

# Minutes of BPBCA Board of Governors Special Meeting - 06/11/22

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**Date and time:** 06/11/22 8:00 AM to: 06/11/22 9:00 AM

**Present:** Brooke Stevens, Brooke Stevens, Recording Secretary, John Cellino, BOG Member, Janet Bonelli, BOG Chair , Colleen Hayes, BOG Member, Colleen Chapin, BOG Member, Tom Meggers, BOG Member , Jim Mastria, BOG Member

**CC:** Also Present: , Jim Moffett, Association Manager, Al Capozza, Treasurer, Absent:, Tom Cherry, BOG Member, Ruth Ames, Tax Collector

**Location:** Black Point Beach Clubhouse, 6 Sunset Avenue, Niantic, CT 06357

**Link:** <https://app.meetingking.com/meetings/379771>

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## Topics

### 1. Call to Order

**Note** Ms. Bonelli called the Special Meeting to order at 8:03 a.m., did roll call, and noted a quorum was present.

### 2. BOG Member Emeritus - Will Fountain - Nomination, Discussion and Voting

**Note** Ms. Bonelli discussed the numerous contributions made by former Board Member Will Fountain, whose term expired in May. She noted all the work Mr. Fountain does with the wrecking crew as well as his vast knowledge of Black Point and how some members have suggested he be appointed as Board Emeritus since only (two) 3-year terms are permitted in succession.

**Note** Mr. Mastria said he's in support of this idea and Ms. Chapin said it provides a great value, and that as far as she knows, this has only been done once before, when the Membership at an annual meeting, appointed Mary Cahill.

**Note** Ms. Chapin recommended they deem a process for the appointment and determine whether this is done on an annual basis or not.

**Note** The Board discussed how an emeritus has all the privileges offered a regular Board Member minus voting rights and all agreed that this should be an annual appointment. The Board discussed how they can choose to invite Mr. Fountain into executive session, on a case-by-case basis.

**Decision** MOTION (1)

Mr. Cellino moved to appoint Will Fountain as the BPBCA Board of Governors Emeritus for the duration of one year.

Mr. Meggers seconded the motion.

Motion carried, 6-0-0.

### 3. BOG Liaison to the Zoning Board - Jim Mastria - Nomination, Discussion and Voting

**Note** Mr. Cellino discussed how Jim Mastria has previously served on the Zoning Board and is therefore well suited to regularly update the BOG of Zoning Board activities and goals.

### 4. BOG Liaison to the Zoning Board of Appeals - Colleen Chapin - Nomination, Discussion and Voting.

**Note** Mr. Cellino discussed how Colleen Chapin has been a member of the Zoning Board of Appeals for a number of years and is presently its Chair, and as such, this makes her ideally suited to update the BOG regularly of the on goings of the ZBA.

**Note** Ms. Chapin said she thinks fulfilling this role would be inappropriate, although she has deep knowledge of this Board, she thinks it would be unfair for her to sit in a room with the new Chair since it would feel like she was still a part of the Board.

**Note** Mr. Cellino said he was not aware that Ms. Chapin was stepping down as ZBA Chair, and Ms. Chapin responded that there is no bylaw that says someone cannot sit on two boards, but she feels that it would be problematic and unfair to do so.

**Note** Ms. Chapin briefly detailed how the ZBA works noting they meet once a year for an organizational meeting and afterwards, on an as needed basis as appeals come forward. She said she will be meeting with the ZBA to hand things over.

**Note** The Board discussed what being a liaison to Zoning Board of Appeals and the Zoning Commission entails.

**Note** Ms. Hayes suggested that Mr. Cellino would be ideal as liaison to the ZBA.

**Decision** MOTION (2)

Ms. Hayes moved to appoint Mr. Mastria as BPBCA Zoning Commission Ex-Officio.  
Mr. Meggers seconded the motion.  
Motion carried, 6-0-0.

**Decision** MOTION (3)

Ms. Hayes moved to appoint Mr. Cellino as BPBCA Zoning Board of Appeals Ex-Officio.  
Mr. Meggers seconded the motion.  
Motion carried, 6-0-0.

## 5. Master Plan Discussion of Planning, Coordination & Implementation of Buckets

**Note** Mr. Cellino said he thinks it would be helpful to select a bucket leader for each category along with establishing and finding non-board members to participate in applicable buckets.

**Note** Mr. Cellino briefly discussed the contract and his conversation with Mr. Zuba. He explained how the biggest issues he saw was for an addendum for an architect and the fact that we (the Association) would not own our own documents. He added that Mr. Zuba has agreed to cross out that portion.

**Note** Mr. Cellino mentioned Peter Baril's memorandum regarding the Master Plan, which said the following:

"Memo

To: BPBCA Board of Directors

From: Peter Baril (17 SeaView Ave.)

Date: June 10, 2022

RE: Comments on SLAM Master Plan Proposal, dated May 10, 2022

I have reviewed the SLAM proposal and provide the BOG with the following comments and questions. Some of my comments are similar if not identical to the email I submitted to the BOG on June 2, 2021 based on the original Master Plan proposal by SLR. So please excuse the duplication.

In no particular order of significance-

1. BPBC is unique in its political structure. Is SLAM experienced with beach clubs? We don't have or maintain large municipal infrastructure such as water/wastewater facilities, roadways, drainage etc.

2. Are the terms “Working Group” and the “steering committee” used in the proposal, the same thing?
3. The Working group should develop a succinct “Mission Statement” for use in all correspondence to membership. Is the planning horizon 10 years or shorter/longer?
4. In my opinion, community consensus mentioned in SLAM’s Project Understanding will be difficult to attain, given the likelihood that few members will actually weigh in. While public engagement should be transparent, it is likely that the Working Group needs to “drive the bus”.
5. If member participation will be low, I don’t think Working Group and SLAM should spend too much time (and budget) with developing and executing a general Questionnaire. Also, method(s) of disseminating the questionnaire will be very important (i.e. door to door, via web site, etc.). Questions in questionnaire must be very specific (not vague or leading).
6. Task 1 – Project Initiation: Who are the “stakeholders” SLAM mentions? Be specific.
7. Once assembled, the Working Group needs to do a fair amount of preparation before the initial meeting and Tour with SLAM. This included development of mission statement, issues and objective as well as assembling existing documents for SLAM review. It will be important for the Working Group to spend the time gathering available exiting engineering reports, maps, photos, etc. and provide them to SLAM. This will cut down on SLAM’s time and effort and our \$\$\$\$. It’ll be important for SLAM to better understand the coastal dynamic characteristics and relationship between beaches and groins (aka piers). Review GNC and GZA engineering reports etc. (don’t have them reinvent the wheel).
8. As mentioned in SLAM’s Task 2 discussion, the Working Group will need to conduct inventory of assets, identify potential improvements, initiatives and policies pertinent to the Master Planning effort.
9. I would think the majority of the master planning will focus on the beaches. Did GNCB issue a companion report dealing with all our groin (aka: pier) structures? Working Group should develop a list of key physical assets.
10. Prior to meeting with SLAM, the Working Group should read and become familiar with the Town of East Lyme Master Planning documents that are on-line, especially the Town’s CRCASS report. We need to understand if and how the CRCASS report contents are relevant to our situation.
11. Again, not too much effort in my opinion should be spent on Task 3 Community Engagement, as getting significant membership participation (i.e. greater than 60%) is unlikely. I doubt you’ll get good participation with the on-line survey that SLAM is recommending.
12. Will improving the BPBCA Web Site be part of the Master Plan or is it a separate effort? Developing a heightened degree of "connectivity" among BP members is very important. To that end, an improved website/social media platform should be a recommendation of the Master Plan.
13. Understanding and presenting the history of Black Point (via pamphlets, permanent displays, similarly to those on the Niantic Boardwalk) should also be a recommendation of the Master Plan, IMO.
14. Relatedly, I’m doubtful of the effectiveness of the Focus Group Meetings (up to 2) that SLAM is proposing. This is due to the seasonality of many members. Now perhaps you can assemble a group of full-time members or hold the meeting via Zoom, etc. Likewise, conducting the proposed Community Forums (with hands-on exercises) may not be terribly effective and burn up a good chunk of the budget.
15. SLAM should better define the “Action Agenda” mentioned in Task 5.
16. Project Team: SLAM should be including “engineering services” as well as their land-use and master planning services. Do they have coastal engineering expertise??? I don’t see any coastal design engineering on their web site. Coastal infrastructure will be a majority of our master planning. How will they provide budgetary costs for capital investment if they’re not experienced in designing coastal facilities? This could be a big issue.
17. Regarding the \$26,000 budget: As is it proposed to be Lump Sum, SLAM is not obliged to provide us billing rates, but we should ask for their estimated number of hours per project personnel (Project manager, staff, CAD, clerical, support, etc.) along with other direct costs (travel, printing, etc.). I’m concerned that because of our membership seasonality, that the work effort by SLAM will have serious schedule drift, which may impact cost. We should ask for their proposed schedule to execute the proposal tasks.
18. Finally, I’m concerned about the number of meetings proposed by SLAM. By my count they have budgeted 10 or 11 meetings, depending on whether the initial meeting and tour will occur at the same time. Each of these meetings will require travel time, some preparation and perhaps attendance by multiple SLAM project

team members. This could potentially burn up 30 to 40% of the budget. I recommend discussing this with SLAM."

**Note** Mr. Cellino noted Mr. Baril's is an engineer with a geological background and has experience with waterfront issues. He said Mr. Baril has indicated that he'd like to be part of the waterfront bucket.

**Note** Mr. Cellino said Larry Connors who does great work as a carpenter would like to be involved with one of the buckets, as would Ed Zito, who was part of the long-term capital planning committee. He added that it will be very helpful to have Ed impart the work done by the long-term capital planning committee.

**Note** The Board Members discussed which buckets they would like to participate in, and Mr. Meggers noted he's interested in the beachfront, Mr. Cellino said he's interested in infrastructure/capital assets, Ms. Hayes said she's interested in recreation, and Mr. Mastria said he's interested in community life.

**Note** Ms. Chapin said she's been a promoter of this and brought this up to Jim Fox for the past several years. She thinks this is a really important thing and is more than happy to participate in whatever capacity makes sense.

**Note** Ms. Chapin said we shouldn't dismiss the value that we can get out of this, and that they're all ambassadors for this, and each should have a role. She discussed having nimble working groups noting it might be a heavy lift to have 5 separate groups.

**Note** Ms. Bonelli clarified they would be more feedback groups than working groups, and the information collected could be brought back to the working group. She discussed participating in the community values bucket.

**Note** Ms. Chapin said she'd be happy to participate in land use.

**Note** The Board discussed the working groups and Mr. Cellino said he's planning on reaching out to former Board Member Phil Lombardo, since he facilitated the work on the long-term capital planning committee.

**Note** Ms. Hayes discussed how she briefly asked about an investment committee in the past and learned once she became part of the Board, that there isn't one. She would like to see the Board move in this direction.

**Note** Mr. Meggers suggested they list the liaison buckets on the website and ask interested parties to contact them. He said they can also note that they plan to put a survey together to send out to the community.

**Note** The Board discussed how the buckets are interrelated and overlap.

**Note** Ms. Hayes discussed how there should be an investment committee for the Association and Mr. Meggers said it would be helpful to reach out to Chris Gent about this.

**Note** Ms. Chapin noted everything is intertwined and everyone will be able to offer their opinion.

**Note** Mr. Cellino said looking at the Master Plan done for Groton Long Point will be useful.

**Note** Mr. Cellino suggested that Colleen Chapin be the point of contact with S.L.A.M. and Mike Zuba.

**Note** Mr. Meggers said they can all ask around regarding their buckets and discuss them at the June 23rd, 2022, BOG meeting.

**Note** Ms. Chapin said there are many interaction points over the next few weeks, such as the 4th of July picnic, which will give them the opportunity to reach out to members of the Public.

**Note** Mr. Meggers discussed increasing the Clubhouse technology and adding a monitor screen for events and meetings. The Board tabled this discussion noting they will put it on a future agenda.

**Task**  The Board discussed including a blurb about the Master Plan for the Black Pointer. Ms. Chapin said she will touch base with Ms. Stevens regarding what to post on the website.

*Owned by Colleen Chapin, BOG Member*

## 6. Club Update

**Note** Ms. Hayes gave an update on Club and noted some of the following:  
For the Red Cross certification, there is an online component which everyone will finish in advance of the in-person completion on June 27th, after the first day of Club.  
The Co-Directors haven't sought help in obtaining supplies, so the only outstanding items are the 4 tables needed for outside.

**Note** Mr. Cellino suggested obtaining the tables from BJ's Wholesale Club and Mr. Moffett pointed out they're tight on storage room.

**Note** Ms. Chapin suggested that if new tables are purchased, they should replace some of the tables inside, and those replaced could in turn, be moved outside.

**Note** The Board determined that no additional tables need to be purchased right now.

**Note** Ms. Hayes said she has two quotes for playground improvements, but that that's really for later in the season when they find out how much money we make from the club season.

**Note** Ms. Hayes said she got one piece of feedback about going to five days and that the person wasn't happy; they decided they will accommodate on a case-by-case basis for anyone who may prefer the old schedule.

**Note** Ms. Hayes detailed how they're going to do a better job this year tracking who pays for the whole season, week, or day. She said this lack of tracking is why this year's Rec budget is an educated guess and Mr. Capozza noted 119 children participated in the program last year.

**Note** Ms. Hayes said the shed used to store Club supplies has been cleaned out and organized.

## 7. BP Golf Tournament

**Task**  Mr. Meggers gave an update on the golf tournament and asked Ms. Stevens to forward the info to Suzanne Smith, so it can be published in the Black Pointer.

*Owned by Brooke Stevens, Recording Secretary*

**Note** Mr. Meggers discussed how the proceeds go to the Cahill Scholarship Fund and Ms. Hayes said she believes the Scholarship is well funded.

**Note** Mr. Meggers discussed the possibility of determining where the proceeds go each calendar year.

**Task**  Ms. Hayes said she will reach out to Wendy Bourget to learn more specifics about the Scholarship Funding.

*Owned by Colleen Hayes, BOG Member*

## 8. Wrecking Crew Update

**Note** Mr. Fountain was not in attendance and there was no update.

## 9. Association Manager Update

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

He took delivery of the boat dock, but it was the wrong size.

The Mobi mats will be installed next week and he's working with Nebelung on this, since it changes how he handles the beach.

Patrol starts next week.

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**Note** Mr. Capozza asked if volunteers are needed for the 4th of July picnic and Mr. Mastria noted the Men's Club will be volunteering to help with this.

**Task**  Ms. Hayes suggested they ask people to bring side dishes again this year and asked Ms. Stevens to reach out to Suzanne Smith about including something in the Black Pointer.

*Owned by Brooke Stevens, Recording Secretary*

## 10. Future Meetings

**Note** The Board discussed how they will continue to meet the 4th Thursday of the month and create broad agenda topics at each meeting, so the agenda can be published one week in advance.

**Note** The Board discussed how the next meeting will include a club update, golf tournament update, 4th of July update, website update & invite to the web designer in residence, a road race update, the standard staff reports, and an invite to Zoning Commission members Jim Fox and Jim Allen, and ZEO Jim Ventres.

**Note** Mr. Capozza noted that an additional signatory is needed now that Steve Beauchene's term has ended, and he recommended Ms. Hayes take his place since she is here year-round.

## 11. Executive Session re Legal Issues Update and Personnel Items.

**Decision** MOTION (4)

Ms. Chapin moved to enter Executive Session at 9:40 a.m. for the purpose of discussing Legal Issues and Personnel Items.

Ms. Hayes seconded the motion.

Motion carried, 6-0-0.

**Note** The Board exited Executive Session at 10:15 a.m.

**Decision** MOTION (5)

Ms. Hayes moved to solicit a proposal for new legal representation.

Mr. Mastria seconded the motion.

Motion carried, 6-0-0.

**Decision** MOTION (6)

Ms. Bonelli moved to Increase the salary of the Association Manager to \$23,500, effective July 1st, 2022.

Mr. Mastria seconded the motion.

Motion carried, 6-0-0.

## **12. Adjournment**

**Decision** MOTION (7)

Mr. Mastria moved to Adjourn the June 11th, 2022, Special Meeting of the BPBCA BOG at 10:16 a.m.

Mr. Meggers seconded the motion.

Motion carried, 6-0-0.

**Note** Respectfully Submitted,

Brooke Stevens, Recording Secretary

## Task Summary

### New Tasks

**Task**  The Board discussed including a blurb about the Master Plan for the Black Pointer. Ms. Chapin said she will touch base with Ms. Stevens regarding what to post on the website.

*Owned by Colleen Chapin, BOG Member*

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