

Minutes of BPBCA BOG January 23rd, 2025, Special Executive Session & Regular Hybrid Meeting - 01/23/25

Date and time: 01/23/25 6:00 PM to: 01/23/25 8:49 PM

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

CC: Jim Moffett, Association Manager, Al Capozza, Treasurer

Location: BP Clubhouse, 6 Sunset Avenue, Niantic, CT & Via Zoom

Topics

1. Call Meeting to Order

Note A Special BOG was called to order by Chairman Schepker on January 23rd, 2025, at 6:00 p.m.

2. Motion to Enter Executive Session for the Purpose of discussing the 6 bids received by coastal engineering consultants, who responded to the RFQ/P posted by the Waterfront Task Force.

Decision MOTION (1)

Mr. Schepker moved to Enter Executive Session at 6:00 p.m. for the purpose of discussing vendor selection for Waterfront Consultant Services.

Mr. Baril seconded the motion.

Motion carried, 6-0-0.

Decision MOTION (2)

Mr. Schepker moved to invite Will Fountain as Emeritus, to join them in Executive Session.

Mr. Bayne seconded the motion.

Motion carried, 6-0-0.

Decision MOTION (3)

Mr. Schepker moved to invite Scott Bayne and Meg Parulis as members of the Waterfront Task Force, to join them in Executive Session.

Mr. Baril seconded the motion.

Motion carried, 6-0-0.

Decision MOTION (4)

Mr. Schepker moved to invite Al Capozza as Treasurer, to join them in Executive Session.

Mr. Bayne seconded the motion.

Motion carried, 6-0-0.

3. Motion to Exit Executive Session

Decision MOTION (5)

Mr. Schepker moved to Exit Executive Session at 6:32 p.m. with no action taken.

Mr. Baril seconded the motion.

Motion carried, 6-0-0.

Note The Special Meeting adjourned at 6:32 p.m.

4. Zoom Info. & Link

Note <https://us02web.zoom.us/j/83817402865?pwd=89hCyaaVoOlsbgs3IyaQv6HSU4nw0M.1>

Note Meeting ID: 838 1740 2865

Passcode: 360386

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Phone only: 1 929 205 6099

Meeting ID: 838 1740 2865

Passcode: 360386

Note <https://us02web.zoom.us/j/83817402865?pwd=89hCyaaVoOlsbgs3IyaQv6HSU4nw0M.1>

5. Call Regular Meeting to Order, Establish Quorum, & Pledge

Note The Regularly scheduled BOG Meeting immediately followed the Executive Session.

Note Chairman Schepker called the Regular Meeting to order at 6:35 p.m. did roll call, noted a quorum was present, and led those assembled in the Pledge of Allegiance followed by a greeting to neighbors.

6. Additions to Agenda

Note There were none.

7. Approval of Meeting Minutes

7-1. October 24th, 2024, Regular Hybrid Meeting

Note see attached minutes.

 [Minutes of BPBCA BOG October 24th 2024 Regular Hybrid Meeting 10 24 24.pdf](#)

Note Mr. Schepker clarified that under Item #14, it should read "the Community Foundation of Southeast Connecticut." He also questioned whether \$6,900 for the reimbursement amount for geese lines was correct, which Mr. Capozza confirmed.

Decision MOTION (1)

Mr. Bayne moved to approve the Meeting Minutes of October 24th, 2024, as amended.

Mr. Baril seconded the motion.

Motion carried, 6-0-0.

7-2. December 11th, 2024, Special Hybrid Meeting

Note see attached minutes.

 [Minutes of BPBCA BOG December 11th 2024 Special Hybrid Meeting 12 11 24 \(1\).pdf](#)

Decision MOTION (2)

Mr. Bayne moved to approve the Special Meeting Minutes of December 11th, 2024, as presented.

Mr. Baril seconded the motion.

Motion carried, 5-0-1.

Ms. Chapin abstained from the vote due to her absence from the December 11th, 2024, Meeting.

8. Chair's Opening Remarks

Note Mr. Schepker expressed his gratitude to the Wrecking Crew for all the holiday decorations they created. He also acknowledged the Men's Club and organizers of the New Year's Day Plunge event. There were 50 participants this year.

Mr. Schepker thanked Ms. Chapin for promptly posting the new policy on access permits on the website after the last meeting.

9. Public Comments

9-1. Rick Diachenko of 25 Sunrise

Note Mr. Diachenko referenced the multi-use court project noting that the Men's Club contributed \$4,000 towards it. They had proposed moving court back near the trees and the Board approved project about a year ago. If the project is not happening, the Men's Club would live to devote that \$4,000 towards other projects.

Note Mr. Schepker replied that the multi-use court is on this evening's agenda so they can revisit this topic at that time.

9-2. Phil Lombardo of 3 East Shore Drive

Note Mr. Lombardo raised questions about the Board's authority to override zoning regulations and the potential impacts on rebuilding non-conforming structures.

Note Mr. Schepker noted this topic is also on the agenda for later discussion.

10. Communications: Member Inquiries

Note Mr. Schepker shared that he addressed a question regarding snow removal on Association access lanes, specifically those used by members needing garage access. This targeted plowing, provided by KC Landscaping for the past three years, is activated by the Beach Association Manager when needed and focuses solely on lanes with partially obstructed garage access. For instance, some lanes would be plowed, but not Nehantic, as it doesn't require garage access.

Mr. Schepker also mentioned a Facebook post from a member concerning a former hiking/biking path connecting South Trail and Old Black Point Road. The Association is currently consulting with the Connecticut Nature Conservancy to ascertain if a recorded right-of-way exists for this path.

There was disagreement about past policies and inconsistencies in implementation.

Mr. Schepker discussed how they received a letter from the town stating they will no longer salt or plow the access lanes, as they are considered private beach association property. If they wish to address this change, they should add it to the agenda for a full Board discussion at an upcoming meeting.

Mr. Schepker said in the interim; to accommodate Members needing garage access, we will continue our current practice of plowing those driveways when snowfall reaches three inches or more. However, he believes our current system needs improvement.

Note Mr. Cellino stressed that it's fine if they change the policy, he just wants to be consistent. Ms. Chapin added that previously there was only a mandate by the Chair, the Board never discussed it and never voted to have any policy in place, and there should be a policy in place instead.

11. 10 E. Shore Permit Application, Board Vote (P. Baril, B. Bayne, P. Meggers)

Note see attachment.

 [Access-Policy-Exhibit-A-Application-2024-12-11_10_E_Shore_\(1\).docx](#)

Note see attachment.

 [Skala_contract_\(1\).pdf](#)

Note see attachment.

 [10_E_Shore_Seawall_\(1\).jpg](#)

Note The Board considered a request from the Skala family to use Bel Air Access Lane for seawall repair work at 10 East Shore residence. The application process and potential impacts were discussed, including concerns about permits and future liability. This is the first application under the new policy for construction access over Association property.

Note The Board and John Skala discussed the project specifics:

There is a gap between the scour wall and seawall with water egress from right-of-way.

The contractor will park on the pavement, not drive on right-of-way, and keep their equipment on property's patio.

The work area will be accessed via the property's stairs.

The proposal includes raising scour wall by 1 foot (due to sinking.)

This application and the contractor's proposal has been received.

No permits required according to contractor, only minor repair work.

Note The Board briefly reviewed the application process and requirements-

1. Members contact Jim Ventres and fill out application.

2. Application includes:

Name, address, list of contractors, copies of permits (if required), description of impact on Association property, repair and bonding requirements.

Note Questions raised about need for permits when changing wall dimensions as well as concerns about potential DEEP violations and responsibility. It was suggested that there is a need for a statement/guarantee from applicant if DEEP finds violations later and Mr. Bayne explained that there is already a provision in the policy that addresses this. If DEEP halts work, the applicant must collect permits and then resubmit. The temporary license agreement would be updated accordingly.

Note Mr. Schepker noted that Jim Ventres, who serves as the Access Supervisor, stated this is a simple project.

Decision MOTION (3)

Mr. Bayne moved to approve the application for the work to the 10 East Shore Drive Seawall.

Mr. Meggers seconded the motion.

Motion carried, 6-0-0.

Note Ms. Chapin offered some of the following comments:

Thank you for repairing the scour wall.

Without going back over the last five years, she thinks we should add a couple of straightforward conditions to protect everyone.

Specifically, she suggests we clarify that the Association still owns the reserve beach and anything on it.

Also, the Association should have the right to maintain or repair the wall in the future, if needed, maybe 25 years from now.

Let's record this agreement on the Land Records to keep it safe.

Those records are more reliable than what we keep as a Board, which sometimes gets lost.

This will make things clear moving forward.

We've had trouble with missing paperwork before, so this is a good chance to make sure everything's properly documented.

Note Mr. Bayne said some of her points are addressed in the temporary license agreement. He added that it would be easy to add conditions to the temporary license agreement.

Note Mr. Skala pointed out that the area next to the scour wall and right-of-way, adjacent to the Beach Association's property, that also needs repair. He explained that if he does his repairs, but the Association doesn't do theirs, it could negatively impact his work. Water runoff from the unrepaired area could cause problems for the newly repaired section.

Note Mr. Bayne and the Board discussed adding this component to the scope of their work that the Waterfront Task Force is developing. He noted that they need to walk all of the sea walls and make observations. Mr. Baril said he's aware of this problem.

Note Mr. Bayne told Mr. Skala that we're evaluating all of our waterfront assets right now. That's one of the things they're voting on tonight, and they need to walk all the seawalls that we own, because we own many, and determine how we address those, including the one next to him.

Mr. Skala asked that they address this one more expeditiously since we could have another storm that could wipe out whatever work he does.

Task Mr. Bayne said he and Mr. Baril will go out there in the morning for a site visit to personally assess the situation, make sure there are no immediate concerns, and will report back to the rest of the Board.

Decision MOTION (4)

Mr. Bayne moved to approve the temporary license for seawall repair at 10 East Shore Drive.

Mr. Baril seconded the motion.

Motion carried, 6-0-0.

12. Endowment/Charity Fund Update (B. Bayne)

Note Mr. Bayne gave an update on the Endowment/Charity Fund and shared some of the following:

The idea is to create an endowment fund for Black Point capital improvements.

It would be set up as a 501C (3) for tax-deductible donations.

It would be managed by a separate volunteer group, similar to the Scholarship Fund.

They consulted with Catherine Moran from Waller, Smith, and Palmer who recommended the 501C (3).

They need to recruit members for fundraising and operation.

They need to establish a governance structure, and they need the legal guidance of Ms. Moran to ensure it's done correctly.

The estimated legal costs: \$3,000 range.

He will share the summary and estimate with the rest of the Board.

Note Anita Schepker, who volunteers for the Cahill Scholarship Fund was on the call and noted that it becomes very complicated given Black Point's status as a quasi-municipality especially in the case of a legacy fund. They cannot use the Southeast Community Foundation due to IRS restrictions on quasi- municipalities and the proposed solution would involve the following:

Create a standalone 501C(3) organization.

Allows for direct donations to Black Point and simplifies IRS compliance issues.

Enables various donation methods (cash, stock, bequests).

There would be an Independent Board for the 501C(3).

There is a strict governance code specifying fund usage.

There would be administrative responsibilities including paperwork, filing of taxes, donor acknowledgments, and the like.

Note Ms. Chapin pointed out the administrative responsibilities that will be necessary including paperwork, the filing of taxes, donor acknowledgements and the like.

Note Mr. Bayne said he will package the information for Board presentation including costs and logistics.

Note The Board briefly discussed how they need to find 3-4 volunteers for roles similar to Cahill Scholarship Foundation.

13. Remote Voting Update (C. Chapin)

Note Ms. Chapin offered a brief update on remote voting noting some of the following:

They've narrowed down the potential vendors from 4 to 2.

Jason Sinning (a Member) created a matrix for evaluation.

They're seeking volunteers for user testing.

They will be focusing on technical comfort and ease of use.

They hope to make a recommendation at the February meeting.

There will be some housekeeping tasks such as organizing the implementation details and completing the By-Law changes to allow remote voting.

Note Mr. Meggers said he would be happy to offer his assistance in selecting a vendor, even if they needed to meet offline, or hold a special meeting. Ms. Chapin replied that she doesn't think a special meeting is necessary, that she's on track to make a recommendation in February.

14. Capital Contribution Fee for the Purchase of BP Property (B. Bayne)

Note Mr. Bayne provided an update on the challenges of implementing a capital fee due to Connecticut law restrictions on certain associations. The issue is still being worked on to determine if they can find a solution.

15. Multi-Use Court Update (J. Cellino)

Note Mr. Cellino detailed and gave a history of the previously approved multi-use court including its potential location and estimated costs. The project would cost around \$30,000-\$35,000, not including fencing.

Note Mr. Cellino said if they were to place the court northerly, to the rear of the tennis court, there would be additional costs for tree cutting and excavation, and the cost would be closer to \$50,000 than the approved \$20,000 that is available.

Note Mr. Schepker emphasized the importance of obtaining at least two bids for any project. He also noted that the Association Manager's report will include a discussion about the ongoing consideration of converting the clay tennis courts to pickleball courts.

Note This discussion was tabled until later in the meeting.

16. Insurance Update (A. Garrow / P. Meggers)

Note Mr. Schepker said Ms. Garrow is not in attendance this evening but noted that she has an agency preparing a bid for Workers Comp. Mr. Meggers replied that she initially had a lead on three agencies that handle beach associations. Mr. Schepker noted that renewal is not until July 1st, so they have sufficient time to find a replacement.

17. Beach/Clubhouse Signage (P. Baril / J. Moffett)

Note Mr. Baril continues to work on the signage and will present the revised designs at the February meeting.

Note Mr. Schepker said he will speak with him about some of the graphic design suggestions he has.

18. Clubhouse Doors Update (C. Chapin)

Note see attachment.

 [Clubhouse Doors - Proposed Scope of Work.pdf](#)

Note The Board had a brief discussion on the need to replace clubhouse doors, including accessibility and safety concerns. A scope of work has been drafted, and estimates need to be sought. Ms. Chapin said she will not have the time to devote to this until May. Mr. Schepker said he will see if Bill Dewey and the Wrecking Crew are able to obtain the quotes.

Mr. Bayne said if Mr. Dewey is unable to assist, his brother Scott Bayne can.

19. Hedge Height Ordinance Update (A. Garrow/ C. Chapin)

Note see attachment.

 [291666-Visibility at Intersection Ordinance - DRAFT - 2024-11-17-.pdf](#)

Note Ms. Chapin noted that she and Ms. Garrow presented for this review and discussion and they're open to comments and further refinement.

She explained that the red text in the draft provides background thought and rationale and includes direct quotes from authoritative sources.

Some key points from technical references:

1. Controlled intersections (with stop signs) are beneficial.
2. Fully controlled intersections can be a good solution where full sight triangle visibility isn't guaranteed.
3. Many intersections have visibility challenges even with full control.

Note Ms. Chapin suggested forming a small group to work on the draft. The Board noted that Mr. Fox and Mr. Ventres will be happy to participate, and in addition to Ms. Chapin and Ms. Garrow, Mr. Meggers and Mr. Bayne volunteered as well.

Note Mr. Meggers suggested they solicit comments a week before the meeting and finalize most points before the February meeting.

Note The Board had a general discussion about hedge height and traffic safety and some of the following was highlighted:

The primary issue is hedge height versus distance at intersections.

Math exists in handbook for site triangle and speed considerations.

Compliance with stop signs may decrease if all vision obstructions are removed.

Dangerous intersection identified- boat ramp, East Shore Drive, and Sea View.

There have been multiple incidents witnessed related to stopping or lack thereof.

See if can work with town for approval of warning system at boat ramp intersection.

Enforce existing zoning regulations on hedge heights.

Jim Ventress can be contacted for concerns about hedge heights or fences 85-90% compliance rate when property owners are approached.

Some hedges may be grandfathered if predating zoning regulations.

The Zoning Board has escalated the issue to the BOG.

The Association Attorney should be involved in drafting the new ordinance.

Task Mr. Cellino made reference to a memo from Jim Fox and Ms. Chapin noted that she did not receive it. Mr. Cellino said he will forward the memo to her.

Owned by John Cellino

20. BP 2025 Telephone Directory Update (P. Baril)

Note Mr. Baril said he wants to compare the current spreadsheet with the new master tax list from the town, which is expected in February. He would like to include acknowledgement of Mary Cahill and possibly a biography. The estimated cost for printing is \$4,000.

Note There was a suggestion for an electronic version on a password-protected website, but concerns were raised about security and accessibility for members not as savvy with the internet.

Note Ms. Stevens suggested utilizing CCM-CT.ORG printing services for cost savings.

21. Coastal Engineering Consultant RFQ/P Update/Board Vote (P. Baril /B. Bayne /P. Meggers)

Note see attachment.

 [BPBCA WTF RFP Recommendation Vendor Neutral - Presentation1.pptx](#)

Note Mr. Bayne reviewed the scope of work and briefly discussed the later phases:

A detailed RFP was created by Peter Baril and Meg Parulis.

The objective was to receive bids for eastern waterfront surveys (2,600 feet) and for the Estuary Backwater Kayak Access engineering and preparation.

They received proposals from six companies with Connecticut shoreline experience.

They narrowed it down to four companies and reviewed the bids earlier in Executive Session.

The waterfront work will include engineering surveys, conditions assessment, waterfront infrastructure evaluation and DEEP pre-review meetings.

The Estuary Kayak Dock work will include engineering surveys, parking lot design, geotechnical testing, and DEEP meetings for permitting preparation.

Note Mr. Meggers said he thinks it's important to clarify that with respect to the kayak dock proposal, we don't know what we can or cannot do. This is merely to determine any potential course of action.

Note Mr. Bayne said this aligns with the Master Plan priorities.

Decision MOTION (5)

Mr. Meggers moved to allocate \$16,400 to Coastline Consultants for the Eastern Waterfront Project.

Mr. Bayne seconded the motion.

Motion carried, 6-0-0.

Decision MOTION (6)

Mr. Meggers moved to allocate \$6,100 to Coastline Consultants for the Backwater Estuary Kayak Project.

Mr. Bayne seconded the motion.

Motion carried, 6-0-0.

Note The Board briefly discussed how the Chair is authorized to sign the finalized contracts.

22. “Associate Guest” Member Admission Update (J. Schepker)

Note Mr. Schepker did some research and the Board discussed some of the following:

Old Black Point Association allows non-residents access to select amenities for substantial fees- \$10,000 for initiation, annual fee, and special assessment.

Giant’s Neck Beach Association does not allow non-member privileges.

There could be potential revenue from neighboring non-member homeowners.

There is complexity of defining rights for associate members.

Parking, rentals, Clubhouse use, and the like would all need to be considered.

Mr. Schepker is going to continue his research and see about resuming the former East Lyme Council of Beaches group.

Annexation is an alternative.

There would be full membership for annexed properties.

There would be a permanent expansion of Association boundaries.

There would be consistent revenue from dues.

This would require Charter revision and State approval.

There could be legal complexities, and it could be a time-consuming process.

An example was given of the West Lane development and how the Developer was willing to pay \$25,000 per lot to join the Association.

There is potential for a significant annual revenue increase.

23. Coastal/Non-Coastal Project List

Note see attachment.

 [BOGCapitalTo-DoList.pdf](#)

Note Mr. Schepker explained this list will continuously change, items will be deleted and added, and this will act as a kind of score card to keep focused on potential future projects as they make decisions.

Note Ms. Chapin observed that there been numerous references to the Master Plan, which is appropriate since it serves as the driving document. She noted that one of the objectives within the plan is to establish an ad hoc committee to oversee a comprehensive study of the recreational and social programs, including the property and clay courts. This process should involve extensive outreach with the community to determine community-wide program and facility usage and needs.

They’ve discussed the multi-use court and other courts this evening, and these items should be more than just numbers. She believes it is time to form a task force within the community to truly measure our needs. She would like to see this happen, as it should not be the decision of seven members to determine recreational future of Association.

Note Mr. Schepker replied that some of these items will of course require Member votes because they're going to be big ticket items and Ms. Chapin said it should be than a vote, it should be community support and input.

Mr. Fountain said the Board is elected to make those decisions, not the members. Mr. Schepker said at every meeting, they give the community public comment opportunities, they always listen to the community.

24. Reports

24-1. Association Manager

Note see attachment.

 [Nov Dec 2024 Managers Report.pdf](#)

Note see attachment.

 [Jan 2025 Managers Report.pdf](#)

Note Mr. Moffett gave his report and discussed some of the following with the Board:

The Clubhouse is receiving frequent use, 3-4 nights per week.

There has been freezing temperatures recently, so he's been monitoring daily for potential issues like frozen pipes.

Police coverage starts June 29th on Friday or Saturday nights.

The day selection is based on event attendance and the schedule is coordinated at the beginning of summer.

The two band dates have been confirmed and added to calendar.

In terms of the tennis and pickleball court proposals, the hard courts are primarily used by pickleball players, not tennis players.

Note Mr. Moffett and the Board discussed the usage and maintenance costs of clay tennis courts. It was noted that the courts are used for about 2-3 hours daily in July and August. The annual maintenance cost is around \$10,000, which includes rehabilitation, daily rolling, and other expenses.

Note The Board discussed the possibility of converting clay courts to hard courts or pickleball courts. Concerns were raised about parking, noise, and member preferences. The idea of a compromise by converting only one court was suggested.

Note Mr. Meggers observed that clay courts are unique feature of Black Point many may not wish to lose.

24-2. Tax Collector

Note see attachment.

 [TAX COLLECTOR REPORT 1-16-2025 for 2024-2025.xlsm](#)

Note Ms. Hayes was not in attendance, but she submitted her report which is attached.

24-3. Treasurer

Note November 2024.

 [Balance Sheet as of 11-29-24- YTD.pdf](#)

Note November 2024.

 [LT Captial Fund -thru 11-29-24- YTD.pdf](#)

Note November 2024.

 [Rec_Program -thru 11-29-24- YTD2.pdf](#)

Note November 2024.

 [Black Point-Budget vs Actual -thru 11-29-24- YTD2.pdf](#)

Note December 2024.

 [Black Point-Balance Sheet -as of 12-30-24- YTD.pdf](#)

Note December 2024.

 [Black Point-LT Capital Fund-thru 12-30-24- YTD.pdf](#)

Note December 2024.

 [Black Point-Rec Program-thru 12-30-24- YTD.pdf](#)

Note December 2024.

 [Black Point-Budget vs Actual -thru 12-30-24- YTD.pdf](#)

Note January 2025.

 [Black Point-Balance Sheet as of 1-21-2025 YTD.pdf](#)

Note January 2025.

 [Black Point-LT Capital Fund as of 1-21-2025 YTD.pdf](#)

Note January 2025.

 [Black Point-Rec Program -thru 1-21-2025 YTD.pdf](#)

Note January 2025.

 [Black Point-Budget vs Actual -thru 1-21-2025 YTD.pdf](#)

Note Mr. Capozza reported on the current financial status, including receipts, disbursements, and the long-term capital fund. It was noted that the 2025-26 budget would be presented in the next month's agenda. The following was noted:

Total YTD Receipts amounted to \$366,324 an increase \$401 vs last month report. Item contributing to this increase: Investment Income (\$401).

Total YTD Disbursements amounted to \$237,964, an increase of \$1,470 vs last month report. Items contributing to this increase are: Utilities (\$874), Grounds Maintenance (\$550), all others (\$46).

Total Actual from July 1 thru January 21, 2025, YTD, Receipts minus Disbursements equals \$128,360, Positive.

Estimate to June 30, 2025, Receipts Minus Disbursements equals \$6,000, Positive.

Rec Program - Summer Program Ended August 9, 2024- No change from last month report.

Total YTD Receipts amounted to \$55,905 vs a budget of \$58,000.

Total YTD Disbursements amounted to \$Payroll (\$38,498) and Rec program expenses (\$16,863) vs a budget of \$55,646.

Total Actual from July 1 thru January 21, 2025, YTD, Receipts minus Disbursements and Capital items remains at \$544, Positive.

Estimate to June 30, 2025, Receipts Minus Disbursements equals \$544, Positive.

Long Term Capital Fund-

Balance as of January 21,2025 equals \$321,956.

24-4. Zoning/ZBA (A. Garrow)

Note Ms. Garrow was not in attendance and there was no update given that Zoning and ZBA haven't met

24-5. Waterford Data Center (A. Garrow)

Note Mr. Schepker shared Ms. Garrow's update on the proposed data center at Millstone. Dominion has not resubmitted their application, and there are potential changes in power availability that may affect the project.

25. Further Public Comments

25-1. Ed Zito of 57 Nehantic

Note Mr. Zito said he'd like to recommend his involvement in getting feedback about member communication to gauge their interests. Mr. Bayne added that he'd be happy to participate in that task force as well.

25-2. Phil Lombardo of 3 East Shore Drive

Note Mr. Lombardo asked that the memo sent by Jim Fox be shared. Mr. Meggers will ask Mr. Fox about sharing his correspondence with everyone.

25-3. Rick Diachenko of 25 Sunrise

Note Mr. Diachenko stated from the Men's Club perspective, he would like to make a minor correction. Christmas trees were a Men's club initiative. They would pick up the trees, spray them, and set up the lights. He wants to ensure that the Wrecking Crew is acknowledged for their help, but please include the Men's Club in that recognition or his members will be very upset.

Additionally, they have about 25 members who have already paid their dues for the year, and would like more people to do the same. There are a few upcoming events including the Super Bowl, Stargaze- seven planets align on February 28th, St. Patrick's Day and the NCAA finals. Hopefully, both the Men's and Women's teams will make it, and they will publish those events if that happens.

In terms of key projects, the Men's Club will find a worthwhile project to allocate their funds to.

25-4. Alice Baril of 17 Sea View

Note Ms. Baril said she'd like to echo Ms. Chapin's earlier comments, she too has yet to hear people who play pickle ball state what they need or want.

25-5. Kathleen Schneider of 58 Nehantic

Note Ms. Schneider asked if the pickle ball courts could be further away from the streets?

25-6. Skip Guzy of 17 Woodland

Note Mr. Guzy briefly discussed the pickle ball court usage. He provided insight on the current usage patterns, stating that four courts are rarely needed, and the existing courts are only used for nine hours a week.

26. Chair's Closing Remarks

Note The Board discussed the installation of a sign donated by the Cahill family, which says "Mary's Place c. 1929" to be placed next to Mary Cahill's memorial tree. Larry Connors agreed to install the sign on a four-foot stake.

27. Adjournment

Decision MOTION (7)

Mr. Bayne moved to approve the January 23rd, 2025, BOG Meeting at 8:49 p.m.

Mr. Baril seconded the motion.

Motion carried, 6-0-0.

Note The next regularly scheduled BOG Meeting will be held on February 27th, 2025, at 6:00 p.m.

Note Respectfully submitted,

Brooke Stevens,

Recording Secretary

Task Summary

New Tasks

Task Mr. Bayne said he and Mr. Baril will go out there in the morning for a site visit to personally assess the situation, make sure there are no immediate concerns, and will report back to the rest of the Board.

Task Mr. Cellino made reference to a memo from Jim Fox and Ms. Chapin noted that she did not receive it. Mr. Cellino said he will forward the memo to her.

*Owned by **John Cellino***