

Minutes of BPBCA BOG April 25th, 2024, Regular Hybrid Meeting - 04/25/24

Date and time: 04/25/24 6:00 PM to: 04/25/24 9:16 PM

Present: Brooke Stevens, Recording Secretary, John Cellino, BOG Member, Tom Meggers, BOG Member , agzba@aol.com, pm2@aol.com, Will Fountain, Emeritus , pbaril@gmail.com, ccbog@comcast.net, Absent:, Tom Cherry, Finance Committee Member

CC: Jim Moffett, Association Manager, Al Capozza, Treasurer, Colleen Hayes, Club Liaison & New Tax Collector

Location: BP Clubhouse, 6 Sunset Ave, Niantic & Via Zoom- See below for live Zoom Link.

Link: <https://app.meetingking.com/meetings/413234>

Topics

1. Zoom Info & Link

Note Topic: BOG 2024-04-25

Time: Apr 25, 2024 06:00 PM Eastern Time (US and Canada)

<https://us02web.zoom.us/j/89291255154?pwd=c1VCODErNnpBdnFXNmI5S1EwbVVTdz09>

Meeting ID: 892 9125 5154

Passcode: 549145

By Phone: 1 305 224 1968

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Note <https://us02web.zoom.us/j/89291255154?pwd=c1VCODErNnpBdnFXNmI5S1EwbVVTdz09>

2. Call to Order

Note Chairman Cellino called the called the April 25th, 2024, Regular Meeting of the BPBCA BOG to order at 6:05 p.m., did roll call, and noted a quorum was present.

2-1. Disruptive Behavior

Note Mr. Cellino read the following statement into the record.

 [Dear Black Point Community .pdf](#)

Note Mr. Cellino reported that following the last meeting another Member engaged in a hostile conversation with him, used inappropriate language and exhibited threatening behavior. The incident was witnessed by several attendees and nearly escalated to physical violence and the behavior was described as an attack not only on the chairman but against the entire governing body and community principles. Mr. Cellino urged Mr. Baril to take responsibility for his actions and propose a suitable resolution.

Note Mr. Baril said since he's attending this meeting online electronically, he's sort of at a disadvantage to fully respond to the Chairman's accusation. He doesn't think it's an appropriate time right now to get into the specifics of what caused him to be so angry but noted that the anger was provoked by slander from the Chair at the end of that meeting, and he denied any threat of violence during the altercation.

Note Mr. Baril said he takes responsibility for his actions but believes that the Chairman is also, equally responsible for the mistruths that he indicated during that meeting.

3. Additions to the Agenda

Note There were none.

4. Communications

Note see attachment.

 [Brice_Craven_email.pdf](#)

Note see attachment.

 [Cheryl_Colangelo_email.pdf](#)

Note see attachment.

 [Hickey_email.pdf](#)

Note see attachment.

 [McAndrew_email.pdf](#)

Note see attachment.

 [McAndrew_initial_letter_response.pdf](#)

Note see attachment.

 [Tom_kelly_email.pdf](#)

Note see attachment.

 [Cheryl_Colangelo_email_2.pdf](#)

Note Mr. Cellino noted that Mr. McAndrew's questions were answered by the Secretary and the email from the Cravens' is being addressed. He added that in terms of Ms. Colangelo's comments regarding Kids Club, Club can address them if they choose to, but Kids Club is run as a zero-base budget item, they're the ones who are setting it up and running it, they've, hired a new Director, and they're bringing this Camp to a different level.

5. Public Comments

5-1. Cheryl Colangelo of 39 Whitecap

Note Ms. Colangelo and Mr. Cellino had a brief exchange about the appropriate forum for handling altercations among Board Members, with opinions on whether such issues should be addressed in public or executive sessions.

Note Peter Meggers said the Board represents the community, represents us, and when there's inappropriate behavior, it's our responsibility to address it head on and deal with it. He witnessed a Board member get out of his seat to confront another Board Member and then go to his car.

Note Ms. Colangelo said when she was Chair, if there were issues of conflict with Board Members, it was dealt with privately, and she thought it was much better for the community.

5-2. Peter McAndrew of 6 Sea View

Note Mr. McAndrew discussed the use of social media platforms like Facebook for official communications and expressed concerns about the availability of meeting recordings, which are not currently posted, and the legal requirements to do so.

Note Mr. Cellino discussed how a previous Board decided not to post recordings and that the current Board has followed this forward.

Note Mr. McAndrew and the Board had a lengthy discussion about dissemination of information and encouraged the Board to embrace Facebook as a tool for communication.

Note Mr. McAndrew and the Board discussed the Black Pointers facebook page and Peter Meggers detailed how there's not a single, member on this Board that has any authority over that page.

Note Mr. McAndrew said if the Board doesn't embrace social media, they're missing out on an additional means of communicating with their constituents.

Note Ms. Chapin asked the Recording Secretary if she could post meetings notices on facebook as well going forward, and she agreed.

5-3. Susan Daly of 7 Brightwater Road

Note Ms. Daly said last year some Board of Governors Members visited South Beach and at that point, they were told that it would be checked twice a year, and there would be a report on it. She added that she would love to see this report. This led to a discussion about environmental management, particularly concerning beach maintenance, rock removal, and pier repairs.

Note Ms. Daly noted if they lose the pier, they'll lose everything. She previously discussed the presentation done by Scott and Bill Bayne regarding South Beach and said she would love to see it.

Note Peter Meggers shared that he's acting as liaison for this matter and how Scott Bayne is continuing to do a great deal of work on this. He added that there is no written report as of yet, that the research is being done by a few South Beach residents and suggested that she contact Mr. Bayne if she would like to participate.

Note Tom Meggers said they decided to form the South Beach Advisory Group so that the people who live at South Beach have a voice in everything that happens there. He said they will continue to move rocks out until a long-term solution can be determined.

5-4. Tom Kelly of 21 Billow

Note Mr. Kelly read a small snippet of the FOI regulations into the record. He stated that "since most records are filed at state and local agencies, including minutes of meetings, all are available to the public for inspection and copying. This includes information on a day-to-day basis, sometimes handwritten, tape recorded, printed, or photographed."

5-5. Phil Lombardo of 3 East Shore Drive

Note Mr. Lombardo read discussed the following regarding hedge height.

 [I notice that Hedge Heights is on the agenda. I have an interest in this item since I live.pdf](#)

5-6. Sally Cini of 28 Sea Breeze

Note Ms. Cini offered the following comments:

She's 80 years old and for the last 60 years she has been involved as a participant and an observer to political meetings.

Yet she has never quite seen the kind of, dynamic that goes on here.

We're a municipality and the responsibility for the tone of what goes on here, falls with the Board.

But that's not to excuse the audience.

At the beginning of the meeting the Chair said it's his job to treat everyone here with respect.

Respect is the key word.

She doesn't feel that the audience is treated with respect.

The audience could do better but does the Board ever sit down and talk about how they can interact differently and consider what they could institute that will make it work better?

She added that she actually complimented the Chair because every time something came up, he called on everyone in the Board, and asked their opinion, so we in the audience knew what everybody thought.

We heard the discussion and that's critical.

In terms of social media, no one knows what to do about that.

It's an ongoing, forever issue.

Anybody with any sanity just has to get off it.

Just don't go there.

It's the only way it can ever get any better.

In terms of cutting people off online if you don't know them, a public meeting is a public meeting.

Anybody can walk in, sit down, and observe the meeting.

Note Peter Meggers commented that he's been a proponent of doing so since they were previously hacked during a hybrid meeting, during which pornographic images were shown. He added that he utilizes zoom for his work a great deal and its common practice to do so.

Note Ms. Chapin stated for the record that everyone likely saw her deliver a note to Ms. Colangelo. Ms. Colangelo previously delivered a note to her which said that Sue Murray says the sound is garbled, and she wanted to communicate back to her that since she had an open channel there, sometimes the sound is garbled. She explained that this is a sensitive mic, it picks up a lot of things, that was the nature of the note that was passed, and she felt like it was important to make sure that everybody understands that.

Note Tom Meggers said he'd like to recognize Garrett Hickey who was a tremendous help in assisting him in getting through to a foundation that supplies defibrillators. They received ones that would probably cost us \$400, for free.

6. Reports

6-1. Tax Collector

Note see attachment.

 [TAX COLLECTOR REPORT 4-19-24 for 2023-2024.xlsm](#)

Note Ms. Hayes reported that they're paid in full and are down to 575 properties for the upcoming Grand List.

6-2. Treasurer


Note see attachment.

 [Balance Sheet as of 4-25-24-YTD.pdf](#)

Note see attachment.

 [PI detail 3-29 to 04-25-24.pdf](#)

Note see attachment.

 [PI detail 3-29 to 04-25-24.pdf](#)

Note Mr. Capozza referenced his attached reports and highlighted some of the following:
Total YTD Receipts amounted to \$333,617- 2.8% over Budget, an increase of \$1,358 from last month's report.

Items contributing to this increase are investment income in the amount of \$1,045, Zoning Fees in the amount of \$300.

Total YTD Disbursements amounted to \$226,439- 70% of Budget, an increase of \$9,800 from last month's report.

Items contributing to this increase are payroll in the amount of \$5,088, LT Capital Fund Disbursements in the amount of \$2,695, Utilities in the amount of \$760, and Miscellaneous in the amount of \$1,257.

Total actual from July 1st thru April 25th, 2024, YTD Receipts minus Disbursements equals \$107,178, positive.

Estimate to June 30th, 2024, Receipts Minus Disbursements equals approximately \$12,000, positive.

For the Rec Program which ended August 11th, 2023, Total YTD Receipts amounted to \$52,379.

Total YTD Disbursements amounted to \$39,551.

Items contributing to this amount are payroll in the amount of \$31,204 and Rec program expenses in the amount of \$8,347.

Total Actual from July 1st thru April 25th, 2024, YTD Receipts minus Disbursements equals \$12,828, positive.

Estimate to June 30th, 2024, Receipts Minus Disbursements equals \$8,828, positive.

In terms of the Master Plan, the final invoice has been paid.

Funding for these payments were from Funds carryover from FY 2021-2022.

There are no remaining carryover funds available.

6-3. Association Manager

Note see attachment.

 [April 2024 Association Managers Report.pdf](#)

Note Mr. Moffett referenced his attached report and shared the following:

We have 25 upcoming rentals, which is a lot.

Mike Nebelung is going to start strafing south beach rocks this week, weather permitting.

Then we're going to talk about taking those rocks and filling in that area at Sea Spray.

He's processing those rocks for that.

The Wrecking Crew is helping him get ready for the season.

They're on target for the first two weeks in May.

Clay tennis courts will be refurbished.

The kayak racks will be put in.

All the docks will be put in and we're looking at using a new contractor for that.

They're in the final stages of making that selection.

He's planning for Blue Slope Farm to deliver about 40 yards of the playground safety mulch.

Note Ms. Chapin said back in October one of the ideas that Colleen Hayes had put forward was about getting a bottle filler and it was going to cost \$2,000, and now it looks like it's really going to cost \$4,000. If they approve it, she'd like to know how they're going to fund it.

Note Mr. Cellino said a drain would have to be installed for an inside water bottle filler and would be close to \$4,000.

Note The Board discussed the possible water bottle filler station and Ms. Hayes commented that the unit that she put forth was not an outdoor unit. She said she would prefer an inside unit but that it's obviously up to the Board. If it's an outside unit, it would have to be covered at night to avoid tampering and she'd be concerned about bugs.

Note Ms. Hayes asked Mr. Capozza if they have additional funds that could be utilized, and he replied that there is a surplus from Kids Club.

Note Ms. Hayes reported that they plan to give out a water bottle with each Club registration this year, so numerous plastic cups like they used last year won't be necessary.

Decision MOTION (1)

Peter Meggers moved to approve \$4,000 to install an inside water bottle filler unit, with \$2,000 to be funded by the BOG and \$2,000 funded by the Recreation Club.

Tom Meggers seconded the motion.

Motion carried, 6-0-0.

Note Peter Meggers noted that there is much excitement for Club this year given the hiring of Mr. Hickey, and he believes it will be well attended.

7. Liaison Reports

7-1. Zoning

Note Ms. Garrow reported the following:

At the last meeting discussion consisted of different regulations for the newly established "Association Property."

Currently, the Association Property falls under the residential regulations, but the Zoning Board would like it to have its own regulations regarding setbacks, number of buildings, and prohibition of residential use, just to name a few.

They are reviewing regulations on attached and detached garages which may lead to further modifications. They want to further clarify some of these regulations and Mr. Ventres, our ZEO, is going to be working on some language to present to them for consideration.

They also discussed walls, fence heights, and setbacks.

Related to Mr. Lombardo's earlier comments, Zoning is looking for answer on a hedge height ordinance from the BOG.

If they change the regulation anything existing is grandfathered in, but if it's an ordinance then people will have to comply with restrictions.

Zoning would like to know the position of the BOG on heights and setbacks before establishing fence requirements so things can be consistent.

Zoning would like the BOG to move on this sooner rather than later.

7-2. Waterford Data Center

Note Ms. Garrow noted she had a conversation with State Representative Holly Cheeseman. There's a Senate Bill, #299, out on the table, which would require a study of the data center, the power grid reliability, the distribution based upon the predicted consumption that the data center is going to use, and what will be remaining. Ms. Cheeseman encouraged her, to encourage our members to write letters in regard to the SB #299 to our senators, to our Governor, to our Reps, so that it will kind of keep it in the forefront of their minds that we have an issue we want addressed.

Note Ms. Garrow said she will be posting sample letter language on the website and facebook, as well as distribute it through the member email list that is available.

7-3. Waterfront Equipment Subcommittee

Note Mr. Cellino and Mr. Moffett discussed how some equipment, including mushroom anchors and ground tackle, is significantly deteriorated and requires maintenance or replacement. Tim Londregan has proposed re-welding the equipment to make it operational before Memorial Day.

Note Mr. Moffett detailed how both Mr. Londregan and Three Bills were considered for the maintenance work, but his preference is for Mr. Londregan to do the work, due to his direct involvement versus sending employees for it.

Note Mr. Moffett said they're waiting to receive a quote for the work, from Mr. Londregan.

7-4. Wrecking Crew

Note see attachment.

 [04_25_2024_BOG_WC_Report.docx](#)

Note Mr. Allen referenced his attached report and detailed how the Wrecking Crew currently consists of 61 registered members who engage in various community projects such as Clubhouse renovations and equipment maintenance. He noted that community members often spontaneously contribute to maintenance and beautification, by completing tasks like repainting benches and planting flowers.

Note Mr. Allen said within the Wrecking Crew, Leslie Doherty runs a landscaping group focusing on planting and maintaining flowers around the communal areas.

Note Mr. Allen explained that efforts are being made to improve waste management by directly taking trash to the landfill instead of accumulating it at the top of Billow. He noted that the Wrecking Crew evaluates whether certain projects can be handled internally or if professional contractors are needed, based on technical expertise.

7-5. Kids Club

Note Ms. Hayes reported that all recreation employees have been contacted, and they're gearing up for training, and getting the supplies they need for the season, including the water bottles. She added that when you register, you'll get the water bottle, but it'll stay at the Club, and it can be taken home once Club is finished.

7-6. Backwater Kayak Group

Note Mr. Connors provided the following attachment, which he discussed with the Board.

 [NOTES FROM BOG MTNG 25APRIL2024.docx](#)

Note Mr. Connors' report led to greater discussion with the Board about some of the following: Keith Nielsen from Docko Incorporated outlined the engineering and permitting process, indicating a two-to-three-year project duration and significant costs.

There are regulatory challenges given the ongoing appearance of new regulations and the need for a detailed proposal to understand the project's feasibility and costs.

The economic sense and usability of a proposed project, emphasizing the high costs and limited usability during certain conditions.

Suggestions to formalize the committee to ensure proper notice and publication for transparency and governance.

The need for proper assessment and funding allocation for the project, with emphasis on understanding total costs and usability.

Note Mr. Connors reported that Mr. Nielsen will be sending a proposal that will outline the specific service that he will provide, as well as the names of some contractors he has worked with and recommends. He added that they have further reviewed the planning materials from the 2008 to 2011 planning, which has made them understand the regulations better, as well as related issues.

7-7. Men's Club

Note Rick Diachenko detailed some of the various events held by the Men's Club and some of the technical challenges they have encountered. He hopes the Board will be able to address some of these AV issues.

Note Mr. Diachenko referenced the great work done by Mr. Allen, Ms. Doherty, and the Wrecking Crew and noted that the Men's Club would like to also contribute to community enhancement, by donating some bulbs in the fall.

Note Mr. Diachenko said they will be cleaning up the bocce court and noted that they're early on in practice.

Note Mr. Cellino said if there is any community expertise in AV technology, to please reach out to the Board and let them know.

7-8. South Beach Advisory Group

Note Scott Bayne reported some of the following:

They spoke with Mike Nebelung again.

He is going to get to the work clean up in the next couple of weeks.

There is no written report on that other than, the work order that was submitted to the Board.

He wants to reiterate that he and Bill Bayne are evaluating all of the beaches, not just South Beach.

He spoke with the Long Island Sound Program Director from DEEP.

He's from the department that is more instrumental in directing us towards grants, federal money, or anything that might be available.

The initial take of that meeting was to discuss our beach infrastructures, the groins, piers, and the beach itself, and the request in which we are going to afford to start making repairs on these structures, and if there's any funding available.

There is currently no available funding for beach infrastructure repairs, highlighting a significant challenge. Once we identify the repairs, the areas of repair, we could get our so-called permits, which are then going to carry us for some years into the future.

We could continue to systematically maintain the infrastructure from a budget standpoint, which will enable us to address the most needed areas of repair maybe next year, and the year after, address another one, so that this thing could continue on for the next 10 years.

Those certificates of permission will be in place, so we don't have to go back to DEEP to continue to get permits to make these future repairs.

It's not just an immediate resolution but it also kind of protects us for.

If we don't address maintaining these to a reasonable level, we could lose part of this beach protection infrastructure that is out there right now.

Note Mr. Bayne further stressed the importance of proactive, long-term planning in maintaining beach infrastructure to avoid future prohibitive costs and regulatory barriers, and discussed potential collaborative efforts with nearby beach communities could lead to cost savings and more effective management.

Note Mr. Bayne also mentioned reaching out to the Connecticut Port Authority for potential funding through the SHIP program for harbor improvements.

Note Mr. Bayne and the Board discussed whether Black Point qualifies as a municipality to be eligible for certain grants, the importance of having projects shovel-ready to take advantage of available funding quickly, and the need for beach reclamation and maintenance due to historical deterioration.

7-9. Master Plan

Note Ms. Chapin reported that they have that they have the final draft out to the Committee and are trying to schedule a meeting, hopefully for next week.


Note Mr. Cellino asked if a meeting should be scheduled with the Board and Ms. Chapin replied that they're invited to attend their next meeting.

Note Mr. Cellino discussed how it would be valuable for the Board to review the report prior to the meeting and Ms. Chapin said she will confer with the Master Plan Committee about it.

8. Approval of Meeting Minutes

8-1. BOG April 4th, 2024, Special Hybrid Meeting Minutes

Note see attachment.

 [Minutes of BPBCA BOG April 4th 2024 Special Hybrid Meeting 04 04 24.pdf](#)

Note MOTION (2)

Mr. Cellino moved to approve the BOG Special Hybrid Meeting Minutes of April 4th, 2024, as submitted. Peter Meggers seconded the motion.

Ms. Chapin said on page 12, it says that the motion for \$12,000 for walkway repairs between Seaview and Seabreeze, and she believes when they talked about this, those repairs would also include something being done at the beach, like the Seaview beach ramp, and getting down onto the beach. She would like the minutes to reflect that a 9x7 ramp is also being installed.

Decision MOTION (3)

Mr. Cellino moved to approve the BOG Special Hybrid Meeting Minutes of April 4th, 2024, as amended. Peter Meggers seconded the motion. Motion carried, 6-0-0.

8-2. BOG April 10th, 2024, Special Hybrid Executive Session Meeting Minutes

Note see attachment.

 [Minutes of BPBCA Board of Governors Special Hybrid Executive Session Meeting 04 04 24.pdf](#)

Decision MOTION (4)

Mr. Cellino moved to approve the BOG Special Hybrid Executive Session Meeting Minutes of April 10th, 2024, as submitted.

Tom Meggers seconded the motion.

Motion carried, 6-0-0.

8-3. BOG April 10th, 2024, Special Hybrid Meeting Minutes

Note see attachment.

 [Minutes of BPBCA Board of Governors Special Hybrid Budget Review Meeting 04 10 24.pdf](#)

Note Mr. Capozza said he needs to provide some budgetary clarifications and that it might be easier to email Ms. Stevens this information. The Board opted to table this item until the clarifications are sent and the changes are made.


9. Old Business

9-1. Budget Discussion & Approval


Note see attachment.

 [Work Sheet for FY 2024-25 Budget Draft 2--4-18-24R-OPerattions Only.pdf](#)

Note see attachment.

 [286028-LT Capital Fund -Draft 2 -4-18-24-CORRECTED-72b0cee71526976613584cb046d8ae6c09333c49.pdf](#)

Note see attachment.

 [286029-Work Sheet for FY 2024-25 Budget Draft 2--4-18-24-Rec Program-a5417029c4e23b302fdf88ccd861f822ef7eb157.pdf](#)

Note Mr. Capozza noted that he has provided the Board with revised drafts (see above attachments.)

Note Mr. Capozza discussed issues with the current insurance provider dropping coverage and the need to find a new carrier, potentially at a higher cost, and adjusting the budget to accommodate increased insurance costs as well as other financial considerations.

Note Mr. Capozza said the current premium is \$14,000, and he would expect something in the \$20,000 to \$25,000 range for a different carrier.

Note Peter Meggers observed that lawsuits have decimated them in terms of our insurance eligibility. He would encourage everybody to recognize that moving forward and that this will destroy us if we can't get insurance.

Note Mr. Baril disconnected his online attendance via telephone and joined the meeting in person.

Note Mr. Cellino said at Mr. Capozza's recommendation, they're looking to raise the budget number by .04 mills, which will give us an \$8,000 cushion if coverage does in fact go up.

Decision MOTION (5)

Peter Meggers moved to increase the Budget by .04 mills, to \$8,000.

Tom Meggers seconded the motion.

Motion carried, 5-1-0.

Nay: Ms. Chapin.

Decision MOTION (6)

Peter Meggers moved to approve the FY24/25 Budget for 1.93 mills with the insurance adjustment provided by Mr. Capozza and recommend it to the Membership at the Annual Meeting.

Tom Meggers seconded the motion.

Motion carried, 5-1-0.

Nay: Ms. Chapin.

9-2. Kayak Racks

Note Peter Meggers said there's been serious community discord about whether to charge a fee for the Kayak racks, so we should move it until next month when there's more people on hand, and maybe when we present the idea to the Membership, maybe we'll have a little bit of an improvement.

9-3. Steel Groin Update

Note Mr. Baril said there's really no update as indicated last time, and we did not get any bidders. He added that perhaps he should be working with the Beach Advisory Committee, since they seem to have more connected with the construction community, and maybe they can get more of an understanding as to why there weren't more bidders. In addition, given their presentation this evening, the maintenance of the steel groin, while important, may have to work in with all the other potential improvements that we're contemplating on the waterfront. Mr. Cellino concurred.

9-4. Maintenance of Long-Term Assets


Note There was a brief mention of maintenance and long-term assets, though no specific issues or updates were provided.

9-5. Hedge Height

Note see attachment.

 [284426-Hedge_Discussion_Points-ffa4cb5469b3bed44501b08e969fadd51a28c324.pdf](#)

Note see attachment.

 [284427-283526-Intersection_guidelines-9787562f8219364077d15ab766550d118d7857cc-d38d02bd24d2154ddb28970465cc354a358f0015.pdf](#)

Note see attachment.

 [261704-Minutes-of-Black-Point-Beach-Club-Zoning-Commission-Regular-Meeting-08_19_22.pdf](#)

Note The Board discussed the ongoing concern about hedge height regulations that have been in place since 1980 and had further discussion on how to effectively measure and enforce these regulations.

Note Ms. Chapin reported that the town has identified areas of concern regarding road safety and is in the process of contacting property owners to address these issues.

Note Mr. Cellino said the Zoning Board lacks the authority to make ordinances, which is why these issues are being escalated to the Board for further action.

Note Ms. Garrow said according to their regulations, shouldn't our ZEO be contacting property owners who are in violation and Ms. Chapin replied that she thinks that would be a minimum start. Ms. Chapin added that when this initially came up at a Zoning meeting in 2022, Mr. Ventres actually laid out the process, so she's surprised that the process for handling violations hasn't moved forward.

9-6. Basketball Hope Update

Note Peter Meggers said he is now coordinating with the vendor on delivery of the hoops to the Clubhouse.

9-7. Multi-Use Court Update

Note Mr. Cellino said Mr. Nebelung will be breaking ground shortly. Ms. Chapin said the motion was to obtain competitive bids and asked if that was the only bid received, and if it could be shared publicly, so they know what the scope of work is.

Note Mr. Cellino replied that Mr. Nebelung's bid was \$5,900, and he had another contractor look at it, who said the bid was extremely reasonable. He added that Mr. Nebelung is going to add on some extra work for them at no charge.

Note Mr. Baril said respectfully, it sounds like you're ready to begin construction and the motion said that competitive bids will be obtained, and he interprets that as being two or more. He asked that any and all bids be shared with the entire Board so that they can discuss them and choose a contractor together.

Note Mr. Cellino discussed how reasonable Mr. Nebelung's bid is and how given their long history of working with him, he thought it would be beneficial to proceed rather than waiting several weeks for additional bids that don't actually involve a great deal of money.

Note Mr. Baril said he appreciates that the bid is reasonable, but Mr. Nebelung is not an asphaltter.

Note Mr. Baril said respectfully, in the past they've gotten at least two bids, discussed them as a Board, and voted. He wants to ensure this practice continues and that they don't skip a step.

Note Peter Meggers said the project has been voted in and if they want to prolong this, they can. He added that Mr. Cellino will have to take another two or three days out of his time to get the bids. Peter Meggers acknowledged that Mr. Cellino, as does he, spends unlimited time getting things done for this Association. He added that he doesn't always agree with every item or task, but he does everything they ask him to do, so he suggested they move forward with the approved construction project and not analyze the motion as a microcosm.

Note Mr. Baril said that's all well and good, but no one is answering the specific question as to why we're not following the motion.

Note Ms. Chapin expressed concern about the project and bids being piecemealed together.

Note After further discussion the Board suspended the conversation and Mr. Cellino said he will forward the bids he's able to obtain to the rest of the Board.

9-8. Sea View/ Sea Breeze Walkway Repair Update

Note Mr. Cellino said that he and Mr. Moffett are in contact with Mr. Nebelung and the contractor who is looking at this. They will be determining the timeframe, and he will update the Board once he knows more.

Note Mr. Baril asked if they will be getting a detailed quote or design sketch and Mr. Cellino replied that the concrete vendor and Mr. Nebelung will be giving them a written estimate and work process to back up their email, but we're not getting drawings on this.

Note Peter Meggers discussed how time is of the essence given that the current condition poses a severe safety concern.

10. New Business

10-1. New Bylaw Additions Requiring Membership Approval

Note a. Use of Long-Term Reserve Funds

Note b. Selling, transfer, encumbering, or pledging of BPBC deeded property

Note Proposals for bylaw amendments were discussed, particularly concerning the use of long-term reserve funds and the sale or modification of deeded property.

Note Mr. Cellino noted that according to their bylaws, we have to have a potential change on a regular meeting agenda, and discuss it and take possible action at the following regular meeting.

Note The Board discussed the potential changes at length and Ms. Chapin stressed the importance of having the language drafted at one meeting, so it can be voted on at the following meeting. She explained this is the premise behind having two regular meetings to enact any bylaw changes.

Note The Board and several audience members who didn't identify themselves further discussed some of the concepts behind the potential bylaw changes. Mr. Cellino noted that he doesn't want any Board to have the ability to sell off or develop Association property, and under the current bylaws they do have the ability to do so.

Note Mr. Cellino reiterated the previous work done by Phil Lombardo and the Long-Term Capital Investment Subcommittee and stressed the importance of setting aside funds for these costly expenses.

11. Further Public Comments

11-1. Peter McAndrew of 6 Sea View

Note Mr. McAndrew offered some of the following:

He applauds the idea of getting information about the data center and putting it on the website.

He would like to see it on the facebook page as well, and not just a link to the Black Point website.

He appreciated the letter from the Attorney last year which gave a thumbnail of the legal matters being dealt with by the Association and requests that they do the same this year.

He recommends that they also do the same process as last year for collecting resumes to fulfill Board vacancies.

Note Mr. McAndrew asked about the budget increase and Mr. Cellino explained that they're trying to get Black Point on solid financial footing. Mr. McAndrew said that's kind of a dismissive comment and patronizing. Mr. Cellino replied that it's not a dismissive comment.

11-2. Kathleen Schneider of 58 Nehantic

Note Ms. Schneider asked if someone could vote on behalf of another party if they hold a power of attorney and Ms. Chapin said they cannot, a person has to vote in person and if a property is in Trust, only the designated Trust representative can vote.

Note Larry Connors shared how he and his wife recently put their home in a trust and gave the Secretary, Ms. Stevens, notice that he is the Trust representative in writing.

Note Ms. Schneider asked about registering with the Association and Ms. Hayes explained she receives a new owner report from the town every month, and that's how new owners are tracked.

12. Adjournment

Decision MOTION (7)

Ms. Garrow moved to adjourn the April 25th, 2024, BOG Meeting at 9:16 p.m.

Mr. Meggers seconded the motion.

Motion carried, 6-0-0.

Note Respectfully Submitted,
Brooke Stevens, Recording Secretary

Next Meeting

Meeting title: [Bpbca bog may 14th, 2024, special hybrid meeting](#)
Date and time: 05/14/24 06:00 pm to: 05/14/24 07:00 pm
Location: BP Clubhouse, 6 Sunset Ave, Niantic & Via Zoom- See below for live Zoom Link.