

# Minutes of Black Point Beach Club BOG Regular Hybrid Meeting - 05/26/22

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**Date and time:** 05/26/22 6:00 PM to: 05/26/22 9:00 PM

**Present:** Recording Secretary, Janet Bonelli, BOG Chair , Steve Beauchene, BOG Member, Tom Meggers, BOG Member , Brooke Stevens, John Cellino, BOG Member, Will Fountain, BOG Member, Tom Cherry, BOG Member (arrived at 6:10 p.m.), Absent:, Colleen Hayes, BOG Member

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

**Location:** Black Point Clubhouse, 6 Sunset Avenue, Niantic, CT, & 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 an

**Link:** <https://app.meetingking.com/meetings/378769>

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## Topics

### 1. Call to Order

**Note** Ms. Bonelli called the regular meeting of the Black Point Board of Governors to order at 6:02 p.m.

### 2. Master Plan Update with Mike Zuba

**Note** Mike Zuba from SLAM was in attendance to discuss the scope of work for the creation of a Master Plan for the Black Point Beach Club Association.

 [SLAM\\_Attachment\\_20220605\\_0001.pdf](#)

**Task**  Dr. Beauchene asked that Ms. Stevens put this attachment on the website.

*Owned by Brooke Stevens, Recording Secretary*

**Note** Mr. Zuba shared some of the following:

Working for your community would really start with just really getting a good understanding of it.

A comprehensive plan looks at everything that really entails the Black Point community.

They're going to pull together some information, but a lot of the information is just going to be collected through community outreach.

This will be achieved through smaller meetings and workshops.

They will speak with the key players and garner an understanding of how the place operates, and what the assets are.

They will consider what the key driving goals are and what the things that are of value to Black Point going forward.

They want to get an understanding of not only what has been happening here, not only from a demographic standpoint of having new residents moving in, but if there are issues with zoning, building, and parking traffic flow.

They will evaluate what their assets are.

He knows they've done an infrastructure project recently; they have a Coastal Planner on staff who's going to help them work through things that are related to the water line, as well to understand if there is anything that is going to require attention in the next few years.

They want to be able to get a good understanding of that and identify when those items need to be taken care.

They also want to identify things they might want to protect here.

A good part of a master plan is talking about how do we preserve the character of an area?

How do we preserve what makes an area special?

Through their outreach and conversations, they're going to have really a deep dive into that and get a good understanding of what makes Black Point tick and what they want to keep going forward.

Is it everything and no change?

Or what things do you see likely changing and how you want to be able to have a plan for that going forward?

Part of this process is going to rely on really working closely with a smaller group, whether that's the Board of Governors, or whether you want to put together a working group.

He's been doing this for just over 20 years.

They've always had a smaller, nimbler group to be able to bounce ideas off of or when he needs to consult on the team information.

That way when they're looking at the certain areas, they can point him in the right direction.

Or when they're looking at things, they can give him a little bit of history or a little bit of background.

All those key parts and information are things that he needs to develop a good understanding so he can craft that vision in that plan going forward.

**Note** Ms. Bonelli asked about having experts for each division and Mr. Zuba replied that they could have one individual cover a couple areas; they could be his key point of contact for him to be able to reach out to ask questions they're willing to share information with him.

He asked if the BOG could work as a group to kind of identify who these people are, and we can refer to them as the working group for now.

Mr. Zuba said that group will want to have a lot of conversations before we break out and engage the whole community.

**Note** They plan to issue an online survey, which is a great way to be able to get input and get everybody's broad ideas before they really start penning anything with the with a plan; this is something that they plan on getting out there within the first month.

**Note** Mr. Zuba said for a few weeks they really want to use the website, use word of mouth, and want everybody to see the survey that they'll have posted there. He typically likes to limit the surveys to 15 minutes; people lose interest with an hour-long survey.

**Note** Mr. Zuba noted they really want to drill down to the most salient areas that they want to explore as part of this, and they want input on this, so that's something that will be one of his first tasks with the working group. He added that they want an understanding of what they want to ask, they want to have some ideas going forward of what the community at large sees as some potential areas that they think should be addressed as part of this.

**Note** He said he can then take that information, bring it back to the group, then talk with the Board of Governors in order to be able to get an understanding of how the populace feels around certain areas. This kind of targets their work of identifying certain areas here that they want to spend more focus on as opposed to others.

**Note** Mr. Zuba said a comprehensive plan really touches on everything, but within each plan itself, and within each community, there's always certain areas that sort of rise to the top; these are obviously going to be the most pressing things that they want to talk about, and have community conversations on.

**Note** Mr. Zuba said later in the summer these conversations will lead to actionable items, and once they have an idea of what their goals and objectives are, strategies for those items that are actionable, they're going to want to go back out to the public again, and talk about these items to ensure that everyone possible is aware of it before it becomes part of the overall document.

**Note** Mr. Zuba said once they have this, they're able to kind of draft this master plan, which will basically encapsulate and codify the entire process that they went through and create a roadmap going forward for Black Point; this becomes the document that the BOG is going to be reflecting on every year when tackling items and approving projects.

**Note** Mr. Zuba noted that a few years down the road, they'll be able to use this document as a refresher and way to determine how conditions have changed; You can ask ourselves if you're seeing something new in your community, or if this aligns with who you are and if you have a document that keeps you grounded, and keeps you on track of where you want to go? He added then there'll come a point in time where either the document is outdated or that document needs a little bit of a refresher.

**Note** Mr. Zuba said their Master Plan will continually change and be revised over time but will always serve as the springboard for conversation and consideration.

**Note** Mr. Meggers asked if this schedule typically takes about up to six months and Mr. Zuba responded the six-month mark would be the final plan. He said within the first few months they'll have a really good idea of the directions they want to go based on the public input that they're getting and their analysis of all the conditions.

**Note** Mr. Zuba said at the midpoint, they should really begin talking about strategies, talking about goals and really have the community values kind of penned in and agreed upon with the entire community as a whole.

**Note** Ms. Bonelli asked about the kickoff date and Mr. Zuba said it can be now if that's what they wish. He said for them to let him know, since it takes them a little while to mobilize.

**Note** Mr. Cellino expressed his concern that most of the members are only here in June and July. He said they would need to act right away if they want to put out a survey.

**Note** Mr. Zuba said if they want to do the survey in June, they'll want to do the community workshops in July and August.

**Note** Mr. Zuba said the first workshop will be a broader workshop and that for the second workshop, they're going to need to know what some of our strategies are and what our roadmap, goals and objectives are going to look like. He noted that would have to be done probably before Labor Day, since he's assuming that after the holiday weekend, they have some residents that head out for the fall; they really want as many people here to be able to engage in this process as possible.

**Note** Mr. Cellino expressed his concern about coming up with appropriate and comprehensive topics in time. Mr. Zuba detailed how the strategy is to start really broad and become more specific through the community work.

**Note** Mr. Zuba said workshops typically entail five major items and the Board discussed in great detail how these items might be selected and what they might be.

**Note** Mr. Zuba said once they pick their five main topics, it will be useful to have a kind of ambassador for each topic bucket.

**Note** Mr. Meggers said it would be ideal to select the buckets now so they can be announced at the Annual Membership Meeting on Saturday.

**Note** The Board briefly discussed looking at other Master Plans for ideas.

**Note** The Board debated potential topics and areas of concern for the community.

**Note** Thad Guzy suggested the Board express at Saturday's meeting, that this is what they're looking for, and when people fill out their survey, would they be willing to commit themselves to being involved and contributing to one of these buckets.

**Note** Mr. Zuba said they'll find for a comprehensive plan, when you start trying to dissect the buckets, you'll see they're all interrelated and no way to break them off from each other.

**Note** After much discussion the Board determined that the buckets would be:

1. Recreation
2. Capital Assets/Infrastructure
3. Land Use
4. Community Values
5. Waterfront & Beaches

### **3. Motion to Enter Executive Session for the Purpose of Discussing the R-O-W Litigation**

**Decision** MOTION (1)

Mr. Meggers moved to enter Executive Session at 7:04 p.m. for the purpose of discussing the R-O-W Litigation.

Dr. Beauchene seconded the motion.

Motion carried, 6-0-0.

**Note** The Board exited Executive Session at 7:30 p.m. with no action taken.

**Note** Ms. Bonelli said there has been some concern in the community about a conflict of interest with our attorney Mark Zamarka, regarding the Bellaire right-of-way, and the West Lane mediation given that he is also the Town Attorney.

**Decision** MOTION (2)

Dr. Beauchene moved that the Board of Governors ask Attorney Zamarka to recuse himself only from the Bellaire R-O-W and West Lane litigation.

Ms. Bonelli seconded the motion.

Motion carried, 5-0-1.

Dr. Beauchene abstained from the vote.

#### 4. Communications

**Note** Ms. Bonelli noted for the record, the communications she received:

1. Evelyn Gryk Frolich

 [Join Us Flyer Rev 5.18.22.docx](#)

**Note** 2. Eleanor Anderson

Ms. Anderson sent correspondence that she designs websites and would be willing to assist the Board with revamping the Black Point website.

 [Anderson website correspondence attachment.pdf](#)

**Note** 3. David Weiss

Email

 [Blue Heron CT \(BHC\) Right of Way\(ROW\) Sea Wall and Road Issues.pdf](#)

**Note** Photo 1

 [Town Street Water Drain at Ocean End of ROW.jpg](#)

**Note** Photo 2

 [Top Down View South East End of BHC ROW.jpg](#)

**Note** Photo 3

 [Deteriorating Road.jpg](#)

**Note** 4. Barbara Johnston

Email

 [254860-Misc. - Questions before annual meeting May 28th.pdf](#)

#### 5. Additions to the Agenda

**Note** Mr. Fountain said he has one addition to the agenda and imparted the following:

It has been observed that the bulkhead ladder mount at the Nehantic pier is showing cracks on two sides.

We have a total of four cracks at the bolt lines where the gangway ladder mount is bolted.

The bulkhead is completely undermined and hanging in midair.

He believes this should be examined by an engineer and architect before it breaks off and falls into the water.

It may also pose a safety issue.

**Note** Mr. Meggers suggested they go look at this tomorrow and Mr. Moffett said that Mr. Fountain is talking about where the ramp goes down to Nehantic- the little jetty that ramp sits on, and the box underneath.

Mr. Moffett agreed that it's an issue that needs to be addressed.

**Decision** MOTION (3)

Dr. Beauchene moved to add one zoning item to the agenda under reports, which is a housekeeping item that needs to be addressed.


Mr. Meggers seconded the motion.

Motion carried, 6-0-0.

## 6. Approval of Meeting Minutes

### 6-1. April 20th, 2022, BOG Regular Hybrid Meeting Minutes

**Note** See attached Meeting Motions & Deferred Items Summary

 [April 20 2022 Summary of Motions Deferred Items.pdf](#)

**Note** See attached meeting minutes

 [BOG-Regular-Hybrid-Meeting-04 20 22 Minutes.pdf](#)

**Decision** MOTION (4)

Dr. Beauchene moved to approve the Black Point Beach Club Board of Governors April 20th, 2022 Regular Hybrid Meeting Minutes as presented.

Mr. Meggers seconded the motion.

Motion carried, 6-0-0.

### 6-2. May 12th, 2022, BOG Special Executive Session Meeting Minutes

**Note** See attached minutes

 [Minutes-of-Black-Point-Beach-Club-BOG-Special-Meeting-05 12 22.pdf](#)

**Decision** MOTION (5)

Dr. Beauchene moved to approve the Black Point Beach Club Board of Governors May 12th, 2022 Special Executive Session Meeting Minutes as presented.

Mr. Meggers seconded the motion.

Motion carried, 6-0-0.

### 6-3. May 12th, 2022, BOG Regular Meeting Minutes

**Note** See attached minutes

 [Minutes\\_of\\_Black\\_Point\\_Beach\\_Club\\_BOG\\_Regular\\_Meeting\\_Minutes\\_05\\_12\\_22.pdf](#)

**Note** See attached Meeting Motions & Deferred Items Summary

 [Filing-of-the-BPBCA-BOG-May-12th-2022-Meeting-Motions-Deferred-Items-Summary.pdf](#)

**Note** MOTION (6)

Dr. Beauchene moved to approve the Black Point Beach Club Board of Governors May 12th, 2022 Regular Meeting Minutes as presented.

Mr. Cherry seconded the motion.

**Note** Mr. Capozza noted he has 2 corrections:

1. Section 4-1, Last Line should read "There is about \$10,000 surplus in estimated income minus expenses thru June 30th, 2022."

2. Page 2, Middle of page, "\$50,000" is listed and it should read "\$55,000."

**Decision** MOTION (7)

Dr. Beauchene amended his previous motion and moved to approve the Black Point Beach Club Board of Governors May 12th, 2022 Regular Meeting Minutes as corrected.

Mr. Cherry amended his second.

Motion carried, 6-0-0.

## 7. Reports

### 7-1. Treasurer

**Note** Mr. Capozza referenced his report and shared some of the following:

The highlights thru May 26, 2022, Year to Date (YTD) are:

Total YTD Income amounted to \$294,586, an increase of \$2,669 vs last month YTD report. Items contributing to the increase were: Zoning application fees (\$1,470), Grand List Taxes Collected (\$1,003), and all others (\$196).

Total YTD Expenses amounted to \$228,701, an increase of \$13,823 vs last month YTD report. Items contributing to the increase were: Payroll (\$4,317), LT Shoreline/Land based CPF-Expenditures (\$2,267), Waterfront Maintenance (\$1,945), Playground (\$1,330), Clubhouse (\$1,173), Utilities (\$806), Legal Fees (\$669) and all others (\$1,316).

Total Actual thru May 26, 2022, YTD, Income minus Expenses equals \$65,885, Positive. Estimate to June 30, 2022, YTD, Income Minus Expenses equals approximately \$9,000, Positive.

 [Financial Report Budget VS Actual as of 5-26-22.xls](#)

**Note** Mr. Cellino noted he has ordered the tent and will submit an invoice for reimbursement.

### 7-2. Tax Collector

**Note** Ms. Ames noted there has been no change from last month; they still have \$301.78 outstanding which represents one person who she calls frequently, and she doesn't receive the money. She added that the other is the property, and there's a partial payment on two partials, and they're not making any progress with that. Ms. Ames noted that he (the gentleman in question,) is waiting for an answer.

**Note** Ms. Ames said this goes back a few years and Mr. Cellino said that State Statute prevents any taxes from being waived.

**Note** The Board briefly discussed how the gentleman in question is seeking reimbursement due to an incident with a tree limb which is why he hasn't paid his taxes fully. Ms. Ames clarified that the overdue tax payment goes back a year and a half.

**Note** The Board agreed that these are two separate issues, the individual should pay his taxes and if he can supply a receipt, they can reimburse him for the tree limb. The Board discussed that in addition to the tree limb incident, the party is complaining that equipment used for repairing the pier, damaged his property.

**Task**  Mike Johnson who was in attendance, discussed how he believes Pinder reseeded the area that the gentleman is claiming was damaged. Mr. Moffett said he will speak with the gentleman first and come back to the Board if necessary.

*Owned by Jim Moffett, Association Manager*



### 7-3. Association Manager

**Note** Mr. Moffett noted he sent a supplemental report.

 [May 2022 II Association Managers Report \(1\).pdf](#)

**Note** Mr. Moffett shared that the Spring Cleanup Day was a success and that swim raft lines will go in tomorrow.

**Note** Mr. Moffett discussed how South Beach is a mess due to all the rocks; daily cleanings will start the weekend of June 17th, 2022, and until then, will only occur on weekends. He added that the clay courts are open, he will install the covers this weekend, and the South Beach swim raft will go in tomorrow.

### 7-4. Zoning Ex-Officio Report

**Note** Dr. Beauchene explained that Jim Fox's and Jim Allen's terms on the Zoning Commission end in July, and both parties would like to continue to serve. He added that Charlie Bruce's alternate term also is set to expire, and he would like to continue to serve as well; John Kycia, who is a regular member has chosen not to continue so no matter which position Mr. Bruce may fill, there will be a vacancy. Dr. Beauchene said the Zoning Commission will advertise they're seeking someone to fill an upcoming vacancy, on the website.

**Decision** MOTION (8)

Dr. Beauchene moved that Jim Fox, Jim Allen, and Charles Bruce be reappointed as members of the Zoning Commission for additional 3-year terms.

Mr. Cellino seconded the motion.

Motion carried, 6-0-0.

## 8. New Business

### 8-1. Annual Meeting Logistics

**Note** The Board has an in-depth conversation about the logistics for the Annual Meeting.

**Note** Ms. Bonelli discussed how she's heard several people mention that they may not attend the Annual Meeting because they're concerned about Covid. She added that Beth Bruckner and Cheryl Colangelo, who have always generously donated their time to help out, will be unable to do so this year.

**Note** Colleen Chapin who was in attendance, said she will check voters in on Saturday if needed.

**Note** The Board discussed if drive up voting is needed and decided that the PA system will be utilized so people can attend the meeting outside the Clubhouse if they so desire.

**Note** Ms. Stevens reported that Ms. Ames has supplied her with a list of the properties in trust and will be providing blank voter designation forms for anyone who needs them.

**Note** Mr. Cellino discussed the "one vote per house" rule and the best way to track when someone has voted.

**Note** Ms. Bonelli said she will retrieve the donuts and coffee for Saturday.

**Note** The Board discussed CDC guidelines.

### 8-2. Playground Equipment Discussion



**Note** The Board tabled this item since Ms. Hayes was not in attendance.

### 8-3. Website Discussion

**Note** Note website correspondence

 [Anderson\\_website\\_correspondence\\_attachment.pdf](#)

**Note** The Board discussed the website correspondence and how the website could be more user friendly, and benefit from a revamping. Ms. Stevens suggested inviting Ms. Anderson to a future meeting so she can speak on this topic.

**Task**  Mr. Meggers asked Ms. Stevens to pin the golf tournament information to the top of the facebook page.

*Owned by Brooke Stevens, Recording Secretary*

 [Black Point Golf Outing \(2\) \(1\).docx](#)

### 9. Further Public Comments

**Note** There were none.

### 10. Adjournment

**Decision** MOTION (9)

Dr. Beauchene moved to adjourn the Black Point Beach Club Board of Governors May 26th, 2022 Regular Hybrid Meeting at 8:26 p.m.

Mr. Fountain seconded the motion.

Motion carried, 6-0-0.

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

## Task Summary

### New Tasks

**Task**  Dr. Beauchene asked that Ms. Stevens put this attachment on the website.

*Owned by Brooke Stevens, Recording Secretary*

**Task**  Mike Johnson who was in attendance, discussed how he believes Pinder reseeded the area that the gentleman is claiming was damaged. Mr. Moffett said he will speak with the gentleman first and come back to the Board if necessary.

*Owned by Jim Moffett, Association Manager*

**Task**  Mr. Meggers asked Ms. Stevens to pin the golf tournament information to the top of the facebook page.

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 [Black Point Golf Outing \(2\) \(1\).docx](#)