr. Fountain seconded the motion.

Motion carried, 6-0-0.

### 3. Communications & Public Comments

**Note** See Attached Correspondence

 [Correspondence.pdf](#)

**Note** Ms. Hayes suggested hearing Public Comment while they await Ms. Bonelli's arrival for the executive session.

**Note** Public Comment-

1. Jean Galati of 7 Nehantic Drive discussed the poor condition of many of the roads within Black Point. She noted she put a call into the town, they were very nice, but unlike other beach communities it doesn't sound like we're even on the list for repairs at this point. Ms. Galati said she's worried about the safety of our kids and general pedestrian safety. She discussed several of the sinkholes present and suggested the Board write a letter to the town asking they be repaired.

**Note** Ms. Hayes asked if a list of roads had been compiled and Ms. Galati said her conversations were only verbal. Mr. Cellino said it would be helpful for them if Ms. Galati can write down who she spoke with at the town as well as the road issues she mentioned.

**Note** Ms. Galati said she spoke with Alex Klose, the Town Engineer.

**Note** Mr. Moffett suggested speaking to Joe Bragaw, the Director of Public Works.

**Note** 2. Colleen Chapin of 53 East Shore Drive said she's curious if there was a meeting as stated on April 6th and when minutes will be available if a meeting was in fact held. Mr. Moffett said she can consult the Chair but that the meeting was recorded so Ms. Stevens will be able to fashion minutes from that recording.

#### **4. Motion to Enter Executive Session with Association Attorney for the purpose of discussing pending litigation regarding the Bellaire Scour Wall & West Lane**

**Decision** MOTION (2)

Mr. Cellino moved to enter Executive Session with Attorney Zamarka, for the purpose of discussing pending litigation regarding the Bellaire Scour Wall and West Lane.

Ms. Hayes seconded the motion.

Motion carried, 6-0-0.

**Note** The Board exited Executive Session at 6:43 p.m. with no action taken.

#### **5. Charter Revision Legislature Update by Anita Schepker**

**Note** Ms. Schepker gave a brief update about the Charter Revision and said some of the following: When we last discussed this the Charter Revision Subcommittee had finished their work and the BOG was tasked with bring it to the Legislator.

There are two schools of thought, one being bringing the revision to the Legislator and the other is that if a home rule ordinance was previously passed, we don't need to go before the Legislator.

All of the meeting minutes and notices of the Charter Revision Subcommittee have been submitted to our local officials, as have the Board of Governor's meeting minutes responses to this work.

All of this documentation is in front of the General Assembly now.

The Secretary of the State Office weighed in yesterday and there are two weeks left in the legislative session. Between now and then we will find out if we actually need the Legislator after all, and if we do, it will likely go through.

#### **6. Associate Membership Discussion**

**Note** Ms. Hayes said over the years people outside the boundaries of Black Point have inquired about joining and the general belief has always been that the Charter would need to be changed. She asked Ms. Schepker for her thoughts on this, and Ms. Schepker said you can't change the Charter relative to the boundaries of Black Point Beach; the boundaries are set in Statue by John James Smith, and you cannot change the physical boundaries.

**Note** Ms. Schepker added that there are people who a butte Black Point Beach you cannot become members due to our Charter, but that doesn't prohibit the Board from establishing some sort of associate non-member category who would be charged for use of the beaches, tennis courts, and items of that nature. She noted that these people would be paying a usage fee and cannot be assessed.

**Note** Mr. Cherry said they could be charged the same amount they would be assessed if they were a member, and Ms. Schepker said you could also charge them above and beyond that. She noted this is a Board decision not guided by the Charter and such individuals could not be members.

**Note** Mr. Cellino asked how such a change would be made and Ms. Schepker recommended doing it through a rule or bylaw after notifying the Membership and holding a hearing. She said if a Board chooses to institute this, they do so with the understanding that a future Board could choose to take it away.

**Note** Dr. Beauchene suggested having the Master Plan people explore this topic.

## 7. Black Point Phone Directory Update by Peter Baril

**Note** Mr. Baril was in attendance to give an update on the Black Point Beach Club 2022 edition of the Phone Directory and Resource Guidebook.

**Note** Mr. Baril said he, Joel Strzegowski, and Bob Guenther have been revising and making additions to the 2019 edition since mid-January. They cross referenced the 2019 edition created by Beth Brucker with a copy of the most recent grand list that they received from Ruth Ames.

Mr. Baril said they've currently made contact with 80-85% of the owners and have been collecting up to date local numbers along with cell numbers for the directory. They believe the remaining 15% consists mostly of seasonal members who are just beginning to arrive for the summer. He said their goal is to complete their list by mid-June or July, and at that point it will go to print.

Mr. Baril further shared that the directory will include a street map, alpha owner list, an owner list by street name and house number, and they will be using Quality Printers out of New London. He said the resource portion of the guidebook will have several sections and their goal is to inform both new and existing owners; a brief history of Black Point will be included along photos, with various Black Point Boards, rules for the beaches and golf carts, and available activities.

Mr. Baril said they're hoping to print 700 copies, so they have extra copies on hand for future new owners. He briefly discussed the possibility of having the website password protected so that a digital copy can be available to owners and updates can be made without reprinting the directory.

**Note** Mr. Baril said people may be excluded if they choose to or may leave out their phone number. He said it works out to be \$4 per copy and they can obviously reduce the number printed if the Board prefers that.

**Note** Mr. Baril said the cost is \$2,741 for 700 copies.

**Note** Dr. Beauchene thanked Mr. Baril for all of their hard work.

## 8. Master Plan Update by Mike Zuba

**Task**  Dr. Beauchene noted that Mike Zuba was unable to attend this evening's meeting and that he will add this item to the next meeting agenda.

*Owned by BOG Board due 05/19/22*

**Note** Mr. Cellino suggested having Mr. Zuba attend the Annual meeting as well, so a greater number of the membership may ask questions.

**Note** Dr. Beauchene encouraged people to become involved in this project since it will be quite labor intensive. He said people should keep an eye on the website for contact info, updates, and so forth.

## 9. Approval of March 30th, 2022, Meeting Minutes

**Note** See Attached Minutes

 [minutes\\_\(1\).pdf](#)

**Decision** MOTION (3)

Mr. Cherry moved to approve the meeting minutes of March 30th, 2022, as presented.

Mr. Meggers seconded the motion.

Motion carried, 7-0-0.

## 10. Reports

### 10-1. Tax Collector

**Note** Ms. Ames was not in attendance.

**Note** Tax Collector report

 [TAX COLLECTOR REPORT 5-4-2022\\_for 2021-2022.pdf](#)

### 10-2. Association Manager

**Note** Mr. Moffett referenced his report, noted he has photos of yesterday's weather event, and has received an estimate of \$2,200 to replace the float.

**Note** The Board discussed the mechanics of replacing the float and whether a longer gangway is needed.

**Note** Mr. Moffett said he and Mr. Fountain researched safety mulch that is needed for the gaga pit and the best price they could find is \$1,900.

**Note** Mr. Cellino asked what that price includes, and Mr. Moffett said it covers delivery only.

**Note** The Board discussed how this item is already included in the budget, so no motion is necessary.

**Task**  The Board told Mr. Moffett to proceed with ordering the mulch.

*Owned by Jim Moffett, Association Manager*

### 10-3. Treasurer & Budget Update

**Note** Mr. Capozza briefly discussed the changes made to the preliminary budget per the BOG meeting of March 30th, 2022. He noted that he will include the BOG portion of the phone directory printing cost in the budget.

 [Worksheet for FY22-23 Budget -BOG Approved-thru 4-28-2022 for An Mtg.xls](#)

**Note** Mr. Capozza said the mill rate increased by .01 for the adjustments made to the budget and now stands at 1.48.

**Note** Ms. Hayes said there will be some modification to the Club budget but since it's separate and nets itself out, it won't affect the overall budget.

**Decision** MOTION (4)

Ms. Hayes moved to approve the FY 2022-2023 Budget as presented and forward to the Membership for approval at the May 28th, 2022, Annual Meeting.

Mr. Meggers seconded the motion.

Motion carried, 7-0-0.

## 11. BPBC Maintenance

**Note** Dr. Beauchene asked when the sand will be moved back, and Mr. Moffett said the first week in May.

### 11-1. Spring Clean-up Date

**Note** The Board and Mr. Moffett discussed possible dates for the spring clean-up and settled on May 7th, 2022.

## 12. BPBC Activities- Review, Discussion & 2022 Planning

### 12-1. Golf Tournament

**Note** Mr. Meggers said the golf tournament will be held on Monday July 11th, 2022. He said the price for golfing has increased and the price per person with and without food will be forthcoming. Mr. Meggers noted that if anything, he loses money on the food and golf and all the profits are made on the raffle.

**Note** Mr. Meggers noted the Men's Club will be distributing flyers for the golf tournament.

### 12-2. Wrecking Crew

**Note** Mr. Cellino briefly discussed the great work the wrecking crew has done and their intention to complete more projects.

## 13. BPBC Liability Insurance

### 13-1. 3k Road Race

### 13-2. Wrecking Crew

**Note** Mr. Cellino discussed how the agents he has spoken to think the wrecking crew would probably not be covered by the liability insurance but since everyone involved here is a homeowner and part of the Association, they would essentially be suing themselves. He discussed the suggestion he received to have everyone involved with the wrecking crew sign a waiver.

**Note** Mr. Cellino said he's sure that Mr. Meggers would confirm that a waiver doesn't really accomplish anything, but it does serve to give people notice. He suggested that the Board fashion a waiver for this group's participants.

**Note** Mr. Capozza said he emailed Bill Budds and he was informed that the wrecking crew is not covered under the Black Point Liability Insurance.

## 14. BPBC Kids Camp Update

**Note** Ms. Hayes asked that this item be tabled until the next meeting.

## 15. Employee Reviews and Contract Modifications

**Note** Ms. Hayes asked if a separate meeting should be scheduled for this task and Dr. Beauchene replied that he thinks that would be best given it's a lengthy process.

**Note** Mr. Cherry had to sign off the meeting at 7:29 p.m.

## 16. BPBC Zoning's "Guide to Property Maintenance"- Review & Discussion

**Note** Mr. Cellino said the Zoning Board has expressed interest in meeting with the Board to discuss the guide.

 [Guide-to-Property-Maintenance.pdf](#)

**Note** Dr. Beauchene said enforcement might be problematic and he believes the intention was to have it simply serve as a guide for a year or two. He added that he thinks this item should be part of the Master Plan work.

**Note** Mr. Cellino said he doesn't disagree with Dr. Beauchene's point, but he would like to discuss it with Zoning since they put a lot of work and effort in crafting the guide.

**Task**  Dr. Beauchene said he will ask Jim Fox, the Zoning Chair, if he would like to meet with the Board to discuss the guide.

*Owned by Steve Beauchene, BOG Member*

### 16-1. R-O-Ws Maintenance & General Upkeep

**Note** Mr. Cellino said currently all they're doing is cutting the R-O-W's and they need to discuss how to improve their appearance. He discussed potential improvements that could be made and noted some areas are an embarrassment.

**Note** Mr. Cellino said generally speaking, the Board needs to stop only discussing items and putting them off and start acting on them. He said they're elected to the Board for a reason. Mr. Cellino said they're not improving, and he thinks the Membership wants to see improvement.

**Note** Mr. Meggers said he doesn't believe it would be that expensive to increase the upkeep of the R-O-W's and Dr. Beauchene said he believes Mr. Cellino is referring to signs, plantings, and items of that nature.

**Note** Ms. Hayes asked if they increased money in the budget for this item and Mr. Capozza confirmed that they did.

## 17. R-O-W's Surveying, Pinning & Mapping Update

**Note** Dr. Beauchene said Fred Guenther sent the final copies of the Black Point R-O-W's.

 [21033\\_BPBC\\_ROW\\_FINAL\\_sheet\\_1.pdf](#)

**Note** b

 [02-25-22\\_BPBC\\_ROW\\_DRAFT\\_sheet\\_2\\_\(1\).pdf](#)

**Note** The Board discussed the R-O-W's.

**Note** c

 [02-25-22\\_BPBC\\_ROW\\_DRAFT\\_sheet\\_3\\_\(1\).pdf](#)

## 18. Old Black Point/West Lane Gate Barrier & Access Easements/Rights

**Note** Mr. Cellino said this item was initially brought up last August or September and Dr. Beauchene discussed how the access easement is mentioned in the old deeds.

**Note** Mr. Cellino said we need to have this looked into; if we truly have the right to access than that access shouldn't be prevented and if we don't actually have access, we can put this to rest once and for all.

**Note** Mr. Meggers asked why Old Black Point is able to unlock the gate and not vice versa.

**Note** Mr. Cellino said right now we're just taking someone's word for this, and Mr. Fountain said not even the post office has access to West Lane.

**Note** Mr. Cellino asked that we have our attorney look into this.

## 19. Tennis Courts

**Note** Mr. Moffett said the courts will be opened the first week in May.

### 19-1. Hard Court(s)

**Note** Mr. Moffett said the courts are all set but that there is a small problem with the net that he needs to address.

### 19-2. Clay Courts

**Note** Mr. Moffett said Mike Nebelung Jr. will be handling the cutting and he has instructed him in regard to the pickleball court and the path to Billow.

### 19-3. Tennis Courts Access & Usage

**Note** Ms. Hayes said she thinks it would be best to do a weekly schedule for the hard court and block out pickleball and Club, and people can sign up for the available times left. She said a separate schedule can be listed for the clay court.

**Note** Mr. Moffett said he's never seen as much interest in the courts as this year and they no longer close them in November like they used to.

**Note** Ms. Hayes said the Tennis Pro would like to have some round robin tournaments and they're hoping to have a robust tennis program.

## 20. BPBC Capital Improvement Items

### 20-1. Clubhouse 20x20 Tent & All-Weather Chairs Quote Review & Possible Action

**Note** Mr. Moffett said his contact told him if they're going to buy a tent it should be a fiesta tent.

**Note** Mr. Cellino showed photos of a potential tent and chairs.

 [View\\_recent\\_photos.png](#)

**Note** Mr. Moffett said the tent would stay up for July and August and wants to make sure it's secure especially given the strong winds we've had lately.

**Note** Mr. Moffett said a fiesta tent costs \$5,400 and Mr. Cellino said the quote he was given was for \$5,000. Ms. Hayes said they decided at the previous meeting that the cost would be split by the Association and Club, since both will utilize the tent.

**Note** Ms. Hayes and Mr. Cellino discussed how they spoke about purchasing outside tables and chairs.

**Note** Mr. Cellino said his contact suggested obtaining the tables separately at Costco.

**Note** Ms. Hayes discussed how the chairs would have to be stacked and Mr. Moffett said they could be stored in the shed and wheeled in and out.

**Decision** MOTION (5)

Mr. Cellino moved to approve the allocation of up to \$2,500 to cover the Association's half of the \$5,000 purchase of a tent and all-weather chairs.

Mr. Meggers seconded the motion.

Motion carried, 6-0-0.

## **20-2. Osprey Road Ramp Removal & Replacement**

**Note** Mr. Cellino and Mr. Fountain briefly discussed the plans for revamping this area and increasing the stretch of grass.

## **20-3. Kayak/Paddle Board Racks**

**Note** Mr. Moffett said they have seven working racks and Mr. Fountain asked him to move the third rack from Sea Spray and repurpose it as a third one at Sea View.

**Note** Mr. Meggers discussed how this will block the view of one of the houses on the boater's beach.

**Note** Mr. Meggers discussed how to better store paddle boards.

## **20-4. Street Name Signage**

**Note** Dr. Beauchene said last he heard the town was looking into this and the Board agreed a letter should be sent and asked Ms. Bonelli as the Chair, to craft one.

**Note** Mr. Fountain said some people would like "no dogs" sign(s) on their yards since many people are not picking up after their dogs.

## **20-5. MOBI Mat & Beach Wheelchair for Beach & Water Access (on-site)**

**Note** The Board discussed the best time to install the mobi mat and beach wheelchair, and Mr. Moffett said any time after the beach is harvested is fine.

**Note** Mr. Meggers asked how they should proceed in the event of poor weather.

**Note** The Board discussed imparting the mobi mat and wheelchair information at the Annual meeting.

**Note** Mr. Cellino discussed how the mat should be secured and Mr. Moffett discussed how he will install them.

## **20-6. White Cap Shed Update**

## 21. Annual Meeting Planning

**Note** Dr. Beauchene discussed how a letter will need to be drafted for the annual meeting package along with the usual included materials.

**Note** Mr. Meggers said it's important to impart at the annual meeting all the work that has been completed this year.

**Note** Dr. Beauchene asked that the wrecking crew and each Board member make a list of all the items they can think of, and then they can combine them.

## 22. BOG Board Member Meeting Schedule for Summer 2022

**Note** Mr. Cellino discussed the possibility of meeting twice a month during the summer months.

**Note** Mr. Meggers said it will be easy to act and move more quickly if additional meetings were held.

**Note** Mr. Meggers said the meetings could start earlier in the evening and/or last longer.

**Note** Ms. Bonelli dropped off the meeting call.

**Note** The next two Board meetings are scheduled for Thursday May 12th, 2022, and Thursday May 26th, 2022.

## 23. Further Public Comment

**Note** Mike Johnson of 45 Bellaire discussed whether some of the pins in the R-O-W's are accurate.

**Note** Mr. Cellino discussed how Jim Fox mentioned the idea of installing granite monuments to mark the R-O-W's pins more permanently.

## 24. Adjournment

**Decision** MOTION (6)

Mr. Meggers moved to adjourn the April 20th, 2022, Black Point Board of Governors Hybrid Meeting at 8:30 p.m.

Ms. Hayes seconded the motion.

Motion carried, 5-0-0.

**Note** Respectfully Submitted,  
Brooke Stevens, Recording Secretary

\*Please note, the Recording Secretary was not in attendance for the April 20th, 2022, meeting and the minutes were crafted from the zoom recording.\*

## Task Summary

### New Tasks

**Task**  Dr. Beauchene noted that Mike Zuba was unable to attend this evening's meeting and that he will add this item to the next meeting agenda.

*Owned by **BOG Board** due 05/19/22*

**Task**  The Board told Mr. Moffett to proceed with ordering the mulch.

*Owned by **Jim Moffett, Association Manager***

**Task**  Dr. Beauchene said he will ask Jim Fox, the Zoning Chair, if he would like to meet with the Board to discuss the guide.

*Owned by **Steve Beauchene, BOG Member***