

Minutes of BPBCA Board of Governors Regular Meeting - 07/28/22

Date and time: 07/28/22 5:00 PM to: 07/28/22 9:00 PM

Present: Brooke Stevens, Recording Secretary, Janet Bonelli, BOG Chair , Tom Meggers, BOG Member , John Cellino, BOG Member, Colleen Chapin, BOG Member, Jim Mastria, BOG Member, Colleen Hayes, BOG Member, Absent:, Tom Cherry, BOG Member, Will Fountain, Emeritus

CC: Also Present: , Al Capozza, Treasurer, Ruth Ames, Tax Collector, Jim Moffett, Association Manager, Jim Ventres, Zoning Enforcement Official

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

Link: <https://app.meetingking.com/meetings/380934>

Topics

1. Call to Order

Note Ms. Bonelli called the meeting to order at 5:00 p.m. and noted a quorum was present.

2. Executive Session

Note The Board immediately entered Executive Session for the purpose of discussing or the purpose of discussing litigation updates. The Board invited Mr. Ventres, the Black Point Zoning Enforcement Officer, to join them for the Executive Session.

Note The Board exited Executive Session at 6:00 p.m. with no action taken.

3. Additions to the Agenda

Note There were no additions to the agenda.

Note The Board opted to reorder the agenda sequence so that Anita Schepker and Joe Spalluto didn't have to wait to give their Cahill Scholarship presentation.

4. New Business

4-1. Cahill Fund Update with Anita Schepker & Joe Spalluto

Note Ms. Schepker gave a brief discussed the origin of the Cahill Scholarship Fund, and how Dr. Fox asked Mary Cahill if the foundation could be named after her family. She noted that Ms. Cahill was taken aback, promptly donated \$500 herself, and they were able to double that in a week.

Note Ms. Schepker said after that, they ran the fund as a group, and raised money through golf tournaments and Mary Cahill's grassroot efforts. Mr. Spalluto and Ms. Schepker cited the many parties involved that assisted with both the golf tournaments and fund itself.

Note Mr. Spalluto noted that Chris Gent and Tom Meggers kindly took over the golf tournament duties a couple of years ago. He explained that the golf tournament has been going on in the background, but never been really specifically designed for the Cahill Fund, they just happened to initially agree that any money raised would go there. Mr. Spalluto said they donated anywhere from \$500 to \$2,000 each year, depending on how successful the tournament was.

Note Mr. Spalluto and Ms. Schepker further shared some of the following:
The golf tournament is under no obligation to designate their proceeds for the Cahill Fund.
It has always been an essay contest.
Applicants must either be an offspring of a Black Point Beach Club Association resident or a grandchild or great grandchild.
They're a 501 (c) 3, so funds can only be used for scholarships.
They don't get enough applicants and would love to see more apply.
It would be great if the Board got the word out that these scholarships are available.
They typically give away two scholarships a year, but actually gave away three this year.
Typically, they're \$1,000 a piece but this year the winner received \$1,500.
Applications usually go live in April.
The amount the winners receive is dependent on the amount they have on hand when the application window closes.
Brian Comer's general rule of thumb is that you don't touch more than 4% of what you have.
Wendy Bourget finds blind readers for the essays every year.
A student doesn't have to apply in high school, they can apply as a freshman if they haven't applied previously, and it can be utilized for post-secondary education and for any year, be it college, graduate school, law school, and so forth.

5. Communications

Note Emails & Correspondence:

email (1)

 [Black Point Beach Club Association Legal Counsel- Trocki jul14.pdf](#)

Note email (2)

 [BPBC is a Corporation NAMED an "ASSOCIATION"- Trocki Jul7.pdf](#)

Note email (3)

 [Re Question about irrigation systems on BP-Beauchene Jun23.pdf](#)

Note email (4)

 [QC Deed BPBCA to A corporation by PURCHASER OF LOTS maint-Trocki.pdf](#)

Note email (5)

 [Re Question from Property owner John Kycia.pdf](#)

6. Public Comments

6-1. Ed Zito of 57 Nehantic

Note Mr. Zito said the Men's Club is in the preliminary stages of planning a 99 and a 1/2 birthday celebration for Mary Cahill, whose birthday is March 25th. They want to hold it on September 25th since more residents will be in town at that time. Mr. Zito said it will be a byo picnic and they make take up collections for a cake.

6-2. Skip Guzy of 17 Woodland

Note Mr. Guzy discussed the bottom of Woodland and said there is an opportunity to beautify the two entrances to Black Point by clearing out the weeds and adding some mulch.

Note Mr. Cellino suggested utilizing the wrecking crew and Ms. Guzy's landscaping design services. Mr. Moffett said his only concern is doing the work during the season when there's heavy vehicular and pedestrian traffic.

6-3. Cindy Trocki of 22 Blue Heron

Note Ms. Trocki said she wants to be a law-abiding citizen here and make sure everyone is following the rules and regulations and Charter of the Association. She discussed a portion of her email.

 [Re Municipal Powers of Board of Governors.pdf](#)

6-4. John Kycia Communication & Request

Note The Board discussed Mr. Kycia's request to borrow 3 or 4 rectangular tables for food, as well as 4 or 5 round tables, and 15 to 20 chairs for dining for the Michael J. Fox Foundation/New England Parkinson's Ride he is organizing on Saturday September 10th.

Note The Board had some of the following comments:

Ms. Hayes said the Board previously allowed him to do this 2020 and there is no Clubhouse rental the weekend he is requesting to borrow tables and chairs.

Ms. Bonelli and Mr. Cellino both think they should accommodate the request since it's for a fundraiser.

Mr. Cellino said he thinks they should allow them to be borrowed as opposed to renting them to Mr. Kycia, since it's for charity.

Mr. Meggers said they should provide a standardized form for him to sign that includes cost replacement figures.

Ms. Bonelli thinks there should be no fee just a waiver.

Note Ms. Chapin said allowing people to rent tables and chairs is a revenue opportunity.

Note Arlene Garrow of 58 Bellaire was in attendance and said once the Board allows people to borrow and/or rent the chairs and tables, they will be setting a precedent.

Note Ms. Hayes said the Board already set a precedent in 2020 when they permitted this. She asked what criteria should be established to allow this if they choose to.

Note Cindy Trocki of 22 Blue Heron said a fundraiser is different from personal use.

Note Mr. Meggers said any Clubhouse rental should take precedence over everything else, and he doesn't think it would hurt to ask for a dollar or two, for each chair and table.

Note Mr. Cellino said he thinks this is a minor item that can be decided on a case-by-case basis by the Chair or Vice Chair.

Note Ms. Chapin suggested they vote on Mr. Kycia's event only and determine the rest at a later date.

Note Ms. Hayes said it can be permitted barring no conflicting Clubhouse rentals or needs.

Decision MOTION (1)

Ms. Chapin moved to allow John Kycia to borrow tables and chairs, subject to a completed waiver form and inventory supplied, at no charge given its use is for a charitable event and provided there are no conflicting Clubhouse rentals.

Ms. Hayes seconded the motion.

Motion carried, 5-1-0.

Nay: Mr. Mastria

Note Mr. Mastria said he reached out to Mr. Kycia to let him know he (Mr. Mastria) has his own tables and chairs he can borrow if he so chooses; this would alleviate any potential issues or complaints by Members who weren't permitted use. He thinks permitting the use of Clubhouse furniture is a precedent they shouldn't set and noted the policy will now have to be revised.

Note The Board discussed the amount that would be charged for renting out tables and chairs if they choose to allow this.

Note The Board further discussed how requests should be on a case-by-case basis.

Note The Board discussed how there are plenty of tables and chairs for both the Clubhouse and to allow some to be rented out.

Mr. Moffett said this is something he would monitor, if someone were to ask to rent them out, he would let them know of any upcoming Clubhouse rental and explain that they take precedence over the table and chair rental.

Note Mr. Meggers suggested putting the form together and deciding on a policy once it's completed.

7. Reports

7-1. Treasurer

Note See attached report

 [Financial Report Budget VS Actual as of 7-28-22.xls](#)

Note Mr. Capozza discussed his report and noted the following:

Total YTD Income amounted to \$258,299.

Items contributing to this amount are the collected taxes- \$214,868

Rec Program Fees- \$42,231

Clubhouse rental- \$1,200

Total YTD Expenses amounted to \$44,406

Items contributing to this amount are Payroll- \$23,545 (including Rec Program)

Insurance- \$2,068

Total Actual from July1 thru July 28, 2022, YTD, Income minus Expenses equals \$213,893, Positive.

Note Mr. Capozza noted they're going to break even.

7-2. Tax Collector

Note See attached report

 [TAX COLLECTOR REPORT 7-27-2022 for 2022-2023.xlsm](#)

Note Ms. Ames referenced her report and noted that 81% has been collected so far. She said she still has one person from last year who hasn't paid the \$134 he owes.

7-3. Association Manager

Note See attached report

 [July 2022 Association Managers Report -compressed.pdf](#)

Note Mr. Moffett referenced his report and noted it has been a busy month.

Note Ms. Hayes said her only question is about the tennis courts and noted the email that was received earlier today.

 [Fw Message to Janet Bonelli.pdf](#)

Note Ms. Hayes said the concern is that if it's not addressed now, it will be more expensive later.

Note Mr. Moffett said he had words with a father and son he caught playing baseball in there the other day and noted that it looked really good after it was power washed earlier in the year.

Note Mr. Moffett said the surface is in year 8 and Ms. Chapin said in a tennis court lifespan, it is time to address it. She said the chunks in the court aren't large, but definitely are there.

Note Mr. Moffett said it's used more now than ever before, and Ms. Chapin said if it's not budgeted for this year, it will have to be budgeted for next year.

Note Mr. Fountain provided some pricing form when it was redone in 2011, and paving the court was around \$31,000, painting the courts was \$10,000, the nets were \$1,100, and so forth. Ms. Hayes asked what would be necessary for repairs at this time.

Note Mr. Moffett said we have a great tennis court contractor who can evaluate the condition.

Note Ms. Chapin said she thinks this is an opportunity to repair what we have and get a fresh coat; she doesn't think a complete overhaul is necessary. Ms. Hayes concurred.

Note Mr. Fountain indicated they use a rubberized paint and should be able to fill the holes.

Note Ms. Chapin said she also has questions about the swim buoys, they're not installed in the correct location according to our DEEP permit. She added that they're also supposed to have a reflective band on them, which they do not.

Note Ms. Chapin said it pains her to say it since we're halfway through the season, but they need to be moved so we're in compliance.

Note Mr. Meggers asked how much they weigh and wondered if they might be able to move them slightly via his skiff, so they're in the correct location.

Note Mr. Moffett said they weigh about 50 pounds and Mr. Meggers said they definitely need to address the ones by the boat dock. Mr. Moffett replied that this is not an easy task, and Mr. Meggers said they need to assess them during low tide.

Task Mr. Meggers and Mr. Moffett said they will ascertain whether they can move the buoys themselves.

Owned by Jim Moffett, Association Manager

Note Ms. Chapin stressed that they can't go by GPS, they need to go by the permit map.

7-4. Liaison to ZBA

Note Report from Colleen Chapin-

 [ZBA_Report_-_2022-07-20.pdf](#)

Note Ms. Chapin referenced the final ZBA report she supplied as ZBA Chair and noted some of the following:

Dan Deknis has been voted to move up as ZBA Chair.

Ms. Chapin will remain as an Alternate Member for the transition process.

Marianne Neptin's and Anita Schepker's terms are up and both of them are interested in continuing.

There have been concerns as to whether setbacks are truly being followed.

If we're not following the setbacks, we might be getting into a position where we're creating a denser relationship between our properties than we intended to.

This is something that we'll probably need to discuss further but it is in the report.

Note Ms. Chapin noted that Mr. Cellino is now the Liaison to the Zoning Board of Appeals.

Note Mr. Cellino said he will address the two potential violations with the ZEO.

Decision MOTION (2)

Mr. Mastria moved to renew the ZBA terms of Anita Schepker and Marianne Neptin for an additional 3 years, with a term end date of 2025.

Ms. Hayes seconded the motion.

Motion carried, 6-0-0.

7-5. Liaison to Recreation Club

Note Ms. Hayes gave a brief Club update and noted they broke even on costs. she added that they have looked at 3 potential playground pieces in the event they have extra funds at the end of the season; they hope to be able to split any playground equipment purchase with the Board.

Note Ms. Hayes said so far, they have received a lot of positive feedback about this year's program.

7-6. Liaison to Zoning

Note Mr. Mastria noted that John Kycia's term has ended, and he does not wish to continue. He added that Joe Katzbek has moved up from an Alternate Member to a Full Member, and Jason Bookmiller would like to fill the Zoning Alternate vacancy.

Decision MOTION (3)

Ms. Chapin moved to appoint Jason Bookmiller as Zoning Commission Alternate with a 3-year term ending in 2025.

Ms. Bonelli seconded the motion.

Motion carried, 6-0-0.

Note Mr. Mastria and Mr. Cellino briefly discussed how the Zoning Commission has been exploring the issue of hedge height, poor visibility, and high speed; the Commission is very concerned about the potential danger the current hedge heights pose to our residents.

Note Mr. Mastria and Mr. Cellino discussed how Mr. Ventres has marked out areas at the intersection of East Shore and Whitecap, to illustrate 10 ft, 20 ft, and 30 ft, to offer a visual aid for the Zoning Commission's hedge height discussion.

Note Mr. Mastria asked if a "yield to boaters" sign could be installed at the boat launch area on Attawan. He noted you can't see when you back up there and Mr. Cellino said a mirror might be helpful there as well.

8. Approval of Meeting Minutes

8-1. BOG June 23rd, 2022, Regular Meeting Minutes

Note See attached meeting summary
 [Summary-of-Motions-Deferred-Items \(1\).pdf](#)

Note See attached meeting minutes
 [Minutes of BPBCA Board of Governors Regular Meeting 06 23 22.pdf](#)

Note Ms. Chapin discussed how they need to clarify the rule regarding the allowance of dogs in the meeting minutes, which the Board discussed.

The Board determined that dogs will not be permitted on any and all beaches, or on Clubhouse grounds during Association events, between Memorial Day and Labor Day; the piers and r-o-w language should be removed from the rule.

Decision MOTION (4)

Ms. Chapin moved to approve the BPBCA BOG June 23rd, 2022, Regular Meeting Minutes as corrected. Ms. Hayes seconded the motion.
Motion carried, 6-0-0.

8-2. BOG July 16, 2022, Special Meeting Minutes

Note See attached meeting minutes
 [Minutes of Black Point Beach Club BOG Special Meeting 07 16 22.pdf](#)

Decision MOTION (5)

Ms. Chapin moved to approve the BPBCA BOG July 16th, 2022, Special Meeting Minutes as presented. Ms. Hayes seconded the motion.
Motion carried, 6-0-0.

9. Master Plan Update

Note See attached documentation
 [2022-07-26 Master Plan Update.pdf](#)

Note See attached sample survey
 [2022-07-26 Draft Survey Questions.pdf](#)

Note Ms. Chapin gave an update on the Master Plan and provided a sample survey, which the Board discussed.

Note Mr. Meggers said it might be better to have "answer all that apply," for #12 and Ms. Bonelli said percentages for the selections picked could be included.

Note Ms. Chapin said in her research she discovered that we did a survey in 1984 so it will be interesting to see how it compares.

Note The Board discussed the sample survey.

Note The Board discussed how it would be helpful to have as many surveys as possible per property, and not limit it. Ms. Chapin said it would also be helpful to get responses from repeat renters as well.

Note Ms. Chapin said the survey should take no more than 20 minutes to complete.

Note Ms. Chapin said one thing for them to consider is that the survey doesn't currently include renters. She added that they're thinking about how best to accommodate people who don't have internet access or are uncomfortable accessing it.

Note Ms. Chapin asked for clarification on beach names and the Board discussed the names of each beach. Ms. Chapin said she will update the list.

Note Ed Zito of 57 Nehantic asked if it's worth giving notice in the last Black Pointers that the survey is coming? Ms. Chapin said that's a good point and she will write something up.

10. New Business Continued

10-1. Infrastructure Planning & Capital Expenditures Line Item

Note Ms. Chapin said she has been reviewing the work that Phil Lombardo's group, who included Al Capozza and Ed Zito, and they did a lot of research regarding anticipated waterfront as well as clubhouse expenses. She noted this has given rise to collecting more money each year so we can start to build a fund, and she's wondering if we've done anything that's kind of action oriented with those line items?

Note Ms. Chapin asked what kind of maintenance we need to be doing, if there is a maintenance and project schedule, and a point person.

Note Mr. Meggers discussed how there should always be ten big ticket items we need to stay ahead of like the pier, tennis courts, and so forth.

Note Ms. Chapin added this is about using the list the Longterm Capital Expenditure group created to establish action items.

Note Mr. Meggers recommended utilizing the Wrecking Crew to help craft an evaluation schedule and Ms. Chapin said she will make a calendar.

Note Mr. Cellino asked about reestablishing the Longterm Capital Expenditure group and detailed the poor workmanship and design of the pier.

Note Ed Zito of 57 Nehantic asked why they wouldn't take the assets and filter them down to the Master Plan working groups and buckets? Ms. Chapin said she isn't suggesting doing otherwise, she merely wants to invigorate it, and she thinks they're all on the same page.

Note Mr. Meggers discussed how a list might be created in conjunction with the Master Plan.

Note Mr. Cellino discussed how a line item for \$25,000 was put in the budget to offer the Board flexibility to act as things come up, which is how they did the shed last year.

Note Ms. Chapin asked what the plan is for this year and Mr. Cellino replied that they want to do improvements to the sound system and install a monitor in the Clubhouse.

Note Mr. Moffett detailed how he met with Best Buy yesterday, they are drafting up a plan, and a quote will be forthcoming. He said Mr. Fountain, Mr. Guzy and Mike Johnson were also in attendance for the meeting and the Technician evaluated our current system and made recommendations.

He wants to integrate with some of the technology we already have and install items such as a 75-inch smart tv, a hub system, outdoor speakers, and a new microphone.

Note The Board discussed the potential improvements and our current electrical system.

10-2. Charter Revision Update with Anita Schepker

Note Ms. Chapin said this is merely a housekeeping item and that she has reviewed this already with Ms. Schepker. She noticed the language that went on the website and that was handed out during the annual meeting included a clause that the Board had previously removed, regarding part time members. She is going to work with Ms. Stevens to have this corrected and Ms. Schepker is going to confirm the Secretary of State has the correct version.

11. Old Business

11-1. Website Update

Note Ms. Hayes reported that she gave the Board feedback to Ms. Anderson, who has offered to redo the website. Ms. Hayes will work with Ms. Stevens to collect the pdfs needed for the new site. She added that Ms. Anderson suggested a subcommittee of 3 people to facilitate the creation of the website. After some discussion the Board decided that in addition to Ms. Hayes, the subcommittee would include Mr. Moffett, Mr. Fountain, and Mr. Meggers.

Note Mr. Capozza asked who is going to run the website and Ms. Hayes said they could choose to utilize the webmaster on an as needed basis and is unclear if the webmaster will be needed once the new site is created.

Note Ms. Chapin said some things will need to be determined during the transition process.

11-2. Road Race Update

Note Mr. Cellino said the Road Race is next weekend and that Mr. Moffett will be getting a port-a-potty. He added that the Budds and Cellino Families are donating the services of a musician, and there will be beer available; the package store catering the beer is covered by liability insurance.

Note Mr. Moffett noted the Mass Confusion concert will also be that night, at the Clubhouse, at 6:00 p.m.

12. Further Public Comments

Note There were no further Public Comments.

13. Adjournment

Decision MOTION (6)

Mr. Meggers moved to adjourn the BPBCA BOG July 28th, 2022, Regular Meeting at 8:04 p.m.

Mr. Mastria seconded the motion.

Motion carried, 6-0-0.

Note Respectfully Submitted,
Brooke Stevens, Recording Secretary

Task Summary

New Tasks

Task Mr. Meggers and Mr. Moffett said they will ascertain whether they can move the buoys themselves.

Owned by Jim Moffett, Association Manager