

# Minutes of BPBCA Board of Governors Regular Meeting - 08/25/22

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**Date and time:** 08/25/22 6:00 PM to: 08/25/22 9:00 PM

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

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

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

**Link:** <https://app.meetingking.com/meetings/383254>

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## Topics

### 1. Call to Order

**Note** The Board exited Executive Session at 6:09 p.m., Ms. Hayes, Acting Chair, called the regular meeting to order, and noted a quorum was present.

**Note** Mr. Mastria led all present in the Pledge of Allegiance.

#### **Decision** MOTION (1)

Ms. Chapin moved to award a \$500 bonus to both Nadia Banever and Erica Garnett, Co-Directors of the Summer Recreation Program, based on financial and fund performance of the 2022 Season.

Ms. Hayes seconded the motion.

Motion carried, 4-0-0.

#### **Decision** MOTION (2)

Ms. Chapin moved to adjust the hourly rate of the Zoning and ZBA Recording Secretary services to match that of the Town of East Lyme's hourly rate, effective July 1st, 2022.

Mr. Cellino seconded the motion.

Motion carried, 4-0-0.

### 2. Additions to the Agenda

**Note** There were none.

### 3. Club Season Recap with Recreation Co-Directors

**Note** Ms. Hayes reported that the Co-Directors are stuck in traffic and they will revisit this item once they arrive.

### 4. Communications

**Note** Correspondence 1

 [Johnson-Table and chairs Email.pdf](#)

Note Correspondence 2

 [Dogs- Johnson Email.pdf](#)

Note Correspondence 3

 [August 22 \(1\).docx](#)

Note Ms. Hayes referenced the communications received for the record.

Note Ms. Chapin and Ms. Hayes briefly discussed having a mechanism for processing communications and having a point of contact who would report back to the person who sent the communication.

Note Ms. Hayes said she can be responsible for writing back to people who write to the Board of Governors.

## 5. Public Comments

Note Ms. Hayes called for Public Comment.

### 5-1. Skip Guzy of 17 Woodland Drive

Note Mr. Guzy observed that Tom Cherry hasn't attended many BOG meetings, and asked at what point do you replace someone who doesn't show up?

Note Mr. Cellino said he spend an hour with Mr. Cherry last week, to bring him up to speed on the matters the Board has been addressing. He said Mr. Cherry is still active but has had numerous conflicts over the last few months.

He said at this point, he thinks it's up to Mr. Cherry whether he will continue; if he feels he cannot do his job representing the community, he has the option to resign, and noted the Board hasn't taken any action.

### 5-2. Mike Johnson of 45 Bellaire

Note Mr. Johnson said he has a question about the rule regarding tables and chairs not being taken outside of the Clubhouse.

Note Ms. Hayes said some of the following:

This was discussed two meetings ago.

They got a request for use of some tables and chairs for a charity event.

This same person was allowed this use for the same charity event, by the Board that was in place in 2020.

There was a lot of discussion around it.

They came up with the idea that if someone were to borrow tables and chairs, the Board would account for it, by having them work with Jim Moffet, who would detail what was borrowed, and make sure it was returned in good working order.

Note Ms. Chapin clarified that the Board only approved this one specific request.

Note Mr. Cellino said that's not his understanding and the Recording Secretary confirmed that Ms. Chapin is correct, the Board approved the one request and stated they would determine a policy at a future meeting.

**Note** Mr. Cellino suggested that the Clubhouse tables and chairs be put on the next agenda. He noted that he himself borrowed 4 tables and 25 chairs last weekend with Ms. Bonelli and Mr. Moffet's approval; he provided a \$100 deposit and paid \$1 per chair and \$2 per table in rental fees.

Mr. Cellino said the tables and chairs are owned by the Association and he thinks this is a use that should therefore be permitted for all members.

**Task**  Ms. Stevens said she would put the "Clubhouse tables and chairs policy" on the next regular meeting agenda.

*Owned by Brooke Stevens, Recording Secretary*

**Note** Mr. Mastria asked if the rental form establishes that the table and chairs have to stay within the boundaries of Black Point and Ms. Chapin said right now the policy is that this is not a permitted use; it was miscommunicated following the last meeting, and the only thing they approved was for that one situation.

**Note** The Board will discuss the policy at the next meeting.

## 6. Reports

### 6-1. Treasurer

**Note** See attached report.

 [Financial Report Budget VS Actual as of 8-25-22.xls](#)

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

Total YTD Income amounted to \$309,480.

Some items contributing to this amount are the collected taxes- \$46,365

Rec Program Fees- \$4,400

Total YTD Expenses amounted to \$81,451

Some items contributing to this amount are Payroll- \$21,049

Waterfront Maintenance- \$5,508

4th of July Picnic- \$2,227

1st payment for the Master Plan- \$1,820

Total Actual from July 1 thru July 28, 2022, YTD, Income minus Expenses equals \$228,029, Positive.

**Note** Mr. Capozza noted the Recreation Program did an outstanding job; their income came in at almost \$37,000 compared to a budget of 43,000, their expenses were \$4,000 less than projected, resulting in a \$7,500 surplus.

**Note** Ms. Hayes said last year there was around \$2,900 left over, and when there is an overage in Club, it goes back to the general fund. She added that they've been discussing saving money for some new playground equipment.

**Decision** MOTION (3)

Ms. Hayes moved that the Recreation Program surplus be set aside for playground improvements, or for any purpose that benefits the Recreation Program.

Mr. Cellino seconded the motion.

Motion carried, 4-0-0.

**Note** Ms. Hayes said she will resend the information regarding the 3 pieces of equipment for consideration, so the Board can discuss it at the next regularly scheduled meeting.

### 6-2. Wrecking Crew

**Note** Jim Allen of the Wrecking Crew provided a monthly report for the Board's review.

 [8\\_25\\_W\\_Crew\\_BOG\\_Update\\_2.docx](#)

**Note** Some highlights from Mr. Allen's report:

The Wrecking Crew now has 50 members.

They broke down the areas Mr. Fountain sold permits for (see report.)

They renovated both the trailer and bulletin board.

They're utilizing a google chat interface for scheduling projects.

**Note** The Board discussed some of the great contributions made by the Wrecking Crew and Mr. Mastria said he would like to acknowledge their help and show appreciation for it.

**Note** Mr. Cellino suggested they plan an appreciation dinner for the Wrecking Crew, Men's Club, and Women's Club.

**Note** Skip Guzy of the Wrecking Crew asked if some tools can be purchased for the group, so that they don't have to provide their own.

**Task**  Mr. Cellino asked Mr. Fountain to come with a proposal for obtaining a tool inventory for the Wrecking Crew.

*Owned by Will Fountain, Emeritus*

**Note** Ms. Chapin thanked the Wrecking Crew. She added that she has a question about the danger box buoy; she saw the permit and wants to make sure that they realize where that goes.

Ms. Chapin said she has a feeling it's not located where they want it to be, and based on the permit and GPS coordinates, it should be about 540 feet out beyond the boat line.

**Task**  The Board discussed the location of the danger box buoy and Mr. Allen said he believes it's supposed to be 300+ feet, and that he will check base with DEEP.

*Owned by Jim Allen, Wrecking Crew Member*

**Note** Mr. Cellino briefly discussed how there are many kayaks on the provided racks that are not being used. He said he's concerned that the people who actively use their boats don't have a space for them, and suggested they consider some kind of method for usage and charge a fee. Mr. Cellino said he doesn't know how the mechanics of how it would work, but he hopes kind of proposal can be considered.

### 6-3. Tax Collector

**Note** See attached report.

 [TAX COLLECTOR REPORT 8-24-2022\\_for 2022-2023.pdf](#)

**Note** Ms. Ames referenced her report and noted that 96% has been collected so far. She said she had two partial payments, still has one person from last year who hasn't paid the \$42.70 he owes, and that 21 bills remain unpaid. Ms. Ames said people have until July 31st to pay and that after that, late fees will incur.

### 6-4. Association Manager

**Note** See attached report.

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

**Note** Mr. Moffett referenced his report and noted that Ledge Light determined that the bacteria level was elevated at Nehantic Beach, and they will resample tomorrow. He has installed swimming advisory signs at Nehantic, Bellaire, and Cahill Way, and notification has been posted on facebook and will be added to the website as well.

**Note** Ms. Chapin asked about the tennis hard court upkeep they discussed at the last meeting and Mr. Moffett replied that he reached out to Superior Tennis, and he said he will call Mr. Moffett when he's in the area and will take a look at it.

**Note** Ms. Chapin asked about the swim buoy relocation which they also discussed at the previous meeting. Mr. Moffett said he attempted to address this on his own and ended up in the water. Ms. Chapin suggested winter marking the buoys if they're in the wrong location.

**Note** Ed Zito of 57 Nehantic said he wanted to make a quick comment, and commend Mr. Moffett on all the work he's done on the clay courts; kudos to him and his team.

**Note** Mr. Moffett said he will be taking the tent down on Saturday with assist from the Wrecking Crew, and that he will clean it. He noted that everything, all the swim rafts and so forth, will be taken out of the water after Labor Day, with the exception of Nehantic, since it's protected by the pier. He added that he will also water mark the buoys.

**Note** Mr. Moffett reviewed the audio & video upgrade proposal he received, which would include some of the following:

A 75inch smart tv.

The same speakers they already have will be utilized.

A wireless microphone.

2 outside weatherproof speakers, one speaker will be out front.

The existing PA will be utilized but upgraded.

**Note** Mr. Cellino said the system will also have a soundbar and subwoofer and the quote is approximately \$5,400, \$1,000 for the electrical, which is very reasonable.

**Note** Mr. Moffett said they previously discussed and approved to change the lights to LED, and he would like to coordinate this at the same time the audio-visual work is done.

**Note** The Board discussed the proposal in-depth.

**Note** Mr. Cellino observed that functionality is the objective.

**Note** The Board discussed the contact that Mr. Moffett was able to find to assist with the upgrade and Mr. Mastria noted there is a lot of hidden talent in this beach.

**Note** Mr. Cellino said another thing they should talk about as we go forward in our agendas in the next month or two, is looking at insulating the Clubhouse building a little better.

**Note** Mr. Mastria said they can contact Eversource for an energy audit, they might be able to receive some lighting rebates, and the Board agreed this is worth investigating.

**Note** Ms. Chapin thanked Mr. Moffett for coordinating all of this and said she would like to see about combining this with technology that offers hybrid capabilities. She discussed how Zoning will likely be holding a Public Hearing in October, and how it would be nice for people to be able to attend these meetings in the off season, even if they're not here.

**Note** Mr. Moffett said he will ask about the inclusion of hybrid capabilities and will finalize prices. Ms. Chapin asked if a timeline can also be included.

## **6-5. Liaison to ZBA**

**Note** Mr. Cellino said there is nothing to report, and Ms. Chapin noted that the ZBA is generally quiet, and work on as needed basis.

## **6-6. Liaison to Recreation Club**

**Note** Ms. Hayes said this item has already been discussed.

## **6-7. Liaison to Zoning**

**Note** Mr. Mastria reported that Zoning will be holding a Public Hearing in October to discuss revising the regulations for hedge heights and the creation of a third district. He briefly discussed how the Commission aims to lower the height of hedges at intersections, to improve poor visibility and provide greater safety. Mr. Mastria said the idea behind a third district- called an "Association District," is to protect all association properties such as the Clubhouse and grounds, tennis courts, the Whitecap Parking Lot, and the like; this will prevent any future subdividing of association property.

**Note** Mr. Mastria and Ms. Chapin discussed the hedge height regulation, and how Zoning is considering expanding the current regulation from 10 feet from the intersection to 20 feet from the intersection and lowering the height from 42 inches to 36 inches.

## **6-8. Club Season Recap**

**Note** Ms. Banever and Ms. Garnett arrived at 6:46 p.m. and detail the 2022 Summer Club Season.

**Note** Ms. Banever and Ms. Garnett said some of the following:  
They had a great summer, and the fair went really well.  
This year they added a petting zoo, which was quite popular.  
Program was extended to three hours and the Parents & Guardians seemed to love the additional time.  
Some of the counselors felt they didn't have enough activities for the extra hour.  
Swimming Lessons went well.  
They had the same WSI return this year, and they were also both WSI as well.  
They had a lot of positive feedback from parents and are still being approached about what a great season it was.

**Note** Ms. Hayes said going forward they can discuss creating a more definitive schedule for the three hours, so that the counselors don't feel they don't have enough activities to fill the time.

**Note** The Board thanked Ms. Banever and Ms. Garnett for the terrific work they did this season and announced they would both receiving a \$500 bonus as an additional thank you for their efforts.

**Note** Ms. Banever and Ms. Garnett thanked the Board and expressed their love for the kids, the Rec program, and Black Point.

**Note** The Board discussed the great skill Ms. Banever and Ms. Garnett display in leadership and interacting with children.

## 7. Approval of Meeting Minutes

### 7-1. BOG July 28th, 2022, Special Meeting Minutes

**Note** see attached minutes.

 [Minutes-of-Black-Point-Beach-Club-BOG-Special-Meeting-07\\_28\\_22.pdf](#)

**Decision** MOTION (4)

Mr. Mastria moved to approve the Special Meeting Minutes of July 28th, 2022. as presented.

Ms. Chapin seconded the motion.

Motion carried, 4-0-0.

### 7-2. BOG July 28th, 2022, Regular Meeting Minutes

**Note** see attached summary

 [Meeting\\_Motions\\_Deferred\\_Items\\_Summary.pdf](#)

**Note** see attached minutes

 [Minutes-of-BPBCA-Board-of-Governors-Regular-Meeting-07\\_28\\_22.pdf](#)

**Note** Mr. Mastria said he would like a correction made on the meeting minutes regarding the rule on dogs; he didn't vote on this item nor was he asked to.

**Note** Ms. Stevens said there wasn't an actual vote on the dog rule, the vote was on the correction of the June 23rd, 2022, minutes which clarified the rule regarding dogs. She added that she put the dog rule on the agenda for this evening so that any confusion can be cleared up. Ms. Stevens suggested that they vote at that time no matter how they choose to proceed, to make everything clean and clear.

**Note** The Board discussed the approval of the June 23rd, meeting minutes as it relates to the rule regarding dogs. Ms. Chapin said Motion (4) of the July 28th, 2022, meeting minutes should be changed to reflect that Mr. Mastria didn't render a vote and that 5 people voted in the affirmative for the approval of the June 23rd, 2022, meeting minutes.

**Decision** MOTION (5)

Mr. Mastria moved to approve the Regular Meeting Minutes of July 28th, 2022, as corrected.

Ms. Hayes seconded the motion.

Motion carried, 4-0-0.

## 8. New Business

**Note** There was none.

## 9. Old Business

### 9-1. Master Plan Update

**Note** Ms. Chapin said some of the following:

She hopes that everyone has had a chance to fill out their survey, and if they haven't, she hopes they will be able to complete it after this meeting.

She asked that people encourage their friends, families, and neighbors to complete the survey.

They've had almost 350 responses so far and people will have until Labor Day to complete it.

So far, 67% of the respondents are older than 55.

15% are between 25 and 55.

50% report living here year-round and 31% report as seasonal full-time, so the entirety of the summer.

And 40% report as part-time seasonal, so weekend visitors and the like.

37% report kind of a generational connection and 24% report as having lived here for over 20 years.

Once the surveys are completed, the results will kind of be distilled down and then that's going to start kicking off working groups to figure out the priorities and how we might take action.

**Note** The Board further discussed the survey process.

## **9-2. Rock Buoy (off of boat launch) - bids to acquire & install**

**Note** Mr. Moffett said he is putting a bid together for this item.

## **9-3. Rule Regarding Dogs & Possible Vote**

**Note** Ms. Hayes said they've discussed this matter at several meetings and clearly there was confusion about it. She said this initial idea was to follow the example of the Town and referenced the correspondence they received regarding it, under communications.

**Note** Ms. Hayes said they can have discussion tonight but wait until they have a full Board to make a decision regarding this item.

**Note** Nancy Guzy of 17 Woodland said some of the following:

They recently submitted a letter to the Board, expressing their concern about the increased access to dogs in public areas. (\*\*Note: submitted letter can be found under communications. \*\*)

Now we know a vote wasn't actually taken.

What was the catalyst for this change?

The original restrictions were written for a reason.

She suspects many of the concerns that are in our letter remain concerns today and are only exacerbated with the increase of the dogs in this community.

How did this go forward with so many other issues to deal with?

**Note** Ms. Chapin explained that this topic came up in June and there was a quick discussion how perhaps the no dogs on Clubhouse grounds doesn't make sense year-round; the idea was that maybe more flexibility could be offered in the offseason. She said responsible dog owners are not the ones that are coming up here in the middle of Club and letting their dog loose, so that was that was kind of where it started.

**Note** Skip Guzy asked who's advocating this and Nancy Guzy said these issues will become worse if everything is lax.

**Note** Mr. Cellino detailed how the Board needs to represent 581 homeowners and for many people, dogs are members of their family.

**Note** Ms. Guzy discussed how they're tolerant neighbors but that there are areas such as the beach, where you want to go for peace and quiet and there are large windows of time for dogs to enjoy the community. She said a group of barking dogs affects everyone and she wants to make sure that their opinion is heard as well.

**Note** After a somewhat lengthy and contentious discussion Ms. Chapin suggested that there is room for compromise. She asked how they might view the allowance of dogs between November 1st and April 1st as opposed to from Labor Day to Memorial Day?

**Note** Mr. Guzy said he thinks dogs can be on the piers and beaches during the offseason only.

**Note** Mr. Cellino said we have neighbors that take their dogs out two or three times a day, they walk around the neighborhood, and they sit down on the benches and the rights-of-way(s), and they've been doing it for years.

**Note** The Board and Membership in attendance further discussed the rules regarding dogs.

**Note** Mr. Guzy also discussed how many of the rules, 2-6, 9, and 11 specifically, are not enforced nor reflect reality, so they should be revised and changed or enforced.

**Note** Mr. Cellino asked about potential enforcement measures and the Board and Membership present had further discussion.

**Note** Ms. Hayes said she thinks some good points have been made and that procedurally, because they never actually voted on the dog rule, she thinks they need to revert back to the original rule. She added that Ms. Chapin made the suggestion they create a task force which includes someone from the Board, dog owners, and non-dog owners to discuss this rule.

**Note** Ms. Chapin said she appreciates all the comments Mr. Guzy made about the rules. She said they have a lot of rules that have evolved over time and that don't really necessarily always match what the community is doing. Ms. Chapin stressed that it's important that everyone respect each other and thinks it might be beneficial to have a rules committee who takes a step back, looks at the rules, determines what makes sense, what's dangerous, what's going to add value.

**Note** The Board discussed how this is a good opportunity to create a working group to look at all the rules overall along with enforcement measures. The Board discussed how this rule committee could also be part of the Master Plan.

## 10. Further Public Comments

**Note** There was none.

## 11. Adjournment

**Decision** MOTION (6)

Mr. Mastria moved to adjourn the August 25th, 2022, Board of Governors Meeting at 8:29 p.m.

Ms. Hayes seconded the motion.

Motion carried, 4-0-0.

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

## Next Meeting

Meeting title: [Black point beach club board of governors annual informational meeting](#)  
Date and time: 09/03/22 09:00 am to: 09/03/22 11:00 am  
Location: Black Point Beach Club Association Clubhouse, 6 Sunset Avenue, Niantic, CT.

## Task Summary

### New Tasks

**Task**  Ms. Stevens said she would put the "Clubhouse tables and chairs policy" on the next regular meeting agenda.

*Owned by Brooke Stevens, Recording Secretary*

**Task**  Mr. Cellino asked Mr. Fountain to come with a proposal for obtaining a tool inventory for the Wrecking Crew.

*Owned by Will Fountain, Emeritus*

**Task**  The Board discussed the location of the danger box buoy and Mr. Allen said he believes it's supposed to be 300+ feet, and that he will check base with DEEP.

*Owned by Jim Allen, Wrecking Crew Member*