

Minutes of Black Point Beach Club BOG Regular Meeting - 05/12/22

Date and time: 05/12/22 6:00 PM to: 05/12/22 9:00 PM

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

CC: Ruth Ames, Tax Collector, Al Capozza, Treasurer, Jim Moffett, Association Manager, Nadia Banever, Club Co-Director, Erica Garnett, Club Co-Director

Location: Black Point Clubhouse, 6 Sunset Avenue, Niantic, CT

Link: <https://app.meetingking.com/meetings/377934>

Topics

1. Call to Order

Note Immediately following the Special Executive Session held from 4:30 p.m. to 6:03 p.m., the Regular Meeting of the Black Point Beach Club Board of Governors was called to order by Chairman Bonelli.

Note Ms. Bonelli noted roll call was done during Executive Session.

2. Communications

Note See attached correspondence.

 [Correspondence.pdf](#)

3. Public Comments

Note There was none.

4. Reports

4-1. Treasurer

Note Mr. Capozza offered some of the following comments:

He's planning on doing the full monthly report at the next meeting on the May 26th.

Zoning fees are definitely picking up and based on how it looks now, they will likely exceed expected income by a couple thousand dollars.

The total income for the year is estimated to be \$346,000 verses the projected income of \$339,000.

Total expenses of the year are expected to be \$336,500 verses the \$335,000 projected expenses.

There is about a \$10,000 surplus in estimated income.

4-2. Tax Collector

Note Ms. Ames said some of the following:

Of the 580 properties there is only one that hasn't paid.

There's one person who has two outstanding partials.

There's only \$301.78 outstanding out of \$247,573.

4-3. Association Manager

Note Mr. Moffett noted he emailed his monthly report and asked if there were any questions.

 [May 2022 Association Managers Report.pdf](#)

Note Mr. Fountain asked about the golf cart parking spaces and Mr. Moffett explained that he will be utilizing silver paint to block out the spaces.

Note Mr. Fountain noted that the Little Library located in front of the flagpole on the left side of the Clubhouse is only for children's books; the two Little Libraries along the beach can house books intended for adults.

Task Ms. Bonelli asked Ms. Stevens to post a reminder regarding the Little Library intended only for children, on the website.

Owned by Brooke Stevens due 05/18/22

Note Ms. Hayes reported that due to a scheduling conflict, they're going to have to hire the Red Cross to do the CPR and First Aid training, resulting in an added cost to the budget. She noted they're going to finalize it tonight and let Mr. Capozza know the number.

Note Mr. Capozza and Mr. Fountain discussed the line item in the budget dedicated to long-term shoreline capital/ land-based projects; this item currently has \$25,000 in it which is utilized for maintenance and the long-term fund which has \$50,000 in it, is what funds this line item well.

Note Mr. Cellino discussed the importance of building up the long-term fund so that the maintenance schedule doesn't deplete the fund when these needed projects are completed.

Note Dr. Beauchene reported that Rich Pinder is going to examine the Steel Pier, at low tide so he can give us an idea of what the maintenance costs will be while the GNCB Report explored the jetties.

 [GNCB-BPtBAAssoc.PierReport-10-2020.pdf](#)

Note Dr. Beauchene said it would be nice if we could be preemptive regarding the maintenance rather than waiting for something to fall apart before fixing it.

Note Mr. Cellino discussed the good work done by the Long Term Capital Improvement Committee and how unfortunately, that subcommittee went by the wayside after the last annual meeting and once Mr. Lombardo who spearheaded the project, completed his term. He noted the importance of keeping this dialogue and this work going.

Note Mr. Meggers discussed how the order of needed projects have to be prioritized and Mr. Cellino said the Long Term Capital Improvement Committee needs to be back up and running with real goals.

5. New Business

5-1. BPBC Club Activities Update

Note Erica Garnett and Nadia Banever, Co-Directors of the Recreation Program, were in attendance to discuss the upcoming Club season.

Note Ms. Garnett said some of the following:

They want to briefly discuss the decision to have Club five days a week for three hours.

They initially had a meeting with Ms. Hayes back in the beginning of February and they discussed things that they were thinking about and potentially tabling for next year.

Three weeks later, the decision had kind of just been made, and they would like to understand how that decision was made since it was independent of their input.

Note Ms. Banever said respectfully, they felt like they were put in the dark and looking back at their emails, five days a week was never an option for this year. She added that they're not opposed to five days it just the fact that it was made without their input. Ms. Banever said communication with the Board and them has always been good throughout the years, so it felt a little off this year.

Note Ms. Hayes said from what she understands that decision was made before she joined the Board and she was not made aware of that decision; when she reported what she and the Co-Directors had discussed, she was told that had already been decided.

Note Mr. Cellino offered some of the following comments:

They had wanted the Co-Directors to meet with the Board earlier in the year.

They discussed the parental feedback with Janet, who was the Liaison at the time, and they asked for a meeting with them to be added to the agenda, but it never happened.

Once Ms. Hayes joined the Board later in the year, she became the Club Liaison, and we give her our full support.

They thought the program needed to be five days after they received parental feedback.

Going forward all communication can be filtered through Ms. Hayes who can arrange a meeting to be added to the agenda when needed.

Note Ms. Banever said they're not trying to blame anyone, but she and Ms. Garnett attended a meeting here with Ms. Bonelli on September 8th, and they were told they were going to be informed when the next meeting was; they received no communication whatsoever.

Note The Co-Directors and Board further discussed the Club Program and bettering communication.

Note Ms. Garnett said at the end of the day they're not opposed to five days and understand the need. She asked that they be more included in the future, and have input on major decisions that are obviously going to affect them more since they will be doing this work as well as the groundwork for it.

Note The Board and Co-Directors briefly discussed what the Club scheduling will look like, and Ms. Hayes noted she knows parents who are willing to collaborate if help is needed in creating a schedule. Color Wars week was also discussed, and it was determined that the color selection will be given the week before so that parents and/or grandparents have sufficient time to obtain appropriate clothing.

Note Ms. Garnett said one last thing regarding the program that they wanted to make sure they talked about is the budget; She and Ms. Banever are pretty reasonable people who obviously do this job because they love it. She said they love the kids and loves Black Point, she went through this Camp, and doesn't actually live here anymore. Ms. Banever said in terms of the time and effort that they will be putting in, and the increase in time, they're looking to see somewhat of a raise for themselves.

Note Mr. Meggers said they discussed this today and if you look at the history of the Club Program, there used to be only one Director and they basically double that cost by having two Directors.

Note Ms. Hayes said she's been looking for feedback from the Directors in terms of the hours they invest each year so they can break it down to an hourly rate.

Note Mr. Meggers told the Co-Directors that they've done some research and to be quite honest, they're well compensated compared to anywhere else throughout the state that they looked at; it comes down to over \$40 an hour, so they feel right now that they should stay status quo with what they're being paid.

Note Ms. Banever asked if this is based off of larger organizations and noted she has a friend who works at the YMCA and there are four Directors there.

Note Ms. Hayes said her guesstimate is they work 175 hours in a season and an additional 40 hours offseason; this is a total of 215 hours and when you divide that into \$50,000, it's \$46/an hour. She said if they don't feel this hour total is correct, to let her know, and added that the highest she could find was \$33 an hour for Club Directors. Ms. Hayes said that's where they're coming from but if they have other research to present, they welcome it.

Note Ms. Garnett said the following:

She appreciates they took the time to do the research.

For her, she takes issue with is it's less about the rates and more about the fact that the Board made the decision to start them at a certain baseline and now they're expected to do more labor for not as much money.

And again, it's not about the fact that they want more money.

It's about the fact that just they're expected to do more, and the Board determined the baseline initially received, and they're not responsible for what they were offered to begin with.

Note Ms. Hayes said she understands that and when she was going back and forth about the Club budget with them, they didn't say anything about the salary she put in there. She thinks that would have been a better point in time for them to discuss the salary.

Note Ms. Banever said respectfully, she stays out the budget and is not comfortable dealing with the numbers, and Ms. Garnett said she believes they asked multiple times via email if the salary was going to be discussed.

Note Ms. Hayes said she has a note that they requested \$6,000, but she put in \$5,000 and said they could possibly include a bonus, but she didn't receive feedback on that. Ms. Garnett said they wanted to discuss it with the entire Board.

Note Ms. Cellino detailed how they had an outstanding profit last year and how the Board would like to up the standards of the Club Program. Mr. Meggers said since they have this excess money from Club, they want the Co-Directors to get whatever supplies they need.

Note Ms. Hayes noted the Club is getting a permanent tent and will be splitting the cost with the Association. She also discussed how the playground is really in need of new equipment, which is really expensive; if we do have substantial profits, it would be ideal to use the funds for this since it will all circle back for the kids.

Note The Board decided it would be best to take a walk through the playground to evaluate the condition of the equipment. Ms. Hayes stressed the importance that they have a plan for the playground rather than piecemealing items.

Note Ms. Garnett said in terms of the crafts, it might be best to utilize a parent survey so they can determine what the expectations at the onset of the Program. She said above everything else they want the kids to enjoy themselves and do crafts they like, so this needs to be revisited or talked about more in depth with the parents.

Note Ms. Hayes suggested gathering emails at Club signup and using Survey Monkey to ask parents about the crafts.

Note Mr. Meggers stressed they love how they're running the Program and want to make sure they have everything they need.

Note Ms. Banever asked about accessing storage so go through the Club materials and Mr. Moffett said they can come anytime there is not an event, and all events are listed on the calendar. He also added that the Club Cleanup Day has been rescheduled for May 14th, 2022.

Note The Board and Co-Directors discussed miscellaneous items needed for the Club season.

 [Action Items](#) [Club Notes.pdf](#)

Note The Board further discussed evaluating and creating a plan for the playground.

5-2. Wrecking Crew Update

Note Several members of the Wrecking Crew were in attendance, including Will Fountain, BOG Board Member, Jim Allen, James Mastria, among others, and they gave the following activity report update: The recent Wrecking Crew recruitment drive for volunteers has resulted in forty-five (45) volunteers signing up to participate in the Wrecking Crew program.

A Wrecking Crew work party has recovered and is in the process of repairing the BPBCA Boat Launch floating docks which were damaged during the windstorm of 4/24/2022.

A work party also constructed and installed the Association's book sharing library stations at the Clubhouse, Main Beach, and South Beach.

A work party repainted the lines and traffic directional markings on the Whitecap Road main parking lot.

A Wrecking Crew work party has obtained the approval of the Town of East Lyme to install hazard signage marking the rocks off the Association Boat Launch. The next step has been initiated by applying to the State of Connecticut Department of Energy and Environmental Protection (DEEP) to install the hazard signage marking the rocks.

A work party has repaired the Association's storm damaged kayak racks.

A work party has assembled and installed the new benches at the Clubhouse.

A work party removed fall leaves and debris from the pickle ball/hard tennis court prior to it being power washed.

A work party has installed the new Whitecap lot storage building.

A work party has assembled the new beach access wheelchair.

A work party has started to clean and organize the Billow Road storage area.

A work party has rebuilt the rotted doors of a storage shed behind the Clubhouse.

Note The Board thanked Mr. Allen for all the work he did spearheading the project to obtain permits to install the hazard signage in the Niantic Bay, directly off the Black Point Beach Club's Boat Launch.

Note MOTION (1)

Dr. Beauchene moved to approve an expenditure of \$3,000 to replace the ramp raft and rollers.

Mr. Cherry seconded the motion.

Note The Board further discussed the breakdown of costs for replacing the raft, rollers, and repairing the gangway.

Decision MOTION (2)

Dr. Beauchene amended his previous motion and moved to approve an expenditure of up to \$4,000 to replace the ramp raft and rollers.

Mr. Cherry amended his second.

Motion carried, 7-0-0.

6. Further Public Comments

Note There were no further comments.

7. Employee Review

Note Ms. Bonelli noted they only had time in Executive Session to discuss one employee review, and that was for Mr. Capozza.

Decision MOTION (3)

Ms. Bonelli moved to give Al Capozza, the Treasurer, a 10% raise for FY 22/23.

Ms. Hayes seconded the motion.

Motion carried, 7-0-0.

8. Adjournment

Decision MOTION (4)

Dr. Beauchene moved to adjourn the Regular Meeting of the BPBCA BOG Meeting at 7:40 p.m., and reenter Executive Session for the purpose of continuing employee evaluations.

Ms. Hayes seconded the motion.

Motion carried, 7-0-0.

Note Respectfully Submitted,
Brooke Stevens, Recording Secretary

Task Summary

New Tasks

Task Ms. Bonelli asked Ms. Stevens to post a reminder regarding the Little Library intended only for children, on the website.

*Owned by **Brooke Stevens** due 05/18/22*