

Black Point Beach Club Association – Charter Commission
July 17, 2021 Public Hearing at 6:00 pm
Black Point Beach Club Association Clubhouse

Attendance: Jennifer Bogue, Sharon Bruce, Larry Connors, Brendan Fox, and Anita Schepker

Meeting was called to order at 9:00 am.

Anita Schepker and Brendan Fox explained that the process for charter changes included the work and recommendations of this committee, two public hearings, Board of Governors review and approval, another public hearing, a vote of the membership, and finally, Connecticut State Legislature approval. She additionally addressed several questions that have been raised: Can contiguous properties join BPBCA? The Charter cannot be changed to allow this as it clearly limits the charter to cover those within the boundaries of BPBCA. Was proper notice given for the hearing? Yes, Connecticut State law was followed in providing notice. This hearing did not require a post in the newspaper. If the Board of Governors approves the change, a public hearing would then need to be held and that would require a posting in the newspaper.

Public Comments:

Carrie Foley Spignesi & Sue Foley Coffey – 56 Sea Spray Avenue – Both spoke in favor of the change as their 4th generation house is in a trust, which prevents them from fully participating. They also agree with the one-vote per property.

Steve Beauchene – 20 East Shore Drive – Expressed the Board of Governor's appreciation for the work of the commission. He believes the one vote per property makes it fairer.

Susan Acito Houlihan – 56 Sea Spray Avenue – Thanks the committee and with their 2nd generation home now in a trust, she would appreciate the equity in allowing a trust to have a vote.

Anita Schepker – 46 Indianola Road – When the Charter was originally written in 1930, trusts weren't contemplated.

Debbie Singing – 16 Sea View Avenue – Appreciates the clarity of the way the changes were written and explained, simple – 563 properties = 563 votes

John & Maribeth Mulready - 2 Bond Street – As a 4th generation BP member, they found out that their property wasn't part of BPBCA and would appreciate becoming a member of BP.

Anita Schepker – responded that membership outside of BP borders was an issue that could be taken up by the Board of Governors but not this commission.

Steve Beauchene – explained that the issue of membership would be best addressed by the Master Plan.

Colleen Chapin – 53 East Shore Drive – Thanked the commission for the work. Asked for clarification of the term “at least part-time” residency and inquired about generational relationship.

Anita Schepker – responded that she wasn't sure if the generational relationship could be addressed.

Jim Moffett – Inquired about the contiguous properties and membership as he has had inquiries.

Anita Schepker – Reiterated that this issue can't be addressed by the commission.

Brendan Fox – Addressed that if membership was extended via a change in the bylaws, voting rights would not be included.

Rick & Lil Diachecko – 25 Sunrise Avenue – Spoke in favor of the recommended changes.

Cindy Trocki – 22 Blue Heron Road – (was asked to email testimony)

Barbara Johnson – 35 Sea Crest Avenue – Testimony was submitted and read:

"Hi Anita & etc.- I had hoped to attend but this heat has really been hard on me. I would still like to make a comment that I hope you can present to the Black Point Charter Revision Commission, please.

I disagree about how it's proposed it appears to take my right to vote away. I pay for a third of taxes on my property @ 35 Sea Crest Ave. I may disagree with the other 2/3. So if it is that way I understand it is being proposed that under the 1 vote for one property than there can be no vote accepted for this property yet 3 pay all taxes for Black Point Beach Club Association?

If others give their property away through Trusts, corporations, partnerships, lifeuse or other legal entities etc. that is their choice. Under the U S Constitution, Connecticut Constitution, I believe ,if you own property, you pay taxes your entitled to vote. How they deed their property is not my choice so ddon't take my right to vote away by this proposed Charter change. NAMED OWNERS on a DEED it is their choice too. Each OWNER entitled has & should be ONE VOTE.

How do does this figure size of a property ? I have two lots so does each lot count or does just the frontage count ? Do you merge them into one ? How many votes for a 40' or 50' lot ? How many recorded (1931) lots are counted to able to vote ? Very, very poor way "one property, one vote" rule.

We are an approved municipality by this Charter through the Connecticut Legislature & should not be taking away any property owner's vote as even is presently done by no absentee voting. Due to health reasons I'm not able to vote without being present in 'body' ! This is also so wrong for people handicapped denied a vote but again pay taxes.

We need to rethink these very poor ways proposed & take more time so not to rush this fast for only 16.5% of the Black Point Beach Club Association property owners. A Charter change is a very serious business & this is not even been advertised in a proper way of legal notices."

Anita Schepker – responded that all notices were done in accordance with Connecticut State law.

Motion to adjourn the hearing at 9:36 am. APPROVED

Motion to convene the meeting of the commission at 9:37 am. APPROVED

Motion to adjourn the meeting of the commission at 9:39 am. APPROVED

Respectfully submitted,
Sharon S. Bruce