

**Filing of the Black Point Beach Club Association Board of Governors
April 22nd, 2021 Meeting Motions and Deferred items Summary.**

MOTION (1)

Mr. Fountain moved to approve the meeting minutes of March 25th, 2021 as amended.

Ms. Bruce seconded the motion.

Motion carried, 6-0-0.

Ms. Bonelli referenced a previous discussion she had with Mr. Moffett about maybe devising a small commission to explore audio and visual equipment for the Clubhouse to utilize for meetings. Mr. Moffett said he doesn't think we'd have the pertinent information collected by the end of this fiscal year. He said we'd have to put a committee together, get a professional audio person in here to advise us, purchase the equipment, install it, and learn how to use it. The Board briefly discussed the type of equipment that might be best for this project and Mr. Moffett said a committee could make these determinations.

MOTION (2)

Ms. Bonelli moved to accept the budget for presentation to the Membership.

Mr. Lombardo seconded the motion.

Motion carried, 6-0-0.

MOTION (3)

Ms. Bruce moved to accept the resolution as read.

No second, motion failed.

MOTION (4)

Ms. Bruce amended her previous motion and moved to accept the following resolution:

At a regular meeting of the Board of Governors of the Black Point Beach Club Association held on April 22nd, 2021, the following resolution was considered and adopted.

Whereas on January 28th, 2021, the Board of Governors of the Black Point Beach Club Association appointed a charter revision commission to examine the possibility of reopening the Black Point Beach Club Association Charter in order to review the possibility of allowing property held in trust at Black Point Beach to designate a trustee or a member of the trust to vote and or participate in the governance of black point beach club association.

Whereas the committee has met for the purposes of organization and has conducted an initial public hearing.

Whereas Connecticut General Statute 7-190 (b) requires the Board of Governors specify a date by which the commission shall submit its strapped report for the Board of Governors.

Now, therefore, it's resolved that the Charter Revision Commission appointed as of January 28th, 2021 shall deliver its report to the Black Point Beach Club Board of Governors no later than August 5th of 2021.

Further resolved, all approvals, appointments and other actions whatsoever taken by the Board of Governors with respect to the Charter Revision Commission as described in the minutes of the Board of Governors meeting dated January 28th, 2021, the live actions are hereby affirm, ratified and made effective as official actions of the Board of Governors as of the date of the meetings at which such sanctions occurred, respectfully submitted and signed.

Mr. Lombardo seconded the motion.

Motion carried, 6-0-0.

Dr. Beauchene suggested we hold off on the volleyball net for now since an appropriate location isn't currently available.

MOTION (5)

Mr. Diachenko moved to approve the selection of SLR to craft a Plan of Conservation and Development for the Black Point Beach Club Association, contingent upon approval by the Membership at the Annual May Meeting.

Ms. Bruce seconded the motion.

Motion carried, 6-0-0.

The Board agreed to wait to fill the seat vacated by Ms.Colangelo until the Annual Meeting in May.

The Board will revisit the parking report completed by the task force and the status of Dinghy Beach at the May work meeting.

MOTION (6)

Mr. Fountain moved to purchase (4) new benches for the hard courts.

Ms. Bonelli seconded the motion.

Motion carried, 6-0-0.

MOTION (7)

Ms. Bonelli moved to include the annual maintenance of Mr. Moffett's golf cart as a budgetary expense.

Mr. Lombardo seconded the motion.

Motion carried, 6-0-0.

MOTION (8)

Mr. Diachenko moved to accept the request of Sue & Paul Vagnati.

Ms. Bruce seconded the motion.

Motion carried, 6-0-0.

MOTION (9)

Mr. Diachenko moved to enter into Executive Session at 7:39 p.m. for the purpose of discussing pending litigation.

Ms. Bruce seconded the motion.

Motion carried, 6-0-0.

MOTION (10)

The Board exited Executive Session at 8:18 p.m. and Mr. Diachenko moved to adjourn the April 22nd, 2021 Black Point Beach Club Board of Governors meeting.

Mr. Lombardo seconded the motion.

Motion carried, 6-0-0.

Respectfully Submitted,
Brooke Stevens, Recording Secretary

**Black Point Beach Association
Board of Governors
April 22nd, 2021 Regular Meeting Minutes**

Join Zoom Meeting at the following link:

<https://us02web.zoom.us/j/9460236028?pwd=MFduSCtuMDc4OXdlb1ZrZ1JOem5vQT9>

Join Zoom Meeting at zoom.us and use the following Meeting ID and Passcode:

Meeting ID: 946 023 6028

Passcode: 052633

Join Zoom Meeting and Dial by your location:

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Present: Steve Beauchene, Acting Chair
Will Fountain
Janet Bonelli
Rick Diachenko
Phil Lombardo
Sharon Bruce

Also Present: Jim Moffett, Association Manager
Al Capozza, Treasurer
Ruth Ames, Tax Collector
Brooke Stevens, Recording Secretary

The Regular Meeting of the Black Point Beach Club Association Board of Governors, was held on Thursday April 22nd, 2021 at 6:00 p.m. via zoom.

I. Call Meeting to Order & Attendance

Dr. Beauchene, Acting Chair, called the Meeting to order at 6:03 p.m. and noted the teleconference is being recorded in its entirety and in accordance with the requirements of executive order 7B, issued by Governor Lamont, which allows for public meetings to held over teleconference; both the meeting recording and meeting minutes will be posted to the Black Point Beach Club website. Dr. Beauchene did roll call and noted a quorum of Commission members was present. He added that the meeting information was posted on the website as well as social media.

**II. Approval of Minutes
a. March 25th, 2021**

Mr. Capozza had the following corrections:

- Number five, Budget Discussion, under other expenses, where it talks about the Black Pointer it says \$8,000, it should say \$3,000.
- In that same section, last paragraph, it says “*Mr. Capozza said at the end of the day total expenditures is \$313,008.*”

MOTION (1)

Mr. Fountain moved to approve the meeting minutes of March 25th, 2021 as amended.

Ms. Bruce seconded the motion.

Motion carried, 6-0-0.

III. Communications to Board

Dr. Beauchene noted that correspondence from members via email will be part of the record (see meeting attachments.) He received a letter from the Town letting him know that the repairs on Whitecap have been completed and he also received a letter which falls under new business and rather than reading it twice, he will save it until we reach the new business section in our agenda.

IV. Public Comments

Dr. Beauchene called for public comment:

1. Barbara Johnston of 35 Sea Crest Avenue said some of the following:
 - She asked if the meeting was being held in the Clubhouse.
 - She asked who was attending the meeting and if it was called to order since they were unable to hear.
 - She said she doesn't even know who the Chairperson is and asked if they know how to run a meeting, and said they apparently don't.

Dr. Beauchene replied that this is a Board of Governors meeting and all Board Members are in the Clubhouse with the exception of Rick Diachenko, who is attending via Zoom.

Ms. Johnston said how are we going to understand what the POCD Master Plan is if we don't hear the meetings or see any paperwork for it.

Dr. Beauchene said they will be discussing the POCD and that there's one candidate he believes superior to the other; once we decide that, we're going to put the proposal that they gave us online, so people can review it for the May meeting, and it will be ultimately voted on at the annual meeting.

Ms. Johnston asked if we're a home rule charter or special act charter and Dr. Beauchene said that topic is not on tonight's agenda.

2. Carol Ward of 23 Blue Heron said someone is shuffling stuff around and it makes it so you cannot hear what's going on. She said all they get is static, so if you could just remain quiet it would be helpful so that they may try to hear.

There were no further public comments.

V. Reports

a. Treasurer

Dr. Beauchene noted the report supplied by Mr. Capozza (attached), asked if he had anything he would like to add, and Mr. Capozza said we've basically collected all of our taxes. He said as of April 22nd, 2021 we're at 99.5% of the budget, our expenses are at \$138,807, which is an increase of \$5,700 over last months YTD; in addition to payroll costs we had \$400 for legal costs and right now we're at 63.5% expenses over the budget.

b. Tax Collector

Ms. Ames noted she emailed her report (attached) and said there's \$3.68 cents outstanding in taxes and \$2.60 cents due on special assessment, and that is it.

c. Association Manager

Mr. Moffett referenced his monthly report (attached) which he sent to the BOG for review and asked if anyone had any questions.

Ms. Bonelli referenced a previous discussion she had with Mr. Moffett about maybe devising a small commission to explore audio and visual equipment for the Clubhouse to utilize for meetings. She thinks it would be very helpful as far as sound goes, people wouldn't have to print every document out, and it could make everything more streamlined. She thinks it would also be helpful for people that are in Florida and the like, but want to attend meetings.

Dr. Beauchene asked if the funds for this project have been requested in the budget and Mr. Moffett said no, he doesn't think we'd have the pertinent information collected by the end of this fiscal year. He said we'd have to put a committee together, get a professional audio person in here to advise us, purchase the equipment, install it, and learn how to use it. Mr. Moffett said he did some preliminary research and estimates it might cost between \$1,600-\$2,000.

The Board briefly discussed the type of equipment that might be best for this project and Mr. Moffett said a committee could make these determinations.

Mr. Moffett said there were two outstanding issues from the last meeting, the mulch and the dumpster. Dr. Beauchene suggested saving these items for when they discuss old business later on the agenda.

VI. Old Business

a. budget discussion

Dr. Beauchene suggested finalizing the numbers for the budget. He mentioned Suzanne Smith's previous request to expand her work with the Black Pointer as well as with the Facebook page. He added that Mr. Moffett and Ms. Stevens are both able to post items on the Facebook page and are unsure if more is needed.

Mr. Moffett said he feels more is needed for updating the website rather than Facebook and Dr. Beauchene said he got the impression that she's not interested in working on the website but that we can create a subcommittee to look at the website.

Dr. Beauchene said he sees no problem with the \$200 increase for expanding her Black Pointer duties and forgoing the additional request for social media services.

Mr. Capozza reminded the Board of Ms. Bonelli's suggestion at the last meeting regarding funds for capital improvement, and raising the figure more slowly, until more can be determined about this matter.

The Board further discussed the budget with Mr. Capozza.

Ms. Bruce said she wanted to follow up on Mr. Diachenko's comments from the last meeting- some of the items for the recreation programs are under personnel and then come separately. She would find it easier herself, if we had a separate line item for the rec program and everything that goes into that just broken out, which would also make it a little easier to track.

Dr. Beauchene said since it's supposed to be a self funding entity, it wouldn't be mixed with the other salary. Mr. Capozza said he will look at this and give it some thought.

Mr. Capozza asked how we should proceed and Mr. Lombardo noted that Ms. Colangelo wanted a summary of the Long Term Financial Planning Committee to explain the budget in the annual meeting mailing.

MOTION (2)

Ms. Bonelli moved to accept the budget for presentation to the Membership.

Mr. Lombardo seconded the motion.

Motion carried, 6-0-0.

b. charter commission update

Dr. Beauchene noted that the Charter Commission would like the BOG to approve the resolution they crafted which he read into the record:

At a regular meeting of the Board of Governors of the Black Point Beach Club Association held on April 22nd, 2021, the following resolution was considered and adopted.

Whereas on January 28th, 2021, the Board of Governors of the Black Point Beach Club Association appointed a charter revision commission to examine the possibility of reopening the Black Point Beach Club Association Charter in order to, among other things, review the possibility of allowing property held in trust at Black Point Beach to designate a trustee or a member of the trust to vote and or participate in the governance of black point beach club association.

Whereas the committee has met for the purposes of organization and has conducted an initial public hearing.

Whereas Connecticut General Statute 7-190 (b) requires the Board of Governors specify a date by which the commission shall submit its strapped report for the Board of Governors.

Now, therefore, it's resolved that the Charter Revision Commission appointed as of January 28th, 2021 shall deliver its report to the Black Point Beach Club Board of Governors no later than August 5th of 2021.

Further resolved, all approvals, appointments and other actions whatsoever taken by the Board of Governors with respect to the Charter Revision Commission as described in the minutes of the Board of Governors meeting dated January 28th, 2021, the live actions are hereby affirm, ratified and made effective as official actions of the Board of Governors as of the date of the meetings at which such sanctions occurred, respectfully submitted and signed.

Ms. Bonelli observed that it says “among other things” and said she thought the Charter Revision Commission was charged with looking only at voting rights. Dr. Beauchene said they’re considering other items which they’ve been asked about and Ms. Bruce said some of the following:

- Once you get into a discussion about trusts, then you have to look at voting rights.
- There was some discussion on whether you would have just one vote per trust; We then looked at the properties that could have multiple owners, or where you have residents who are not on the deed, but are voters in town as well as renters.
- If they vote and they're on the voter rolls for East Lyme, currently they are allowed to vote on Black Point Beach issues.
- When we had our public hearing, some people were questioning why we permit people who aren't impacted by the voting, to vote on our budget, and we elected to look for it.
- Nothing is definite, when we got into the hearing, there were many people who asked about this related issue.

Mr. Lombardo replied that those are the two changes, and he thought the directive was to look at this one issue; those other changes are significant.

Ms. Bruce offered the following comments:

- (If you recall) this is what I mentioned back in November.
- Once you open the Charter and you have a Public Hearing- if other issues are brought up by the committee, those issues can be looked at.
- Nothing is definite and everything has to come back to the Board followed by the Membership.
- When you get into the issue of trusts- if you said each trust gets one vote, and then the issue came up of what you do if there are six people on a deed.
- These are just questions and were brought up during the Public Hearing that they think is worth exploring.

Mr. Lombardo said our directive shouldn't be "among other things" because he doesn't want to direct them to do other things. Ms. Bruce replied that she's not a lawyer, but if you go back to the Minutes of the November meeting and see what's involved, if other things are brought up at a Public Hearing the commission can explore them.

Mr. Lombardo said if that is accurate, that is fine, he just doesn't want to direct them to do so. Ms. Bruce said this was brought up at the Public Hearing by the Membership; they expressed concerns about these trends because prior to 2009, she believes non-property owners were not allowed to vote.

The Board further discussed the charter revision process as it relates to both Board and Membership approval.

MOTION (3)

Ms. Bruce moved to accept the resolution as read.

No second, motion failed.

The Board further discussed some of the issues brought up at the Public Hearing and Ms. Bruce said that according to Ms. Ames, we currently have 16% of owners who currently have no in what their dues are or what the taxes are going to be; they can't run for the Board and they can't get involved because their house is either held in trust or an LLC or some type of program.

Ms. Bonelli asked for further clarification and Ms. Bruce further explained the issues brought up by the Membership at the Public Hearing.

Ms. Bruce made a phone call to Ms. Schepker, put her on speaker phone, and Ms. Schepker made the following remarks:

- You can restrict it to whatever you want but understand that based upon Public Hearing testimony, the commission can recommend beyond that.
- For example, the idea of one household and one vote, which seems to have come up during the Public Hearing, we could recommend to the Board of Governors that this change be made.
- As the appointing authority you could say we want you to look at this one specific issue, but under the law, we can look at anything that is brought up.
- The goal is for the BOG to keep the directive as narrow as possible but we're allowed, but not obligated, to look at other issues as well.

MOTION (4)

Ms. Bruce amended her previous motion and moved to accept the following resolution:

At a regular meeting of the Board of Governors of the Black Point Beach Club Association held on April 22nd, 2021, the following resolution was considered and adopted.

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Mr. Lombardo seconded the motion.

Motion carried, 6-0-0.

c. playground/mulch

Dr. Beauchene said there are a couple of grounds' related items from the previous meeting that we still need to address. Mr. Moffett said that the mulch cost is \$700 a load and that at least two, but possibly three loads are needed to bring it to a safer level. Mr. Fountain asked where the funds were coming from and Dr. Beauchene said grounds maintenance.

Mr. Moffett said there is a line item in the budget for this, which Mr. Capozza confirmed. Mr. Moffett said the line item is under Playground Operations and there is an extra \$2,000 in it. Dr. Beauchene said it's already in the budget so we don't have to vote on it.

Dr. Beauchene mentioned volleyball which was tabled last year at the September meeting. Mr. Moffett said he doesn't think there is much interest and is worried about maintaining the beach with the poles there; he'd rather not have them there. Mr. Moffett said he thought the men's club was supposed to remove them after they installed the bocce court. He said if we want to find another spot on our field somewhere, but he doesn't know where we would put it.

Dr. Beauchene suggested we hold off on the volleyball net for now and asked about the LED lights for the basketball court which they discussed last year.

Mr. Fountain discussed the lights and Mr. Moffett said Jamco can relamp them for \$760. Dr. Beauchene said he thinks it's a good idea since this is a busy area and the Board

agreed. Dr. Beauchene asked Mr. Moffett to proceed with obtaining the lights for the basketball court.

d. recreation program update

Dr. Beauchene asked Ms. Bonelli for a rec program update and she made some of the following comments:

- We have a couple of deposits that were put down last year before COVID hit such as \$500 for the aquarium.
- They would like to purchase an additional 10 kickboards for the beach and the cost for them will be forthcoming.
- Sarah Namarca is receiving \$20 an hour for WSI certification and both Nadia and Erika are being certified.
- They're looking at shirts and Nadia is currently getting quotes and hoping to keep the price down.
- She thinks one of the most important things is that they're going to be really flexible and see what the budget is and what they can accomplish.
- They need to determine how many kids are coming in, and it's either going to be a lot or a lot less than usual.
- People saying they can't wait and asking what the CDC guidelines will be at that time.
- Once we determine the number of participants we can review the budget again, and plan accordingly. .

e. POCD (Master Plan) team selection

Dr. Beauchene shared that we have two bids for our plan of conservation and development job, but that one (who works alone), had to retract his proposal because he has since locked in other jobs. He said we didn't think he was going to back out, and that he sent him an email explaining that we haven't even approved this yet; if approved he may be able to do the work if it's delayed a bit.

Dr. Beauchene said the other company has a large staff and each has expertise in certain areas. He noted that the Zoning Commission supports having that particular organization do the job for us; they're the more expensive one but we believe that they're going to do a better job.

Mr. Lombardo asked about the timeframe for this project and said he's heard it is better to do it during summer. His only concern is starting late and starting while we still have a pandemic. Mr. Lombardo said he doesn't want to rush, or it won't be done as well.

Mr. Diachenko said his only comment on this is if we were looking at this two years ago and waited a summer, would be right in the middle of the pandemic; we don't know what the future holds. He thinks it's better to plan on what's going on in the present and we know this is an issue that needs to be addressed as we did with the long-term financial committee. Mr. Diachenko observed that these issues need to be addressed and the sooner we can get them addressed, the faster we can get some kind of resolution for the future of the community.

Dr. Beauchene said we're not asking to pass it today; this is going to go to the membership in the budget and if they choose to take it out, they can. He said all they're doing is asking to approve the team and they're aware that the project won't be approved unless approved at our May budget meeting. Dr. Beauchene said he is asking that we approve doing the work for us pending the approval by the Membership, on a budget to support it.

Dr. Beauche said his thought is if we agree that SLR would be the team we would use, I would put that proposal on the website for people to read; if they have questions, they can come into the May meeting and ask us about it or contact us in some way, shape or form.

MOTION (5)

Mr. Diachenko moved to approve the selection of SLR to craft a Plan of Conservation and Development for the Black Point Beach Club Association, contingent upon approval by the Membership at the Annual May Meeting.

Ms. Bruce seconded the motion.

Motion carried, 6-0-0.

f. election of Chairperson / appointment of member?

Dr. Beauchene asked if anyone is interested in taking over the position of chair since Ms. Colangelo has resigned.

Mr. Lombardo said when they talk about this as well as additional signatories for the checking account, they should be aware that this is his third year on the Board.

Dr. Beauchene said he feels it would be best not to appoint a new member to the Board. He'd rather have the Membership vote on someone to finish Ms. Colangelo's term along with the two full terms which will be voted on at the Annual Meeting.

The Board agreed to wait to fill the seat vacated by Ms. Colangelo until the Annual Meeting in May.

Dr. Beauchene said he had one final item under Old Business- Mr. Diachenko sent him an email regarding parking.

Mr. Diachenko said it would be nice to get this addressed; task groups were set up last summer and they wrote up reports and one of the things that seems to be the top issue is parking, parking passes, and golf cards. He said it'd be nice to have some kind of resolution to this before the May meeting.

Dr. Beauchene said we have a work meeting in May as well as asked everyone to consider this, review the report, and give it some thought. Ms. Bruce said she will send out the related diagrams she has. Mr. Diachenko said it would also be great if they could sort out Dinghy Beach as well.

The Board will revisit the parking report completed by the task force and the status of Dinghy Beach at the May work meeting.

VII. New Business

1. July 4th picnic

Dr. Beauchene said it depends on what the State says but called for thoughts and comments:

- Ms. Bonelli said she's in favor of it.
- Dr. Beauchene said currently 100 people are permitted outside.
- Mr. Moffett said the current orders will be lifted on May 19th, 2021.
- Mr. Diachenko said he'd like to see it happen and noted the big issue last year was in regards to the food so they may have to discuss that in a little more detail.
- He said perhaps utilize servers, have a more limited supply, and bring your own sides.

The Board agreed that they should proceed with having the July 4th, 2021 picnic.

2. New Osprey ROW parking barrier

Dr. Beauchene said there is an issue with the Osprey ROW parking and said that Mr. Fountain has spoken to a vendor about installing posts to alleviate the problem.

Mr. Moffett said the discussion was for concrete posts every 10 feet to discourage parking and noted the little signs that say no parking, that we stuck in there were great. He clarified that it's the grassy area on Osprey going right at South beach.

Mr. Moffett said to Mr. Fountain that he thought it was going to cost more than \$1,400 and Dr. Beauchene asked if the posts will be plastic or concrete.

Mr. Fountain said the material used will be vinyl and Mr. Diachenko said he's confused, if the no parking signs still work, why do we need concrete; signs seem cheaper and when they get knocked over, they're easier to replace.

Dr. Beauchene asked Mr. Fountain if he wanted to try one more year with the signs and see what happens, he said yes, and the rest of the Board agreed.

3. Additional signatories for checking account

Dr. Beauchene detailed Mr. Capozza's request for additional signatories for the checking account due to Staff and Board resignations and the Board made the following determinations:

- a.. Cheryl Colangelo will be removed due to her resignation.
- b. Steve Beauchene, Acting Chairperson, will be added as a signatory.
- c. Sharon Bruce, Board Member, will be added as a signatory.
- d. Philip Lombardo, Board Member, will remain a signatory.

4. New benches (4) for hard courts

Dr. Beauchene said there is a request for new benches and noted they cost \$1,100.

Mr. Fountain said currently there are no benches there and Dr. Beauchene observed that they would be nice to have.

MOTION (6)

Mr. Fountain moved to purchase (4) new benches for the hard courts.

Ms. Bonelli seconded the motion.

Motion carried, 6-0-0.

5. Request by Mr. Moffett

Dr. Beauchene said Mr. Moffett has been paying for the maintenance on his golf cart, and since it's primarily used for beach business, he is requesting that it'd be serviced annually to the tune of about \$150 to keep it going. He said he sees no issue with this request given that it's primarily a beach item.

MOTION (7)

Ms. Bonelli moved to include the annual maintenance of Mr. Moffett's golf cart as a budgetary expense.

Mr. Lombardo seconded the motion.

Motion carried, 6-0-0.

6. Letter from Sue & Paul Vagnati

Dr. Beauchene said he received a letter from Sue and Paul Vagnati of 22 East Shore Drive dated April 16th, 2021 which he read into the record. The letter stated how they would like to request permission to continue to maintain the beach association property which abuts their property, on the South side of the entrance of the main beach, as they have done for the past two years. They understand that this is beach association property, and do not claim any rights or ownership for this property by maintaining it; they want to continue to keep the property clean and neat and not interfere with others who wish to enjoy this area.

Mr. Moffett said he spoke with Chris Manwaring of Niantic Lawncare and instructed him to cut the grass whether it needs it or not, so that property owners don't feel compelled to do it themselves.

Dr. Beauchene said he thinks this notarized letter illustrates this is not an adverse possession situation.

MOTION (8)

Mr. Diachenko moved to accept the request of Sue & Paul Vagnati.

Ms. Bruce seconded the motion.

Motion carried, 6-0-0.

Dr. Beauchene said they would like to put a planter by the benches which they will also maintain.

Mr. Moffett asked if they will be discussing Bellaire ROW and Dr. Beauchene said they have an executive session scheduled for that very purpose.

Ms. Bruce asked Mr. Moffett about the discussion they had at the previous meeting regarding obtaining a machine for painting parking lines. Mr. Moffett said he is pursuing this and it falls under the \$250 threshold, which enables him to purchase it on his own.

Mr. Diachenko asked about a cleanup day and Mr. Moffett said it's scheduled for May 1st, 2021 and he has made a flyer for distribution.

VII. Further Public Comments

1. Mike Johnson of 45 Bellaire Road asked about the request to have a planting on the ROW and noted he occasionally uses the boat launch; there are some concerns about the plantings done on both sides of the boat launch. He said some people claim that property owners put the stones there and he asked if we're still going to pay Mr. Manwaring if the property owners are going to maintain it instead.

Dr. Beauchene said there previously was a planter there for 10+ years and that it will be completely moveable, and is much easier to move than rocks. He said if anyone has a problem or concern, to bring it to the Board.

Mr. Lombardo said he's reasonably sure that the rocks Mr. Johnson references were done by the Board and were purposeful.

VIII. Executive Session

MOTION (9)

Mr. Diachenko moved to enter into Executive Session at 7:39 p.m. for the purpose of discussing pending litigation.

Ms. Bruce seconded the motion.

Motion carried, 6-0-0.

IX. Adjournment

MOTION (10)

The Board exited Executive Session at 8:18 p.m. and Mr. Diachenko moved to adjourn the April 22nd, 2021 Black Point Beach Club Board of Governors meeting.

Mr. Lombardo seconded the motion.

Motion carried, 6-0-0.

Respectfully Submitted,
Brooke Stevens, Recording Secretary

Communications to Board

From: cmaries70@yahoo.com,

To: bog@blackpointbeachclub.com,

Cc: cmaries70@yahoo.com,

Subject: Owners Freehold Estate in BPBCA Charter

Date: Thu, Apr 15, 2021 8:30 am

Attachments:

A freehold estate is an estate in which you have a superior right to enjoy the possession of a property for an undefined length of time. In contrast, a leasehold estate is held for a fixed defined period.

The types of freehold estates you should know are:

- 1. Fee simple absolute
- 2. Fee simple defeasible
- 3. Life estate

1. Fee simple absolute

Fee simple absolute is the greatest interest in a parcel of land that one can possibly own. Sometimes it is designated simply as "fee" and is the most common way real estate is owned. In a fee simple absolute estate, ownership cannot be defeated by the previous owner or the grantor's heirs. However, it is not free from encumbrances. Fee simple ownership is limited by the four basic government powers of taxation, eminent domain, police power, and escheat, and could also be limited by certain encumbrances or a condition in the deed.

2. Fee simple defeasible

A defeasible estate is created when a grantor places a condition on a fee simple estate. Upon the occurrence of a specified event, the estate may be lost. Two types of defeasible estates are fee simple determinate and fee simple subject to a condition subsequent.

- If the grantor uses conditional language in the deed such as "to Adam, as long as the land is used for a park," then upon the happening of an identified event such as the land being used for something other than a park, the estate will automatically terminate and revert to the grantor or the grantor's estate. This is called a fee simple determinate.

- If there is a condition such as "to Adam to be served," then it would be a condition subsequent, as you can lose the title if you serve someone on the property.

3. Life estate

A life estate is an interest in real property which is held for the duration of the life of a designated person. It may be limited by the life of the person holding it or by the life of another person.

For example, Adam can give a property to Bob for the life of Alice. This would be the life tenant.

A life tenant receives the property and is responsible for maintenance of the property and paying taxes. If a life tenant allows a property to deteriorate, it would be considered waste. A life tenant cannot commit waste.

From: cmaries70@yahoo.com,

To: bog@blackpointbeachclub.com, mrwill34@gmail.com, John@invcap.com,

Subject: Chapter 97 - Municipalities General Provisions

Date: Wed, Apr 21, 2021 9:55 pm

Attachments:

BPBCA PROPERTY BOUNDARIES on Map 2, is seriously needing to be marked on its West side of West Lane,, immediately. There is a sign for sale by owner, causing boundary encroachment, over BPBCA property, owned in common deeds by members. The West Lane runs 669.50' and on its SOUTH side, Bond Street and OBP WEST LANE runs 789'. The deeded pole and wires is a gross encumbrances by said description.

The BOGS Need to address this immediately, otherwise this will be adverse possession of its members land.

I have all the documents needed to document a constructive notice in the land records. According to CGS CHAPTER ATTACHED BELOW, the entire markings needed, by the board, who voted to do so, and still has not followed through. Especially now to stop actions over the reserve 1' strip to protect against such encroachment, before Perry Quit claims interest to others, she doesn't own, and belongs to BPBCA property.

Sincerely,
Cindy Trocki
5085618761

Chapter 97 - Municipalities General Provisions

This says SHALL, which means MUST

repair of any public building by any political subdivision of this state or any of its agents.

(1955, S. 270d.)

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Sec. 7-113. Marking of bounds of towns, cities and boroughs. Each town, city and borough shall procure its bounds to be set out by plain and durable marks and monuments, which shall be either an iron pipe or rod, projecting at least six inches above the surface of local permanent rocks, or by stone pillars, set at least three feet in and one foot above the ground, at each angle, and once in each eighty rods in the lines running from angle to angle. Such rocks or monuments shall be plainly marked with the initials of the names of the towns adjoining.

(1949 Rev., S. 627.)

Cited. 10 CA 80.

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Sent from my iPhone

From: colleen.chapin@gmail.com,

To: bog@blackpointbeachclub.com,

Subject: ZBA Alternate Nominee

Date: Thu, Apr 22, 2021 10:15 am

Attachments: ZBA Roster Update Request - 2021-04-21.pdf (29K)

I apologize for the last minute request, but I'm hopeful that this can be added to the BOG meeting agenda for this evening.

As you know, there is not a deep queue of members clamoring to volunteer for our boards and commissions - especially the ZBA. Regulating your neighbors is not an easy task.

Mr. Deknis' willingness to volunteer for the ZBA after going through the process presents a great opportunity to get the alternate bench to full capacity.

Please see attached.

Colleen

Black Point Beach Association
Zoning Board of Appeals
4/21/2021

ZBA Term Expiration & Renewal

ZBA Alternate Nominee

The Zoning Board of Appeals (ZBA) is composed of 5 regular members and 3 alternates. Currently, the ZBA is operating with only 1 alternate.

David Deknis of 32 Whitecap Road has volunteered to serve as an alternate on the ZBA. Mr. Deknis is new member of the community and has recently experienced the operation of the ZBA through an appeal application. This variance appeal was granted on March 18, 2021.

Mr. Deknis has broad experience serving on community commissions as a volunteer throughout the many communities where he has been a property owner over the years. This broad experience will be helpful to the ZBA.

I ask that the Board of Governors appoint Mr. Deknis to the role of alternate on the ZBA. A new application is about to be scheduled and having a more complete ZBA will help with that process.

Thank you for your consideration.

Colleen Chapin

Chair, Black Point ZBA

Treasurer Report

From: acapozzajr@aol.com,

To: amesy.1938@gmail.com, bpbcmanager@gmail.com, brookers2@aol.com, janet.bonelli@gmail.com, mrwill34@gmail.com, rldfam1@aol.com, sharonbruce926@gmail.com, slbvmd@sbcglobal.net, tradewinds3@sbcglobal.net,

Cc: acapozzajr@aol.com,

Subject: Updated Draft of FY 21-22 Budget

Date: Thu, Apr 22, 2021 1:53 pm

Attachments: Budget VS Actual Worksheet for FY21-22 Budget-Updated -PRELIMINARY COPY- 3-26-21.xls (60K)

Folks,

Back on 3/26/21 I sent out the attached updated(Preliminary) budget worksheet for next fiscal year(21/22). This worksheet will be discussed at today's BOG meeting.

A few comments worth repeating:

- 1.) The Rec Program amounts stayed the same vs the draft version copy pending outcome of discussions by Janet Bonelli with the co-directors.
- 2.)The Black Pointer amount is pending review due to a requested salary increase.
- 3.) Added \$300 to the Club Use Fee for special cleaning activities.
- 4.) Added \$2000 to the Legal Fees amount.
- 5.) Added \$25,000 to the LT Shoreline/Facilities Funding/ Expenditures lines with no Mill rate impact.
- 6.) The Mill rate now stands at 1.73 an increase of .01 from the draft version.**

Al Capozza

Black Point Beach Club Association Budget Worksheet for FY 2021/2020				FY2020/21 mill rate 1.42			FY2021/22 mill rate=1.73		
Preliminary Copy				Grand List \$142,219,450			GL \$143,106,110		
UPDATED 3/26/21									
		mill rate=1.40	mill rate=1.48			Est of			
		FY18/19	FY 19/20	July 1 2020-	Actual to	Exps to	Total	Prelim	See Notes on
		Actual	Actual	June 30 2021	2/25/2021	6/30/21*	Estimate to	Budget	page 2
			w/o SPA#	BUDGET			Year End	FY 21/22	
							6/30/2021		
INCOME									
Fees and Donations									
Zoning Applications	10430	11565	\$10,000	\$7,715	\$3,720	\$11,435	10000	per JV	
Rec Program	20955	26178	\$27,000	\$0	\$0	\$0	28000	Pending Review	
Total Fees and Donations	\$31,385	\$37,743	\$37,000	\$7,715	\$3,720	\$11,435	38000		
Grand List Taxes									
Current Year Taxes	195618	207769	\$201,601	\$200,192	\$500	\$200,692	247,280	1.73	
Liens & Interest	1163	1277	\$1,000	\$1,942	\$100	\$2,042	500		
Prior Year Taxes	409	1174	\$1,200	\$3,706	\$94	\$3,800	500		
Total Grand List Taxes	\$197,190	\$210,220	\$203,801	\$205,840	\$694	\$206,534	248280		
Other Income									
Club Use Fee	2000	200	\$1,200	\$0	\$0	\$0	900	Incr 300	
Fund Surplus			\$25,000	\$0	\$0	\$0	25000		
Investment	683	1473	\$1,400	\$424	\$100	\$524	1000		
Miscellaneous		27	\$100	\$1,032	\$125	\$1,157	100	NC	
ZBA Permits	900	1350	\$1,600	\$0	\$450	\$450	1800	4 appls@450/ea	
Total Other Income	\$3,583	\$3,050	\$29,300	\$1,456	\$675	\$2,131	28800		
LT Shoreline Capital Projects Fund-Transfer In							25000		
TOTAL INCOME	232158	251013	270101	215011	5089	220100	340080		
EXPENSES									
Contractual Services									
Audit Fee	3500	3500	\$3,500	\$3,500	\$0	\$3,500	3500	NC	
Grass Cutting	3090	3400	\$3,400	\$3,400	\$0	\$3,400	3600	JM	
Computer Services	0	345	345	\$583	\$0	\$583	612	=5% incr	
Insurance	18572	18130	\$20,000	\$20,280	\$0	\$20,280	23251	=10% incr	
Legal Fees	1179	6705	\$8,000	\$5,079	\$2,921	\$8,000	10000	incr 2000	
Payroll Services	1860	1980	\$1,750	\$1,567	\$400	\$1,967	2000		
Security Patrol	3753	3809	\$5,000	\$4,584	\$0	\$4,584	5000	JM	
Recreation Program	635	5976	\$7,000	\$0	\$0	\$0	6188	Pending Review	
Master Plan							26000	0.18	
Total Contractual Services	\$32,589	\$43,845	\$48,995	\$38,994	\$3,321	\$42,315	\$80,151		
Operations									
Clubhouse	5841	4114	\$3,500	\$841	\$1,400	\$2,241	3500	NC	
Grounds Maintenance	1835	4534	\$4,000	\$2,041	\$2,200	\$4,241	4000	NC	
Liens	60	40	\$100	\$70	\$30	\$100	100	NC	
Playground	2517	1128	\$4,000	\$624	\$1,000	\$1,624	2000	JM	
Supplies	4920	3864	\$2,000	\$0	\$2,100	\$2,100	2250	car ids/stamps	
Tennis Courts	7588	4485	\$5,500	\$2,222	\$2,700	\$4,922	5500	JM	
Utilities	6318	6123	\$6,600	\$3,213	\$2,500	\$5,713	6000	=5% incr	
Waterfront Maintenance	37058	33279	\$36,000	\$22,602	\$12,000	\$34,602	36000	JM	
Total Operations	\$66,137	\$57,567	\$61,700	\$31,614	\$23,930	\$55,544	59350		
Other Expenses									
Black Pointer	3403	3706	\$3,706	\$3,454	0	\$3,454	3000	Pending Review	
Capital Expenditures-Curr Yr.	11361	19998	\$15,000	\$3,567	\$10,000	\$13,567	10000		
Contingency Fund			\$25,000	\$0	\$0	\$0	25000	NC	
Donations	150	150	\$150	\$150	\$125	\$275	150	NC	
East Lyme Taxes	5160	5318	\$5,500	\$5,350	\$0	\$5,350	5517	= 3.7% incr	
Social Events	2224	2036	\$3,000	\$0	\$500	\$500	2500	based on 19/20	
Miscellaneous	2369	873	\$4,500	\$54	\$1,000	\$1,054	2000		
Website	652	655	\$800	\$250	\$200	\$450	800	NC	

ZB/ZBA		2049	3824	\$3,300	\$266	\$500	\$766	1800	equal to rev
LT Shoreline Capital Projects Fund				\$8,500	\$0	\$0	\$0	33300	## .23
Total Other Expenses		27368	36560	69456	13090	12325	25415	84067	
Personnel Services									
Beach Patrol		4625	8551	\$8,500	\$9,284	\$1,000	\$10,284	8500	JM
Medicare		923	1120	\$950	\$648	\$400	\$1,048	1200	emplr@.0145
Recreation Personnel		13290	14941	\$20,000	\$0	\$0	\$0	21812	Pending Review
Unemployment Comp.		585	396	\$1,000	\$0	\$0	\$0	500	
Association Manager		17590	22000	\$22,000	\$14,667	\$7,333	\$22,000	22000	NC
Secretary		7000	7554	\$7,500	\$5,000	\$2,500	\$7,500	7500	NC
Treasurer		9238	8751	\$7,500	\$5,000	\$2,500	\$7,500	7500	NC
Tax Collector		7000	10633	\$8,500	\$0	\$8,500	\$8,500	8500	NC
Zoning Officer		11100	14000	\$14,000	\$9,333	\$4,667	\$14,000	14000	NC
Total Personnel Services		\$71,351	\$87,946	\$89,950	\$43,932	\$26,900	\$70,832	91512	
LT Shoreline Capital Projects Fund-Expenditures								25000	
TOTAL EXPENSES		197445	225918	270101	127629	66476	194105	340080	
NET INCOME		\$34,713	\$25,095	\$0	\$87,382	-\$61,387	\$25,995	0	
Notes:									
	JV	Jim Ventres Input							
	JM	Jim Moffett Input							
	#	SPA=Special Pier Assessment							
	*	Estimate to 6/30/21 considers actual expenses for last 2 Fiscal Years for March to June periods.							
	NC	No change from previous yr							
	##	W/O 1ft@70%							
	incr	increase							

Tax Collector Report

BLACK POINT BEACH CLUB ASSOCIATION
TAX COLLECTOR REPORT
4/22/2021

	OPENING BALANCE TO BE COLLECTED	COLLECTED TO DATE	OUTSTANDING BALANCE DUE	NUMBER OF OUTSTANDING ACCOUNTS
REAL ESTATE TAXES	GL 2019 (DUE 7/1/2020) \$201,951.62	\$201,947.94	\$3.68	Represents one partially paid of the total 581 properties
REAL ESTATE TAXES	GL 2018 (DUE 7/1/19) \$208,877.51	\$208,877.39	\$0.12	No Outstanding
SPECIAL ASSESSMENT	GL 2018 (DUE 7/1/19) \$606,873.84	\$606,871.24	\$2.60	Represents one partially paid of the total 581 properties

Association Manager Report

April 2021 Association Manager's Report

I. Routine tasks:

- I do a daily check of the Clubhouse grounds and Association properties during my daily walks, looking for anything amiss or any irregularities.
- I periodically pick up plastics, empties, butts, discarded paper, 🗑️, to keep our beaches clean through. This includes walking out on the piers because I have found left-behind fishing hooks, broken glass, golf balls, and even razor blades.
- I periodically sweep sand, seaweed off of the Nehantic, Sea Breeze and South Piers to make the walkway passable.
- I drive to town to pick up the mail every few days and give to the Interim BOG Chair.
- Put out garbage barrels on Sunday nights and return them on Monday mornings every week, as necessary.
- I write up monthly reports, answer/exchange emails from members, answer and return messages.
- I coordinate and administer Zoom Meetings for BOG and subcommittees. Hosted BOG Regular Meeting and subscribe to Zoom Professional subscription at \$15.95 monthly fee. Submit quarterly expense reports for consideration.



Mike Nebelung harvested sand back at Main Beach, Sea Breeze, Sea View and South Beach.

II. Non routine issues



before



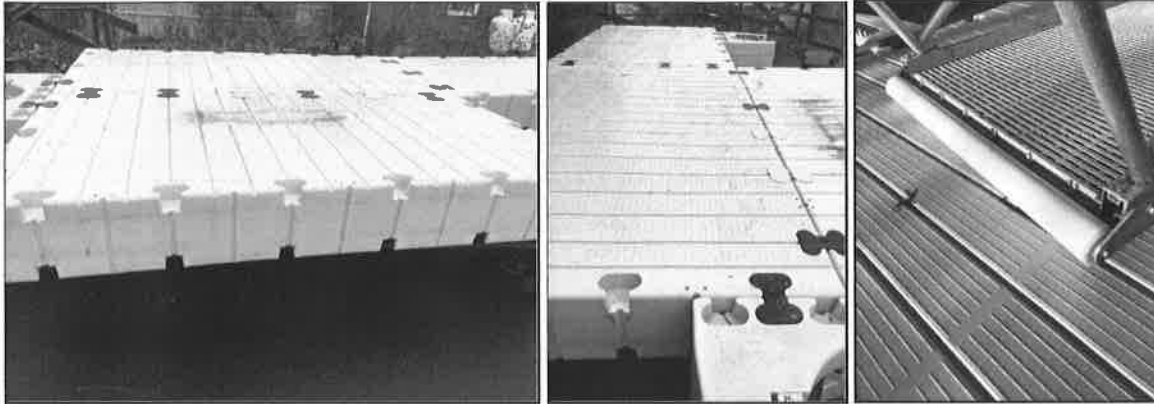
after

- Reinstalled *No Parking* sign at Waterside Road.

Spoke with new members that just moved to BP inquiring about BP and amenities.

Called R&B Apparel, Groton (860)333-1757 to reorder Beach Patrol shirts for summer staff.

Reserved Grill rentals for July 4th - CT Rental Center. A 50% deposit to lock in the Grills.



Repaired gangways.



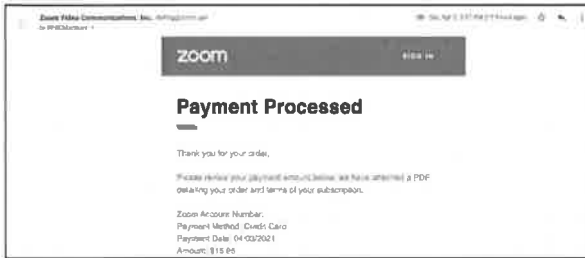
The Crew (Will, Mike, Skip, Jim Allen) installed new rollers on the gangways - saving hundreds of \$\$.



Moved geese lines to Whitecap Lot from Billow Rd and untangled them.



Purchased Six (6) of the EZ-Dock Coupler Sets and Seven (7) of the EZ Dock Ladder Connectors.



Payment for monthly Zoom Pro (\$15.95) - Issue needs to be addressed regarding storing of Zoom videos, how long? Do I buy more storage? Should this work be performed under Secretarial services and not Association Manager duties?

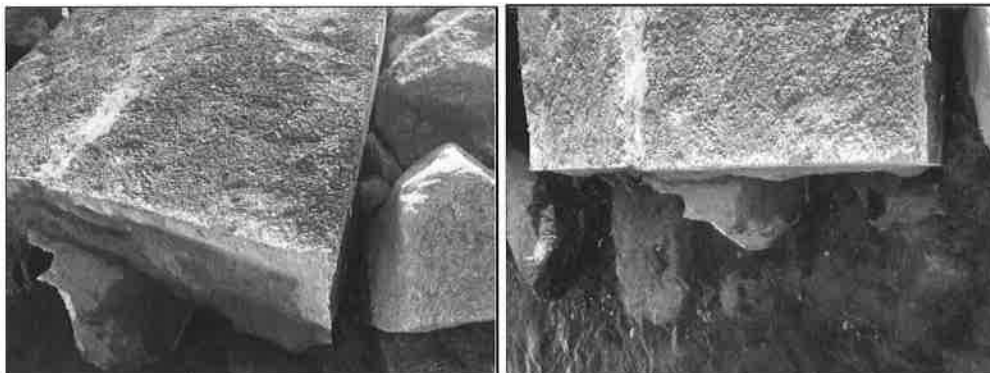
Coordinated with Putnam Tennis on opening clay courts. Open early May.

Participated/coordinated in the initial Zoom Public Hearing for the Charter Revision.

Reached out to ELPD for preliminary discussions regarding 2021 Summer Patrol scheduling and escorting our July 4th Parade.

Exchanged emails with a member Black Pointer and gave the ok regarding permission to park 8-10 cars at WhiteCap Parking Lot (only during the day) for a family graduation party. Date is off season, no worries - May 15th.

EL Public Works completed work at the WhiteCap ramp to water.





-Before with the ledge.



-Sand is now pushed up against it.



Don't know who put this up - received complaints - replaced with sawhorse and instead it was replaced with both signage - Situation at Bellaire ROW - leave it or remove?

Items to Consider for Purchase

The BOG should consider forming a subcommittee to research advising, purchasing, installing, and integration with existing audio system for use at future BOG, Zoning, & ZBA meetings and the inflatable screen is for use for the *Movies-On-the Beach*:

Elite Screens - 100" Motorized Projector Screen

Includes projection screen with assembly hardware, remote control, bubble leveler, screws, drywall anchor, screwdriver, and rubber hammer. Synchronous motor; Detachable three-way control switch; Black masking borders; Ceiling/wall-mountable; Measures 100"L x 3"W x 61"H.



\$200.00

Epson PowerLite 685W Office HD short throw Projector

This WXGA performer displays 100" images from just 11" away for optimal visibility. Delivers 3,500 lumens of color and white brightness. It also features wireless functionality and advanced connectivity, so can share content from multiple devices, including Chromebooks. Plus, its lamp lasts up to 10,000 hours.



\$1,390.00

Epson Projector Wireless ELPAP10 Wi-Fi Adapter

Price: \$100.00

Our Price: \$100.00

Quantity: 1

Product Highlights:

- USB
- 2.4GHz
- 1080p@60Hz
- 1080p@30Hz

Buttons: Add to Cart, Buy Now

Wireless adapter for projector \$100.00

Inflatable Movie Screen for Watch Movie - 16ft 24ft 33ft Suitable to Drawing Room, Backyard, Indoor - Black Outdoor Projector Screen with Storage Bag, Air Blower, Ropes, Stakes (16ft, Black)

Brand: S25day

Price: \$199.00

Coupon: Save an extra \$40.00 when you apply this coupon.

Pay \$35.17/month for 6 months (plus 5% tax) with 0% interest equal monthly payments when you're approved for an Amazon Store Card.

Size: 16ft	24ft	33ft
\$199.00	\$368.88	\$1,099.00

Color: Black

• [Premium Quality Inflatable Projector Movie Screen]—The black part is made very well with very sturdy 210D Oxford Fabric material, so its frame is sturdy and stable construction. White screen itself is very thin, but it's not plastic. The screen is sort of breathable stretchy professional level movie screen material, and it can detachable and hand washable.

Inflatable Movie Screen for Beach \$370.00

III. Resolution of non routine issues

Action Items



Illegal signage up again on our property. Please advise.



Posted on FaceBook - promoting **2021 "BP Cleanup Day" on May 1st**. Flyer attached.

Secured piling at Sea View Boat Launch. (Mike Pimental, 860-861-8433, nianticdockllc@aol.com - <http://dockbuilderwaterfordct.com>) (\$1,000 for new one and to drive it) Install date is Monday April 26th.

Revised Clubhouse Rental Agreement to provide for Covid-19 Sanitizing and close gathering Protocols. New form attached.

Jim Moffett, Association Manager April 18, 2021

BLACK POINT BEACH CLUB ASSOCIATION (Covid Protocols)

Application for Use of Clubhouse

The Clubhouse and surrounding premises is available for use by any Member of the Black Point Beach Club Association on a first-come, first-served reservation basis on any day based on the following conditions and only after written approval of application.

Date Requested: _____

Member Applicant Name: _____

Summer Address: _____

Member Phone Number: _____

Member Email: _____

Number Of People Attending: _____ Reason for Use: _____ (Cap at 100 ppl.)

Kitchen Use?: YES___ NO___ Will Alcohol be served? YES___ NO___

APPLICATION FEE: \$300 RECEIVED: (Date/Initial) _____ (Includes \$100 Covid cleaning)

SECURITY DEPOSIT: \$250 RECEIVED: (Date/Initial) _____

"BLACK POINT BEACH CLUB ASSOCIATION" must be listed as additional insured for the date of the event: (Date/Initial) _____

Certificate of general liability insurance showing that the Member requesting use of the Clubhouse is personally insured in the minimum amount of \$1,000,000 dollars. The certificate must name "*Black Point Beach Club Association*" as an additional insured for the date of the event.

I certify that I have fully read and fully understand the rules attached to this application for use of the Clubhouse and agree to be bound thereby. Further, I fully understand that (i) my right to use the Clubhouse may be revoked at any time for a violation of the rules; (ii) I shall indemnify and hold the Association harmless from and defend against, on behalf of the Association, any claim, cost, expense, loss or liability arising out of my use of the Clubhouse as described in the rules; (iii) I agree that the Board of Governors may make charges against my security deposit for the cost of making any necessary repairs to or for cleaning the Clubhouse as a result of my use of the Clubhouse; (iv) and, I agree to reimburse the Association for all costs associated with any damage and/or destruction of any part of the Clubhouse facility that incurred during the rental agreement period.

Member Signature: _____ Date: _____

BLACK POINT BEACH CLUB RULES FOR USE OF THE CLUBHOUSE

1.) The attached application must be completed in its entirety, signed and forwarded to the Chair of the Board of Governors for his/her approval, and if necessary, the approval of the Board of Governors. The non-refundable application fee must accompany the application. The refundable security deposit must also accompany your application. This deposit will be returned to you, without interest, after inspection of the Clubhouse by the Board of Governors subsequent to its use. The Board of Governors will inspect and must find the Clubhouse in the same condition as it was prior to your use, including but not limited to the Clubhouse being clean with all garbage/trash removed, in good order and repair and without any breakage or damage of any kind. The inspection of the Clubhouse by the Board of Governors may result in deductions made from your security deposit for cleaning, or repair of damage or trash removal. Any such deductions shall be determined solely by the Board of Governors. **Initials of Applicant:** _____

2.) Use of the Clubhouse is limited to Members of the Association, their family and guests, and such use must be in full compliance with the laws and ordinances of the State of Connecticut, Town of East Lyme, respectively, as well as in full compliance with the *Black Point Beach Club Association Regulations*. Use of the Clubhouse shall be as expressly permitted on the application. **Initials of Applicant:** _____

3.) Total occupancy of the Clubhouse is limited to 100 people with chairs and 47 people with tables and chairs. **Initials of Applicant:** _____ (Covid guidelines)

4.) The use of the Clubhouse on the reserved day is limited to the hours of 9:00AM to 11:00PM. Any greater or later use of the Clubhouse must be approved in writing by the Board of Governors of the Association. The Member listed on the application must be personally present during such use at all times on the day reserved. **Initials of Applicant:** _____

5.) The sale of tickets relating to the use of the Clubhouse and the use of the Clubhouse for any fundraising activities is prohibited, except as expressly authorized by the Board of Governors. **Initials of Applicant:** _____

6.) Complaints of excessive noise, any violations of these rules, or disturbance of any kind occurring as a result of your use, your guests, your invitees or any person attending the occasion of your use of the Clubhouse shall result in the immediate revocation of the right to use the Clubhouse in the sole determination of the Board of Governors of the Association. **Initials of Applicant:** _____

7.) No contents of the Clubhouse may be taken for use outside. Tables and chairs must be used inside the Clubhouse only. **Initials of Applicant:** _____

8.) All paper goods must be supplied by the applicant. **Initials of Applicant:** _____

9.) The sale of alcoholic beverages of any kind or the dispensing of alcoholic beverages in exchange for tickets is prohibited. **Initials of Applicant:** _____

10.) No paintballs, silly string or similar products will be allowed on the Clubhouse grounds. Any damage to the Clubhouse property or grounds will be the responsibility of the renter. **Initials of Applicant:** _____

11.) Applicants will abide by all local, city, state and federal regulations.
Initials of Applicant: _____

12.) A Certificate of general liability insurance showing that the Member requesting use of the Clubhouse is personally insured in the minimum amount of \$1,000,000 (one million) dollars.

The certificate shall name "Black Point Beach Club Association" as an additional insured for the date of the event.

(Attach a copy of certificate to application.) **Initials of Applicant:** _____

If you have any questions or concerns regarding Clubhouse use or your reservation, please contact Jim Moffett, Association Manager.

Email: BPBCManager@gmail.com
phone/text: (860)460-7641

Annual

Black Point **Clubhouse/Beach Cleanup Day**

- Meet at Clubhouse at 9am
- Coffee/Donuts available
- Your team will be given a "Task" to complete

**Saturday
May 1st**

Any questions, call
Jim at (860) 460-7641

9AM to NOON

Volunteers meet at Clubhouse