

Minutes of Black Point Beach Club BOG Regular Meeting - 10/27/22

Date and time: 10/27/22 6:00 PM to: 10/27/22 8:30 PM

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

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

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

Link: <https://app.meetingking.com/meetings/387189>

Topics

1. Call to Order

Note Ms. Bonelli called the meeting to order at 6:03 p.m., and noted a quorum was present.

2. Additions to the Agenda

Decision MOTION (1)

Ms. Bonelli moved to add the concrete ramp at Osprey under Old Business and the calendar of meeting dates under New Business.

Mr. Cherry seconded the motion.

Motion carried, 5-0-0.

3. Communications

Note Lustig Attachment 1

 [DLBPletter.docx](#)

Note Lustig Attachment 2

 [Untitled document \(4\).pdf](#)

Note Erman Attachment

 [Erman Letter.pdf](#)

Note ACO Attachment

 [ACO Communication.pdf](#)

Note Ms. Bonelli noted all the communications received were attached to the meeting agenda, and will be attached to the meeting minutes as well.

4. Reports

Note The Board opted to hear reports prior to Public Comment so that Mr. Capozza could be excused from the remainder of the meeting.

4-1. Treasurer

Note See attached report

 [Financial_Report_Budget_VS_Actual_as_of_10-27-22.xls](#)

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

Total YTD Income amounted to \$323,113, an increase of \$4,159 vs last month YTD report. Items contributing to this amount are Zoning Permit Fees (\$3,075), Taxes Collected (\$912), and all others (\$172).

Total YTD Expenses amounted to \$152,298, an increase of \$31,505 vs last month YTD report. Items contributing to this amount are Waterfront Maintenance (\$8,563), Payroll (\$5,512), Insurance (\$5,160), Master Plan (\$4,420), Accountant fee (\$3,750), Legal Fees (\$1,360), Utilities (\$592) and all others (\$2,148).

Total Actual from July1 thru October 27, 2022, YTD, Income minus Expenses equals \$170,815, Positive. Estimate to June 30, 2023, Income Minus Expenses equals approximately \$19,500, Negative.

Note Mr. Capozza noted the legal fees are over what was budgeted for the year, so they will have to revisit that in the future. He briefly discussed how the fund balances are part of the report he submits to the Board, and how they earn interest on the sweep account.

4-2. Tax Collector

Note See attached report

 [TAX_COLLECTOR_REPORT_10-24-2022_for_2022-2023.pdf](#)

Note Ms. Ames is in Arizona for the winter, so she was not in attendance. She supplied her report and had nothing additional to report.

4-3. Association Manager

Note See attached report.

 [October_2022_Association_Managers_Report-compressed.pdf](#)

Note See attached project info.

 [Black_Point_Beach_Club_Association_-_Unapproved_Summary.pdf](#)

Note Mr. Moffett shared some of the following:

He's been closing up shop.

All the equipment's been put away.

They'll be pushing up the sand in the next week.

The Clubhouse has a few rentals this month.

They got an update on the audio-visual upgrades and are still working with Best Buy on finalizing exactly what they want.

The electrical is all set and he's looking to cut the check in the next week or so, to purchase all the equipment, which Best Buy will install.

Note Mr. Moffett detailed the new audio-visual equipment that will be purchased and how it will be set up in the Clubhouse.

Note Mr. Moffett and Mr. Cellino discussed winterizing the Clubhouse, which they have been working on jointly. They've been meeting with Jack Cutillo of Niantic Plumbing, and Phil Dewey, who used to work with Norwich Public Utilities, for suggestions regarding the waterline by the kitchen, and the measures to take to avoid any water from freezing during the winter months.

Note Mr. Moffett said he contacted Spicer about obtaining another tank to help with the heat, but they want to see the history before issuing another tank. Mr. Cellino said they might want to look into purchasing our own tank so they can get propane at a competitive price.

Note Jim Mastria of 8 Bellaire asked about using a tape wrap that you plug in to help the heat source.

Note Mr. Moffett said they'll have to see how much it costs to heat the Clubhouse for the four months that it's usually shut down.

Note Mr. Moffett said another project they have been working on is the program with Eversource, to convert our lighting to LEDs which is an 80/20 split; they'll pay 80% while we pay 20%. He said in the end, it will cost us about \$1,600 for the conversion including new fixtures, which is a solid investment.

Note Ms. Chapin said she wants to understand what the proposal truly is and asked what the projection installation cost is, and who is doing it? Mr. Moffett replied that he believes a contracted firm does it. Ms. Chapin noted they need to determine whether this is a reimbursement program or not.

Note Jim Mastria of 8 Bellaire commented that the BOG will have to pay upfront and will be reimbursed, and Eversource uses their preferred contractor.

Note Ms. Chapin said she'd like to know what the savings costs are based on and asked if Eversource did an analysis of their usage. She added that they're estimating an annual savings of \$300 and asked if this is based on a facility that uses the lighting 40 hours a week? If not, what would they be saving in regard to their specific usage?

Note Mr. Cellino said they're assuming a usage of 1080 hours.

Note Ms. Chapin said she just wants to make sure they follow all the requirements, so there's no chance of them not being reimbursed, and wants it to be clear exactly what this will accomplish.

Note Ms. Chapin said no one has mentioned solar as of yet and that might be something for them to consider. Mr. Cellino replied that solar is not all it's cracked up to be and if you look at peoples' bills, they don't often save all that much.

Note Ms. Chapin said even if it's only for illustrative purposes she wants a sense of the big picture.

Note Mr. Cellino discussed how utilizing the Eversource program was at the suggestion of Jim Mastria when he was on the Board. He discussed how Mr. Mastria was nice enough to take the initiative and contact Eversource, who Mr. Moffett and Mr. Cellino met with.

Note Mr. Cellino said not all will they be getting better lighting, but they'll be getting new fixtures and all for \$1,400.

Note Ms. Hayes said more details of this proposal are needed and Ms. Bonelli agreed it would be useful if their actual usage was audited.

Note Ms. Chapin said she thinks they should factually know for our operation, what things cost; this isn't a lot of money, it's nice to have, it will be brighter, and she appreciates everyone's efforts to get us to this point; she just wonders if they've thought about taking some bigger steps but noted this is something they can still do, in the future.

Note The Board further discussed the lighting and prospect of solar panels.

Note The Board discussed utilizing the Clubhouse in the winter and Ms. Chapin said they should at least break even on the cost to use the Clubhouse year-round and is not looking for a revenue generated operation.

Note Mr. Cellino agreed and said the objective is not geared towards per se, but to improve things.

Note Mr. Moffett said he also wanted to mention the clay courts, since he was asked about refurbishing them. He noted the problem is getting the materials and their vendor said they'd be looking at a year out for materials, and it will cost between \$14,000-\$15,000.

Note Ms. Chapin said this is something they should consider for the next budget cycle and Mr. Moffett said he told the vendor that they're interested in making improvements.

Note Mr. Moffett and the Board further discussed the clay courts and the large \$60,000 expense associated with converting them to hard courts, in addition to a demolition fee. Ms. Hayes said the clay courts are such a unique thing to have and Mr. Moffett commented that they're labor intensive.

Note Ms. Hayes discussed the increase in pickleball players and how they prefer the clay courts since it's an easier medium for them to play on.

Decision MOTION (2)

Mr. Cellino moved that Mr. Moffett proceed with the LED Conversion Plan with Eversource.

Ms. Hayes seconded the motion.

Motion carried, 5-0-0.

Note Mr. Moffett discussed the ramp at Osprey, and the different ideas that have been volleyed around everything from steps to railings. He said he previously spoke with Mr. Fountain about removing all of the concrete and replacing it with grass, so Mike Nebelung is working on a quote for them.

Note Ms. Chapin asked about the AV upgrades and detailed how she attempted to do work in the Clubhouse earlier via a video conference, and the performance was atrocious. She asked if the router is being upgraded and said with the current speeds, they will never be able to hold virtual meetings.

Note Mr. Moffett said an updated router is already part of the upgrade and Ms. Chapin thanked him for looking into this.

Note Ms. Chapin said it was brought to her attention that the Clubhouse was utilized by Attawan Beach Association. She noted that opens us up to a certain level of liability as a private beach association, and the town has resources that are publicly available and can be used by all of us. She added that might be the better route instead of incurring these liability risks that we would have, as well as if the town sees that we're using our private resources for other groups, that might open us up to tax liabilities.

Note Mr. Cellino argued that we have insurance and it's the same as treating it as a third-party rental agreement. Ms. Chapin said they need to make sure that the third-party is a member or one of their guests.

4-4. Wrecking Crew

Note See attached report

 [10_27_Wrecking_Crew_BOG_Update_.docx](#)

Note Mr. Allen discussed the Wrecking Crew report he provided, handed out an update, and shared some of the following:

They have 51 volunteers.

They rehabbed the sign at Billow and have primarily been taking things down to store for the winter.

They're still working on getting their communications system up and running.

They had a Wrecking Crew work party, did an inspection of the handicap access, there was some damage to one of the wheelchairs, and they were able to fabricate parts for it and get it straightened out right away.

4-5. Liaison Reports

Note Ms. Hayes said she spoke with Ms. Garnett and Ms. Banever, and they're not sure if they will be returning as the Recreation Co-Directors. She will stay in touch with them and let the Board know if the positions need to be posted.

5. Approval of Meeting Minutes

5-1. September 22nd, 2022, Special Meeting Minutes

Note See attached minutes.

 [Minutes of BPBCA Board of Governors Special Meeting 09 22 22.pdf](#)

5-2. September 22nd, 2022, Regular Meeting Minutes

Note See attached Summary of Motions, Deferred Items & Meeting Tasks

 [Summary of Meeting Motions Deferred Items.pdf](#)

Note See attached Meeting Minutes

 [Minutes of Black Point Beach Club BOG Regular Meeting 09 22 22 \(2\).pdf](#)

Decision MOTION (3)

Mr. Cherry moved to approve the Regular and Special Meeting Minutes of September 22nd, 2022, as presented.

Ms. Hayes seconded the motion.

Motion carried, 5-0-0.

6. Old Business

6-1. Website Discussion

Note Ms. Hayes said she and Ms. Chapin recently met with Eleanor Anderson, who volunteered to assist with the website. After some discussion, they've decided to use what we have but do some significant reorganization and updating to make it more user friendly. She said they will confer with Ms. Stevens as the work proceeds.

6-2. Playground Equipment

Note Ms. Hayes reminded everyone that she previously forwarded 3 pieces of playground equipment for the Board to consider, and how they discussed purchasing the pirate ship without the swing set attachment.

 [Playground Equipment Info Photos.pdf](#)

Note She added that they're waiting to find out what the pricing is for spring, including delivery and installation but she thinks the Rec Program has enough to purchase the one piece. Ms. Hayes said they would need to raise money for the other pieces and noted that she reached out to both the Men's Club and Women's Club.

Note The Board discussed how the Men's Club has committed to assisting with the new tv purchase for the Clubhouse and Ms. Hayes said the other two pieces might, therefore, have to wait a while. She is hoping the Association can pay for half like they have in the past.

Note Ms. Chapin said the Association line item is \$3,100 and with the net of the Recreation Program, that amount equals \$8,800.

Task Ms. Hayes asked Mr. Capozza to determine what is left from last year's Parks & Rec coverage, and what the total amount available is including this year's Parks & Rec coverage as well, and the \$3,100 Association line item.

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Note Ms. Chapin asked about the probability of getting one piece a year and Ms. Hayes explained that a large amount of the cost is for freight and installation, so it's cost effective to get more than one piece of equipment at one time.

Note Mr. Capozza said he believes the playground line item is for maintenance.

Note Ms. Hayes detailed what the playground equipment pieces look like.

Note Mr. Moffett mentioned the past trouble with the climbing wall and nearby neighbor, and Ms. Hayes said if they get to the point where they're going to purchase anything, they will definitely speak with the homeowner first.

Note Mr. Cellino discussed the possibility of them doing their own fundraiser or raffle to help purchase the playground equipment.

Note The Board discussed the possibility of purchasing the playground equipment for the spring, and installing a concrete pad for under the tent, given that the same type of work will be necessary for both.

Note Ms. Chapin said if they get the numbers nailed down for the all-in costs for the AV upgrades, they can start making decisions.

Note Mr. Moffett said those numbers are all solid and Ms. Chapin said she likes to see all the final numbers so there are no surprises.

Note Ms. Chapin said she's not sure the device they have picked out for the AV upgrades will bolster things to where they need to be, so she would prefer they have it all installed prior to making additional purchases.

6-3. Master Plan Update

Note See attached info re steering committee

 [Master Plan Steering Committee Motion.pdf](#)

Note Ms. Chapin gave an update on the Master Plan and reported some of the following:
We've gotten some momentum going, we've done the survey was completed for the summer, and now we're at that point where we have to pull all that information together.
We need to prioritize, implement, continue to gain community input, and feedback and ultimately, make a recommendation of how they're going to implement the plan created.
The consultants recommend a kind of steering committee that's focusing on one thing and one thing only, and that's getting this done.
The proposal that I circulated basically asks for a motion to create the steering committee.
The steering committee would be a group of people in the community and would meet virtually.
We need to sit down, hash out, and really review the survey results.
The consultant will sit down with the steering committee, develop the key themes, and work with the committee to prioritize them.
The goal is to create an action step of how we get from today to 10 years from now, and what milestones we want to meet each year.
We as a group talks about this concept of buckets which had these themes of infrastructure, land use social happiness, recreation boats, porches, boats, and beaches and none of it is a standalone, none of that is independent. It's all integrated,
Nothing much came of the bucket idea and the consultants are recommending a steering committee, which is integrated.
She's tried to work within the community to identify key people who have kind of a key constituency base in each of these areas, as well as hitting other key demographic elements.
We want to have as much representation as we can.
Someone from South Beach, seasonal residents, full-time residents, and brand-new residents, young families and so forth.
There are probably 25 More people who could fit in here.
We would have a committee of 45 people which is too big.
There are people not on the list that she really wishes were on it, she tried to tick all the boxes she could, and make sure that all these various constituencies and demographics are met.
The committee doesn't work in a vacuum and all these meetings are open to the public.
She recognizes that there's going to be a million questions and a million different opinions and different points of points of view.

Note Mr. Cherry asked if all the people on the list are willing to be on the committee and Ms. Chapin replied that they are.

Note A member in the audience said this is the first she's hearing of a steering committee, she'd like to be involved, and feels like she's being excluded because she didn't know about it.

Note Ms. Chapin replied that this idea was first discussed at the last meeting and is mentioned in the meeting minutes. She further explained that the recommendation was to have five to eight people on the committee, and she's over that at this point in time. Her key message is come to the meetings, because they're open and there will be input opportunities.

Note Mr. Cellino offered some of the following remarks:

Mike Zuba recommended this and is a great speaker but he's a salesman, who doesn't follow through.

He (Mike Zuba) just wants to get this job done.

He was supposed to supply the Board with information which he never did, he's been woefully uneducated regarding Black Point, and extremely difficult to get a hold of.

Ms. Chapin steeped in once she joined the Board which he (Mr. Cellino) appreciates, because he doesn't have the patience for it.

Just getting Mr. Zuba to a meeting is a task in and of itself.

He's very concerned about how this project is proceeding.

He doesn't like that it changed from buckets to suddenly forming a steering committee.

He feels like Mr. Zuba is rushing through the project just to get it done.

The entire Board was supposed to be involved and get the community involved.

The steering committee list has 8 men, all who are late in life, and only two women.

Longterm Capital Funding Committee did a lot of great work which was essentially dropped when it should be carried forward.

This new direction is basically taking the Board out of the Master Plan.

He doesn't think 10 people are going to capture enough community sentiment.

He's against this entire concept.

Is this draft going to be approved by this committee? Or is going to be approved by this Board?

This is a concept that we put in place to do, and now it's being funneled off without the involvement of this Board.

They have a concept of how to proceed that doesn't make a lot of sense to him.

Not having representation of women and families doesn't make sense to him.

Note Ms. Chapin replied that he has valid concerns, but she doesn't necessarily agree with him. If she had her way, the entire committee would consist of women, and it wasn't for lack of trying on her part. She asked for Board feedback last month, for name suggestions, and received nothing from Mr. Cellino.

Note Ms. Chapin said at the end of the day, the Association signed on to this in May of 2021. She agrees with Mr. Cellino that nothing really happened, and she tried to push it along because she thinks this is important for the future, so that we are actually thinking about the big picture, and how we're moving forward.

Note Ms. Chapin said she doesn't know what else to do at this point; if this isn't the way forward, she doesn't know how to proceed.

Note Mr. Cellino said this direction doesn't come close to what the contract says, and Ms. Chapin agreed, and noted she wasn't part of making the contract or on the Board at the time.

Note Mr. Cellino asked if they've gotten a copy of Groton Long Point's Master Plan and Ms. Chapin clarified that they don't have one, are in the midst of doing one right now, and actually had a lot of questions for her.

Note The Board further discussed the Master Plan at great length.

Note Mr. Cellino said a large portion of the steering committee are people from the Longterm Capital Funding Committee who have already done their good work, so this is a bit redundant.

Note Ms. Chapin said the work of the Longterm Capital Funding Committee is a key cornerstone of the Master Plan, which is why they might be overrepresented, and the steering committee gets all the information, does all the hard work, and works with the community to put it all together; the Plan gets handed to the Board for review and consideration.

Note Mr. Cellino discussed how he intended to be part of the Land Use bucket and spoke with several people from the Zoning Commission about it. Ms. Chapin asked if they had met, and Mr. Cellino replied that they have not and added that the planning of the buckets was poor as well.

Note Mr. Cellino discussed the survey and said its generic.

Note Mr. Cherry said if he wants to be involved then he should get involved; go to the meetings and provide input.

Note Ms. Hayes said they were all asked for feedback.

Note Mr. Cellino said one small group shouldn't be making the decision for the whole community.

Note Ms. Hayes explained that the steering committee doesn't vote on anything; they collect and organize the information, and hand it off to the Board.

Note Mr. Cellino said he thinks this entire project is too rushed.

Note Ms. Bonelli asked about the possibility of appointing more people to the steering committee and Ms. Chapin said in theory they can but there will already be people participating who aren't on the committee; if they want to appoint additional members it would be a Board action, since this is a Board directed activity. She added that they'll have to keep it in mind that they only meet once a month, if they choose to appoint more members.

Note The Board discussed how the steering committee meetings will be noticed like all others.

Note Ms. Hayes said she thinks they have to start somewhere.

Note Mr. Cellino said he respects all the work Ms. Chapin has done on this but thinks Mr. Zuba should have come to the Board in person to discuss these changes.

Note Ms. Bonelli asked about the choice for 10 members and Ms. Chapin replied that it's easier to stay focused if the group is smaller.

Decision MOTION (4)

Ms. Chapin moved to create a steering committee of community stakeholder representatives, who with additional community involvement, will work with SLAM Collaborative on development and implementation of the Black Point Association Master Plan, which will be submitted to the Board for approval.

Mr. Cherry seconded the motion.

Motion carried, 4-1-0.

Nay: Mr. Cellino

6-4. Policy for Clubhouse Tables & Chairs

Note Mr. Cellino said he will have copies on hand at the next meeting, for the Board to consider.

Note Mr. Moffett said he has a November request for 25 chairs.

Decision MOTION (5)

Mr. Cellino moved that they allow the rental of 25 chairs in November, at the cost of \$1 per chair, and with a \$100 deposit.

Ms. Hayes seconded the motion.

Motion carried, 5-0-0.

Note The Board noted that a policy will be forthcoming.

6-5. Remote Voting

Note Ms. Hayes said currently our bylaws do not allow for remote voting and they would have to update Article 2, Section 5, to allow for in person and remote voting.

Note Ms. Chapin said the bylaws need to be changed to permit the use and the logistics can be determined later, and covered in another section.

Note Ms. Hayes reviewed the potential language and Ms. Chapin said she wants to make sure that the online voting would not be contingent on the meeting being televised.

Note The entire Board supported the idea that one would not have to attend the meeting in order to vote.

Note Ms. Hayes said she thinks the language might need further tweaking and the Board tabled this item until the next meeting.

6-6. DEEP Permit & Buoy Location Update

Note See attached correspondence

 [DEEP Permit Correspondence.pdf](#)

Note Mr. Allen gave an update and referenced the correspondence he received (see above attachment.) Ms. Chapin thanked Mr. Allen for the clarification and said she will leave it up to him where the location will be. Mr. Allen said he will coordinate with Mr. Moffett.

7. New Business

7-1. Expansion of pickle ball courts

Note The Board discussed the potential expansion of the pickle ball courts from 2 to 5. A couple in the audience detailed the materials that would be necessary to convert the existing court and said it will cost \$3,800.

Note After discussing this item further, the couple making the request said they will obtain more information regarding the materials needed and bring this information back to the January meeting.

Note Ms. Hayes asked about the possibility of teaching kids pickleball during Club.

Note The Board tabled this item and requested that it be on the agenda for January.

7-2. Use of Clubhouse year-round.

Note Ms. Chapin asked if the usage of the Clubhouse can be tracked. She said a metric will be useful so they know if there will be an increased cost that they will need to budget for next year.

8. Further Public Comments

Note There were no further Public Comments.

9. Calendar of Meetings

Note The Board discussed the meeting schedule for the year and opted to continue meeting on the fourth Thursday of the month at 6:00 p.m., January thru October, at the Clubhouse unless otherwise noted. The Annual Meeting and Informational Meeting will continue to be held on the Saturday of Memorial Day Weekend and Labor Day Weekend, respectively.

10. Adjournment

Note MOTION (6)

Ms. Bonelli moved to adjourn the October 27th, 2022, Regular Meeting of the Black Point Beach Club BOG at 8:20 p.m.

Ms. Chapin seconded the motion.

Motion carried, 5-0-0.

Note Respectfully Submitted,
Brooke Stevens, Recording Secretary

Task Summary

New Tasks

Task Ms. Hayes asked Mr. Capozza to determine what is left from last year's Parks & Rec overage, and what the total amount available is including this year's Parks & Rec overage as well, and the \$3,100 Association line item.

Owned by AI Capozza, Treasurer