

# Agenda for BPBCA Board of Governors Regular Meeting - 07/28/22

---

**Date and time:** 07/28/22 6:00 PM to: 07/28/22 9:00 PM

**Organizer:** Brooke Stevens

**Participants:** Recording Secretary, Janet Bonelli, BOG Chair , Tom Meggers, BOG Member , John Cellino, BOG Member, Colleen Chapin, BOG Member, Jim Mastria, BOG Member, Colleen Hayes, BOG Member, Tom Cherry, BOG Member

**Optional:** Also Present: , Al Capozza, Treasurer, Ruth Ames, Tax Collector, Jim Moffett, Association Manager

**Location:** Black Point Beach Clubhouse, 6 Sunset Avenue, Niantic, CT, 06357

**Link:** <https://app.meetingking.com/meetings/380934>

---

## Topics

### 1. Call to Order

### 2. Additions to the Agenda

### 3. Communications


**Note** Emails & Correspondence:  
email (1)

 [Black Point Beach Club Association Legal Counsel- Trocki\\_jul14.pdf](#)

**Note** email (2)

 [BPBC is a Corporation NAMED an "ASSOCIATION"- Trocki Jul7.pdf](#)

**Note** email (3)

 [Re Question about irrigation systems on BP-Beauchene Jun23.pdf](#)

**Note** email (4)

 [QC Deed BPBCA to A corporation by PURCHASER OF LOTS maint-Trocki.pdf](#)

#### 3-1. John Kycia Request

**Note** See attached communication

 [Fwd Question from Property owner John Kycia.pdf](#)

### 4. Public Comments

### 5. Reports

#### 5-1. Treasurer

**Note** See attached report

 [Financial Report Budget VS Actual as of 7-28-22.xls](#)

#### 5-2. Tax Collector

Note See attached report

 [TAX\\_COLLECTOR\\_REPORT\\_7-27-2022\\_for\\_2022-2023.xlsm](#)

### **5-3. Association Manager**

### **5-4. Liaison to Zoning & ZBA**

Note Report from Colleen Chapin-

 [ZBA\\_Report\\_-\\_2022-07-20.pdf](#)

### **5-5. Liaison to Recreation Club**

## **6. Approval of Meeting Minutes**

### **6-1. BOG June 23rd, 2022, Regular Meeting Minutes**

Note See attached meeting summary

 [Summary-of-Motions-Deferred-Items\\_\(1\).pdf](#)

Note See attached meeting minutes

 [Minutes\\_of\\_BPBCA\\_Board\\_of\\_Governors\\_Regular\\_Meeting\\_06\\_23\\_22.pdf](#)

### **6-2. BOG July 16, 2022, Special Meeting Minutes**

Note See attached meeting minutes

 [Minutes\\_of\\_Black\\_Point\\_Beach\\_Club\\_BOG\\_Special\\_Meeting\\_07\\_16\\_22.pdf](#)

## **7. Master Plan Update**

Note See attached documentation

 [2022-07-26\\_Master\\_Plan\\_Update.pdf](#)

Note See attached sample survey

 [2022-07-26\\_Draft\\_Survey\\_Questions.pdf](#)

## **8. New Business**

### **8-1. Cahill Fund Update with Anita Schepker**

### **8-2. Charter Revision Update with Anita Schepker**

### **8-3. Infrastructure Planning & Capital Expenditures Line Item**

## **9. Old Business**

### **9-1. Website Update**

### **9-2. Road Race Update**

## **10. Further Public Comments**

## **11. Adjournment**

## Tasks from previous meeting(s)

Tasks from previous meeting(s)

Previous meeting: [BPBCA Board of Governors Regular Meeting - 06/23/22](#)

### Open Tasks From Previous Meeting(s)

**Task**  The Board agreed that the rules will be updated to allow dogs on the beaches with the seasonal exception of Labor Day to Memorial Day, and to allow dogs on the Clubhouse grounds outside of Club hours.

*Owned by Brooke Stevens, Recording Secretary due 07/28/22*