

Benton Beach Corporation
Regular Board of Directors Meeting
December 13th, 2010

Present:
Joel E. Helander
Kate Fales
Todd Chemacki
Lynne S. Ott
Ellen B. Fales
Donna Chemacki
Marjorie B. Spalding (Honorary Member)

Absent:
Carolyn B. Helander (Honorary Member)
Jennifer B. Ruiz
Heather B. Collinson

Quorum: The meeting was called to order at 7:20 p.m., with a quorum present, at the home of Marjorie B. Spalding, 365 Vineyard Point Road, Guilford, CT.

Secretary's
Report:

The minutes for the meeting held on October 12th, 2010 were read aloud. The following corrections were made: on page two under 'Fireplace Update' sentences four and five should read as follows: "The fireplace was built mostly with pink granite from the Stony Creek Quarry *and* includes custom cut take offs and bench slabs for the side arms." Also on page two under 'New Fireplace Usage' the first sentence should read as follows: "Water must NEVER be used to put out the fire in the new fireplace since it will crack the concrete slab *as well as the granite.*" Lynne made a motion to accept the minutes as amended. Todd seconded the motion and it carried.

Treasurer's
Report:

Ellen reported that there had been \$325.68 in income received for the period and \$795.65 in expenses. The opening balance on 10/12/2010 was \$672.04 with a closing balance of \$202.07 as of 12/13/2010. Lynne made a motion to accept the treasurer's report as presented. Todd seconded the motion and it carried. A copy of the report is enclosed.

Election of
Officers:

The current officers were queried and all agreed to serve in their respective roles for another year. The following slate was presented for nomination:

Donna Chemacki – President
Lynne Ott – Vice President
Ellen Fales – Treasurer
Kate Fales – Secretary

A motion to elect this slate of officers was made, seconded, and it carried.

Joel then proposed that it be the board's resolution as a body, to instate Carolyn Benton Helander as an honorary board member of the BBC in appreciation for her unfailing service as a founding member, serving in the job of secretary and coordinating the lawn-mowing schedule for many years. Lynne made the motion to accept this resolution. Kate seconded the motion and it carried.

Technology: Tim Chemacki is currently putting up content on the new website, bentonbeach.com and hopes to have it up and running soon.

Newsletter: Please continue to send submissions at any time for future newsletters! Poems, articles, photographs, etc. are welcome. Any submissions should be sent to Tim Chemacki: (space.explorer@gmail.com).

Put the Beach

To Bed Day: The fall workday was held on Saturday, October 16th, starting at 9:00 a.m. Todd took down the dock with help from Joel. Loam was brought in and spread in the depression by the outhouse and on Roger's Island where the microburst had ripped up some trees. Grass seed was planted in these areas as well. Phragmites for the cabana were cut and bundled and the picnic tables were put in beach house.

Agreement

With Zabel's: Joel e-mailed Bill Zabel to discuss the pasture fence line currently on his property. As expected, Bill indicated that he would like the fence line as a boundary-line marker as opposed to on his land. He has agreed to go 50/50 with BBC on the cost of the fence as a boundary-line marker. There is 253 feet of fence line. Discussion was had as to how much to budget for the fence line and whether we would hire someone to put the fence up or do the work ourselves. The discussion was tabled until the next meeting when the budget will be final. After the board makes a decision, Joel will again be in contact with Bill Zabel about the next steps on the fence line.

Beach

Usage: As detailed in the October 2010 minutes a fall event at the beach resulted in the use of nearly half a cord of wood. The individual involved had agreed to help replenish our wood supplies by splitting some larger logs into firewood but has not yet replenished the wood to date.

Annual Shareholder's

Meeting: The annual shareholder's meeting was held on November 27th, 2010 at the home of Joel E. Helander and was attended by many. More audio recording of Eliot H. Benton was played and enjoyed by all. As in the past the lasagna dinner and the many appetizers and desserts were delicious. Thanks to all who contributed and attended.

Fireplace

Update: During a recent fall fire in the new fireplace, a section of the concrete floor burst, leaving a shallow concave. After research, it was determined that in addition to the firebrick that was used to line the walls, it would be prudent to also have firebrick lining the floor. Ellen purchased firebrick and it now spans the entire floor. It does not need to be mortared in. Ellen will contact Mike Schaefer to make sure he used fireproof mortar on the rest of the fireplace. The new firebrick on the base does not occlude the vent. Care will have to be taken to make sure the ash build-up does not eventually occlude the vents.

2011

Budget: The treasurer presented the board with a few budget worksheets with which to discuss the budget for the coming year. She was able to project the remaining expenses for 2010 and it was noted that the 2010 budget was used as appropriated in all areas.

The budget for the year 2011 was set forth as follows:

Liability Insurance	\$ 1060.00
Town of Guilford Property Tax	100.00
State of CT Corporation Tax	350.00
Secretary of State's annual report	150.00
Certified Public Accountant	350.00
Secretarial	200.00
General beach repair/maintenance	750.00
Pasture mowing/maintenance	350.00
Fence Maintenance	1000.00
Lawn Mowing	500.00
Firewood	100.00
Newsletter	50.00
BBC Website Fee	+ 10.00
SUBTOTAL	\$ 4,970.00
Capital Fund (10% of subtotal)	497.00
Legal Fund (10% of subtotal)	+ 497.00
TOTAL Budget (2011)	\$ 5,964.00

Ellen will send out the 2011 assessment bills to be received just after the first of the year.

Next

Meeting: The next meeting will be on Monday, February 7th, 2011 at 7:00 p.m. sharp, at the home of Carolyn Helander on Tanner Marsh Road.

Adjourn-
ment:

Todd made a motion to adjourn the meeting as business was completed. The meeting was adjourned at 9:42 p.m.

Respectfully submitted,

Kate Fales
Secretary, BBC

–Benton Beach Corporation–
Treasurer's Report
December 13, 2010

Income

Shareholder assessments received (3 shareholders).....	325.68
(1/37 shareholders outstanding for a total of \$54.14 owed)	
 TOTAL INCOME.....	 \$ 325.68

Expenses

Ellen Fales, firebrick for fireplace floor	50.08
Ellen Fales, postage	8.40
Secretary of state annual report	150.00
Firewood, ¼ cord, Medlyn Farm.....	75.00
Brierly, Possidente, accountants tax prep for 2010	325.00
David Ott, wire for polynesian umbrella.....	31.74
Joel Helander, misc expenses for year, dump, herbicide.....	91.93
Joel Helander, 2/3 share of lasagna for shareholders meeting....	63.50
 TOTAL EXPENSES.....	 \$ 795.65

Recapitulation

Opening balance from 10/12/2010.....	\$ 672.04
Plus income (above).....	+ 325.68
	\$ 997.72
Minus expenses (above).....	- 795.65
Closing balance in operating account (12/13/2010).....	\$ 202.07

Other Accounts

*Capital Account (as of 7/31/2010).....	\$18,928.36
Legal Account (as of 7/31/2010).....	\$ 4,788.19

*CD rolled over on March 29, 2010
1 year term at 0.9%

Respectfully submitted,

Ellen B. Fales, Treasurer