

Minutes of Black Point Beach Club Board of Governors Annual Informational Meeting - 09/03/22

Date and time: 09/03/22 9:00 AM to: 09/03/22 10:15 AM

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

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

Location: Black Point Beach Club Association Clubhouse, 6 Sunset Avenue, Niantic, CT.

Link: <https://app.meetingking.com/meetings/383995>

Topics

1. Call to Order & Attendance

Note The Annual Informational Meeting of the Black Point Beach Club Association Board of Governors, was held on Saturday September 3rd, 2022, at 9:00 a.m.

Note Ms. Bonelli called the Meeting to order at 9:04 a.m., led the pledge, and introduced the Board of Governors and Staff.

2. Comments from the Chair

Note Ms. Bonelli said some of the following:

Everyone here has done an incredible job this year.

They have gotten so much done and accomplished quite a bit.

They have much in motion and a lot of wish list items.

The whole Board has put in a lot of effort to get things accomplished.

They've had many, many executive sessions, special sessions, and emergency meetings, to accomplish items in a timely manner.

They would like to recognize the Wrecking Crew.

They're volunteers who are always willing to jump into action.

They consistently find solutions to problems and issues and have saved the Association countless amounts of money.

They would also like to recognize the Men's Club and Women's Club.

Both clubs have hosted numerous events this year which the community really needed after Covid.

The Board can't thank these groups enough for all of their hard work and contributions.

3. Reports

3-1. Treasurer

Note Mr. Capozza briefly reviewed the financial status of the Association:

Through the end of August, \$309,000 of income has been collected.

\$261,000 of the amount collected is from taxes and represents 97% of what we budgeted for.

The Recreation Program brought in \$47,000 and their projected income was \$43,000.

\$1,200 was received for Clubhouse rentals.

Tax payments come in between July 1st and August 31st, and that money is used to cover the expenses for the rest of the year.

Only 23 homes out of 578 have yet to pay taxes.

From the expense side, we've paid \$81,000 through August, \$45,000 of which was payroll for the Recreation Program, the monthly officers, and beach patrol.

\$10,000 was used for Recreation expenses including arts & crafts, first aid training for the counselors, and special vendors for the Recreation Fair.

Waterfront maintenance expenses were \$6,000 which primarily consisted of the cleaning of the beaches.

The miscellaneous expense of \$3,000 covered the cost of the phone book directories.

The total for income minus expenses is \$228,000+.

It looks like we'll get a slight decrease in that number because of the Master Plan surplus; the \$26,000 we previously budgeted was not spent last year and will be spent this year instead.

Note Mr. Capozza noted he prepares a budget versus actual financial report for the Board each month, and if anyone is interested, that report is attached to each set of meeting minutes.

Note Ms. Hayes asked how much is in the capital account and Mr. Capozza replied \$125,000.

Note Skip Guzy of 17 Woodland asked about the revenue for parking tickets and Mr. Moffett replied that those funds go to the Cahill Scholarship Fund, and he only wrote 35 warnings this year, because for the most part, people comply.

Mr. Guzy and Mr. Moffett disagreed about parking compliance.

3-2. Association Manager

Note Mr. Moffett gave an update and noted some of the following:

He thinks the Summer Season was spectacular.

He thanked the Board for everything they do.

Everything in this community is a team effort, which is what makes it so great.

On Tuesday he will begin taking everything out- the swim rafts, lines, and boat docks.

Nehantic will remain open for another month or so, so boaters will be able to disembark.

The kayak racks will be coming out on October 15th, and he asked that people secure their racks at home.

They're working on a couple of projects, such as the upgrading of the sound system and the installation of a smart tv.

Note Mr. Moffett thanked everyone in attendance and wished them a great Winter.

3-3. Wrecking Crew

Note Jim Allen of the Wrecking Crew was in attendance and discussed their end of season report.

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Note He noted they currently have around 50 members and are looking to expand; there are no meetings and they're always seeking suggestions for what the community would like to see.

Note Mr. Allen detailed some of the various projects the Wrecking Crew has worked on this year, such as the cleanup of Billow, the rehabilitation of the basketball courts, the Clubhouse flagpole, the Clubhouse bulletin board, the repair of the Clubhouse shed doors, the Little Libraries, and the repainting of the traffic lines in the Whitecap Parking Lot, to name a few. Mr. Allen reported that their next project is the first cleanup phase of the bottom of Woodland.

Note Kim Craven of 46 East Shore Drive said she would like to thank the Wrecking Crew, they saved the Association a lot of money, and she for one, really appreciates all their efforts.

Note Mr. Allen replied that it's a great and positive way to meet your neighbors.

Note Sharon Sklar of 20 Sunrise said she wants to join and put a garden at the front of the Whitecap Parking Lot. She noted they need to establish a gardening committee.

Note Margaret Auth of 11 Osprey Road said it's not a good idea to have decorations on the Christmas trees at the beach; there's an environmental consideration and the decorations could end up the water.

Note Mr. Allen briefly discussed the rock buoy (see Wrecking Crew attachment for reference.)

3-4. Summer Program

Note Ms. Hayes gave a report on the Summer Recreation Program and shared some of the following: This is the first year Club was 3 hours a day, 5 days a week. The parents resoundingly appreciated the increase. There was an increase in cost, but it was still extremely affordable. The goal of the Recreation Program is to always be self-funding, but they do have the additional goal to purchase some new playground equipment. There are 3 pieces of equipment they're currently considering and they're hoping any future surplus can help fund this goal. They would like to get some playground equipment for some of the older kids. Club on average had 70 kids who participated this Season, and at their peak 110 kids participated. They received a lot of positive feedback. They plan to structure the activities for the 3 hours sessions more in the future and may incorporate some pickleball.

Note Ms. Hayes reported that a member of the community has volunteered to revamp the website. Their aim is to make it more user friendly, easier to navigate, and better highlight the events and activities going on.

Note Peter Baril of 17 Sea View Avenue asked if the website will be password protected and Ms. Hayes reported that's something they're considering solely for the directory.

3-5. Men's Club

Note Rick Diachenko of 25 Sunrise Avenue, was in attendance representing the Men's Club, and said some of the following:

Photographs now decorate all of the Clubhouse bulletin boards, and if anyone is curious about the activities the Men's Club has organized, all they have to do is take a look at these pictures.

The self-proclaimed charge of the Men's Club is to build community, have fun, and enjoy Black Point.

He wants to mention that the Wrecking Crew uses their own tools so if anyone has extra battery chargers or tools, feel free to drop them in lost and found bucket at the Whitecap Parking Lot.

The Market is closing Monday afternoon, and all are encouraged to show up at 4:00 p.m. to toast Mike and Karen and commemorate all the years they've been here.

It takes the participation of many to get things done and he wants to give a special thank you to Jimmy Mastria, Pete & Joanne Diresta, Ed Zito, Tony Parisi, Peter Baril, Skip Guzy, Jim Schepker, Jim Moffett, Bob Vogel, Al Capozza and many more.

The Men's Club welcomes ideas and participation.

Over the last month, pretty much every event they hosted sold out.

Their aim is to stretch the Club year-round since all season residents are increasing.

They're going to try and help with the audio-visual upgrades.

They would love to see some younger members join them.

Note Joan Hayes of 51 Whitecap thanked Rick for leading the Men's Club and doing so many wonderful things for Black Point.

3-6. Women's Club

Note Evelyn Gryk Frolich of 49 Sea Spray Avenue, was in attendance representing the Women's Club, and said some of the following:

She wants to thank every member of the Board of Governors.

It's difficult to run a club, do your best, and hope that everything works out, and she appreciates all their efforts.

The Women's Club had a record-breaking year, they had more members attend each and every meeting than they have in years.

She thanks all that participated.

They look forward to expanding their Club and breaking more records in the future.

Note Ms. Frolich briefly detailed the various community events they had this year which included food trucks, a comedy night, bingo night, and an ice cream social, just to name a few. She noted the ice cream social was so successful they actually ran out of ice cream, and had to turn people away.

Note Ms. Frolich wants to give a special thank you to the Recreation Program, and all the kids and volunteers who helped the Women's Club set up for their events. She hopes to see everyone back again next summer.

3-7. Zoning Update

Note Jim Fox of 15 Blue Heron, and Zoning Commission Chair, was in attendance to give a Zoning Commission update, and said some of the following:

He wants to thank all the members of the Commission which include Jim Allen, John Horoho, Joe Katzbek, Charlie Bruce, Matthew Peary, Betsy Klemmer, and their newest member Jason Bookmiller.

He also wants to recognize Jim Ventres, our ZEO, and Brooke Stevens, the Commission's Recording Secretary.

The Commission is charged with the health, safety, and welfare of the community.

Their responsibility is to continue to review, revise, and update the Zoning Regulations.

For his last 6 years as Chairman, that has been his number one mission.

A number of regulations have been improved in his estimation, or upgraded, and most of these have to do with setbacks and erosion control.

This year the Commission has focused on clarity around patios and decks, the potential for a third Association District to protect Association property, and lower hedge heights at intersections.

Note Mr. Fox briefly detailed the reasoning behind a third district and stricter hedge height regulations to provide greater safety for the community children. He reported they will be having a Public Hearing at the end of the season which will be hybrid, and public input is vital. Mr. Fox said the meeting date will be forthcoming.

Note Ms. Chapin said she would also like to recognize the ZBA and introduced Dan Deknis, who has taken her place as ZBA Chair.

4. Master Plan Update

Note Ms. Chapin gave an update on the Master Plan and shared 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 complete it before the Labor Day cutoff.

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.

The working groups will have Board Member Liaisons- Mr. Mastria will focus on community, Ms. Hayes will focus on the youth and recreation component, Mr. Cellino will focus on land use, Mr. Meggers will focus on boating and beaches, and she will focus on infrastructure and capital assets.

Note Ms. Chapin added that there will be some virtual opportunities associated with the working groups, and the changes won't be dramatic right away; this is a thorough process for a long-term plan.

5. Public Comments

Note Ms. Bonelli called for Public Comments.

5-1. Kim Craven of 46 East Shore

Note Ms. Craven discussed the lack of swim lines for the last two years and said she's greatly concerned about the safety issues there.

Note Mr. Moffett noted they need to follow the permit in regard to authorized swimming areas.

5-2. Brian Comer of 52 Whitecap

Note Mr. Comer asked if consideration can be made for voting online, for those who are unable to attend the annual meeting.

Note Ms. Hayes replied that they're looking into this option and want as many members as possible to participate in every vote.

5-3. Charlene Mastria of 14 Nehantic

Note Ms. Mastria said she was under the impression that Sea View wasn't a beach, but a boating area.

Note Ms. Chapin said part of the Master Plan is considering how we manage the resources we have; there's a number of different areas that the DEEP has permitted swimming, and other areas where DEEP is quiet, and don't specifically permit swimming. She added that this is something that they're looking at overall as part of the planning process.

5-4. Lillian Diachenko of 25 Sunrise

Note Ms. Diachenko asked if a handrail could be considered for the area at Whitecap leading down to the beach.

Note Mr. Moffett observed that it's a very tight area and would be difficult for Mr. Nebelung to access it with his tractors.

Note Ms. Chapin discussed how accessibility is something they should continue to look at increasing; they shouldn't stop at the mobi mats, and she hopes the Master Plan will share this sentiment. She said long-term there might be ways to transverse these types of areas.

5-5. Anita Schepker of 46 Indianola

Note Ms. Schepker asked if the rules regarding biking could somehow be emphasized for children riding bicycles.

Note Ms. Chapin and Ms. Hayes discussed how bike safety could be an extra portion of the Club Program.

5-6. Cindy Trocki of 22 Blue Heron

Note Ms. Trocki discussed how she would like the Board to look into their authority and confirm they have exercised themselves and operated legally. She has done research and shared snippets related to changes to the charter, changes to rules and regulations, the home rules application, and need to go back to the General Assembly. She wants confirmation of who exactly can serve on the Board and that the Zoning Commission has legal documentation for the orders in which they exercise.

Note Ms. Bonelli thanked Ms. Trocki for her comments and said they will look into her concerns and get back to her, as they go through this process.

Note Mr. Mastria said unfortunately, this is going to be his last day on the Board and rendered his resignation. He said he will still be active in the community, but no longer feels productive on the Board.

Note The Board and Membership thanked Mr. Mastria for all his contributions.

5-7. Cindy Fountain of 31 Whitecap

Note Ms. Fountain said she would like to acknowledge how the Wrecking Crew has saved all of them thousands and thousands of dollars.

5-8. Kim Craven of 46 East Shore

Note Ms. Craven asked about the rule regarding no dogs on the beach and Ms. Bonelli said there was some confusion, but that nothing has changed, and that the Board will be reviewing all of the rules.

6. Adjournment

Decision MOTION (1)

Ms. Bonelli moved to adjourn the September 1st, 2022, Annual Black Point Beach Club Association Informational Meeting at 10:10 a.m.

Ms. Hayes seconded the motion.

Motion carried, 5-0-0.

Note Respectfully Submitted,
Brooke Stevens, Recording Secretary