

Minutes of BPBCA BOG August 31st, 2024, Special Executive Session Followed by the Annual Informational Meeting - 08/31/24

Date and time: 08/31/24 8:30 AM to: 08/31/24 9:45 AM

Present: Brooke Stevens, Recording Secretary, Will Fountain, Emeritus , Jim Schepker, BOG Chair, Peter Meggers, BOG Member, Peter Baril, BOG Member, Colleen Chapin, BOG Member, John Cellino, BOG Member, Arlene Garrow, BOG Vice-Chair, Bill Bayne, BOG Member, Via Telephone

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

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

Link: <https://app.meetingking.com/meetings/417810>

Topics

1. Call to Order & Attendance

Note A Special Executive Session was held on Saturday August 31st, 2024, at 8:00 a.m., and was followed by the Annual Informational Meeting at 9:00 a.m.

Note Chair Schepker called the meeting to order at 8:30 a.m. and did roll call; a quorum was present.

2. Motion to Enter Executive Session

Decision MOTION (1)

Ms. Chapin moved to enter Executive Session for the purpose of discussing a potential employee compensation matter.

Mr. Baril seconded the motion.

Motion carried, 7-0-0.

Decision MOTION (2)

Ms. Chapin moved to invite Mr. Capozza and Mr. Fountain into Executive Session with the Board.

Ms. Garrow seconded the motion.

Motion carried, 7-0-0.

3. Motion to Exit Executive Session & Enter Regular Session

Decision MOTION (3)

Ms. Chapin moved to exit Executive Session at 8:59 a.m., with no action taken.

Ms. Garrow seconded the motion.

Motion carried, 7-0-0.

Note No motion was called to vote on the joint compensation issue.

4. Call Annual Informational Meeting to Order

Note Chair Schepker called the Annual Informational Meeting to order at 9:03 a.m.

Note Mr. Schepker pointed out that the meeting is designed to serve as a conclusion to the season. It's a chance to review the summer's activities and to anticipate the upcoming events in the winter. Additionally, it provides the Board with a perfect opportunity to utilize the upcoming fall and winter months to strategize for the next year's agenda.

Mr. Schepker shared the following remarks:

The Beach Association's Master Plan, a project nearly two years in the making, was completed and approved by this Board last week. The Plan, shaped over numerous meetings and through countless hours of volunteer work, was spearheaded by Board members Colleen Chapin, Peter Baril, and Arlene Garrow.

We now possess a comprehensive plan that will guide the decisions of this Board and future Boards for the coming decade, with the support of annual assessments and updates. Our gratitude goes to Ms. Chapin, Mr. Baril, and Ms. Garrow for their dedication to this initiative, as well as to our Zoning partners and all Association members who contributed their valuable insights, making this dynamic document an essential tool for our future.

Over the past year, we've established a new Waterfront Task Force. In our beach community, this team is tackling the complex task of managing coastal priorities, which often involves navigating through the intricacies of state and regional authorities. It's a demanding job, and the projects they pinpoint as essential are usually costly. Delivering news of such expenses is hardly a crowd-pleaser. Yet, despite these challenges, it's an honor to acknowledge the leadership of Board members Bill Bayne, Peter Baril, and Peter Meggers in this area, with the support of Scott Bayne, an Association member and Bill's brother.

With a renewed focus on coastal priorities, Larry Connors has rallied a large group of volunteers to launch the Estuary Gateway Initiative. This project aims to establish a kayak and paddleboard walkway on a former Black Point Road property. It serves as a replacement for a previous platform that was constructed by a resident of Old Black Point Road without the proper permits and was dismantled over twenty years ago.

Earlier this week, we were presented with a session on FOIA by the Freedom of Information Director, Russell Blair. Thanks to Ms. Chapin, a link has been added to our website which includes both the video and the presentation.

Note He would also like to extend a special thanks to Jim Allen, who has stepped down from his leadership position with the Wrecking Crew. His resignation is to prevent any possible conflicts of interest due to the overlap between his volunteer work with the Wrecking Crew and his role as Commissioner on the East Lyme Harbor Management and Shellfish Commission. Jim's years of leadership on Wrecking Crew projects have been both inspiring and invaluable. Therefore, Jim, on behalf of the entire Black Point community, we thank you and wish you the very best in your new role as Commissioner and the challenges that lie ahead.

5. Public Comments

5-1. Gerri Reis of 21 Sea View Ave

Note Ms. Reis said she'd like to suggest improvements for tennis/pickleball courts, including better nets and court surfaces as well as storage boxes to provide immediate access for players.

Note Mr. Schepker noted that some Board Members who play pickleball are already looking into these issues.

5-2. Rick Diachenko of 25 Sunrise

Note Mr. Diachenko requested to recite the Pledge of Allegiance, and those assembled respectfully participated.

6. Reports

6-1. Tax Collector & Rec Club Liaison

Note Colleen Hayes shared that there are 23 properties with outstanding tax balances. Interest is now being charged, which will increase by half a percentage point monthly. The current outstanding amount is \$11,655.69. As a reminder, we use the East Lyme Grand List, so please ensure your address is updated with the town, which will then provide the information to us.

Note Ms. Hayes remarked that the Club Program had a successful season. Matt Reichelt, the new Director, presented a report at the last Board meeting and significantly enhanced an already excellent program. Kate and Tim, acting as junior directors, provided substantial support, effectively linking his previous job experience with their familiarity with our program. Their collaboration was seamless. Additionally, we distributed water bottles for each Club enrollment, intentionally ordering extra to ensure ample supply. There have been requests to purchase these bottles as Christmas gifts for grandchildren, among other things. Therefore, we are offering the water bottles at \$15 each, payable via cash or check. Please contact her for any purchases.

6-2. Treasurer

Note Al Capozza provided a summary of the previous financial year, which concluded on June 30th. Beginning with operations, the total receipts amounted to \$343,000, surpassing our budget by nearly \$18,000. This increase was mainly attributed to higher interest earned on our fixed funds and increased Clubhouse rental fees. On the disbursements front, we spent \$312,000, which was \$13,000 below our budget, primarily due to underspending in our capital expenditure line for the current year. The net positive for the year was approximately \$31,000, with receipts exceeding disbursements.

Note Mr. Capozza reported that the Recreation Program received \$52,400, surpassing the budget by \$46,400. Disbursements totaled around \$40,000, which was \$2,000 less than budgeted. Additionally, this year's capital acquisitions were accounted for, including the purchase of playground equipment for \$4,000 and a 50% contribution towards the water filling station at the Clubhouse. Consequently, the year ended with a positive balance of approximately \$5,000.

Note Mr. Capozza reported that for the current fiscal year, from July 1 to August 22, operations have accounted for \$349,000, which is 92% of the annual budget. This figure includes \$341,000 collected in taxes, amounting to 96% of the expected collections. Clubhouse rentals contributed \$3,000, with an anticipated additional \$3,000.

On the expenditure side, \$123,000 has been disbursed, representing just 33% of the budgeted disbursements. Unlike receipts, which are mostly received within the first two and a half months, disbursements are spread evenly over the year. The major expenses contributing to the \$123,000 include funding for the long-term capital fund, \$75,000 for beach patrol payroll, and \$16,000 for the monthly officers' pay, along with the annual grass-cutting contracts.

As of August 22nd, with receipts minus disbursements, we have a positive balance of \$226,000. Projecting this figure to June 30th of the following year, we are currently anticipating a breakeven point.

Note Mr. Capozza reported that for the REC Program, total receipts were about \$56,000, slightly under the budget of \$58,000. Total disbursements stood at \$54,000, just below the budgeted \$55,600. As of August 22nd, which marks the end of the full 7-week season, we have a positive balance of \$1,500.

Moving on to our long-term capital fund account, as of August 22nd, it totals \$316,000. This includes the budgeted \$75,000 plus the interest accrued this year. Following our Investment Committee's advice, we renewed the 12-month CD with Thomaston Savings Bank at 5% interest.

Additionally, this year's contribution of \$75,000 was placed in a 12-month CD at Bank of America with an interest rate of 4.25%. A notable feature of the Bank of America CD is that it allows us to withdraw funds for repairs or replacements without any penalties.

For those interested in the finer details, reports from both last year and this year can be found on the Association's website.

6-3. Association Manager

Note Jim Moffett presented his end-of-year report, highlighting achievements such as the completion of the Sea View to Sea Breeze walkway. The summer went smoothly and included a variety of enjoyable events, from tournaments to the Beach Bash and Summer Vibes concerts. It appeared that there was always something entertaining happening every night.

Note Mr. Moffett announced key upcoming events: the removal of swim rafts and docks by the end of next week, the closure of clay tennis courts by mid-October, and the availability of kayak racks until mid-October.

6-4. Zoning/ZBA

Note Arlene Garrow, the Zoning Liaison, reported that new Zoning Regulations were approved by the Zoning Commission at their regular meeting last week, and are now posted on the website.
<https://www.blackpointbeachclub.com/new/wp-content/uploads/2023/10/BPBCA-Zoning-Regulations-Dec-2023.docx>

Note <https://www.blackpointbeachclub.com/new/wp-content/uploads/2024/08/Appendix-D-1.pdf>

Note <https://www.blackpointbeachclub.com/new/wp-content/uploads/2023/10/Appendix-II.pdf>

Note <https://www.blackpointbeachclub.com/new/wp-content/uploads/2023/10/Appendix-III.pdf>

6-5. Men's Club

Note Rick Diachenko of the Men's Club presented a video recap of the numerous events held throughout the year.

6-6. Women's Club

Note Jocelyn Williams of the Women's Club presented the attached report.

 [Women's Club Update August 31.docx](#)

6-7. Wrecking Crew

Note Leslie Doherty explained that the Wrecking Crew consists of volunteers who carry out both scheduled and spontaneous tasks within the Association, contributing to the completion of necessary work that benefits all members while also saving money.

Note Ms. Doherty detailed the numerous community repairs and projects they assisted with, which included the Association yard sale, cornhole, watercraft removal, both the breakdown and set up of facilities due to Storm Debbie, and the maintenance of the bocce court, Clubhouse grounds, and garden at the end of Billow.

Note Ms. Doherty expressed her gratitude to all who have contributed their support. While some have assisted occasionally, others have been consistently involved. Despite her full-time job, she does what she can. She extends special thanks to Billy Dewey, Jim Allen, and Will Fountain for their enduring energy, leadership, coordination, and expertise. She also mentioned that new volunteers are always appreciated.

7. Further Public Comment

Note It was noted for the record that Board Member Bill Bayne had joined the meeting via Zoom.

Note Mr. Fountain said that kayaks need to be out by November 1st.

7-1. Cheryl Colangelo of 39 Whitecap

Note Ms. Colangelo drew attention to the Clubhouse lawn, noting the extensive number of vehicles parked there. She proposed that organizing parking for events could enhance safety.

7-2. Joan Hayes of 51 Whitecap

Note Ms. Hayes expressed gratitude to the Board and all the Committees for their hard work.

8. Adjournment

Note Mr. Schepker conveyed his appreciation to the Board and those present. He detailed his personal commitment to ensuring that the community actively participates in volunteering for the committees up for consideration. We've established both a charity giving committee and a remote voting committee, and we'll be seeking the expertise of our members. He also hopes that many will be inspired to volunteer for the Board next year, attracted by its diligent efforts, positive results, and the strong sense of fellowship among its Members. He noted that Black Point is a remarkable community, and we once again pledge our commitment to making it the most outstanding place in America and on Earth.

Note The Annual Informational Meeting was adjourned at 9:40 a.m.

Note Respectfully Submitted,
Brooke Stevens, Recording Secretary