

Agenda for BPBCA BOG June 22nd, 2023, Regular Hybrid Meeting - 07/27/23

Date and time: 07/27/23 7:00 PM to: 07/27/23 9:00 PM

Organizer: Brooke Stevens

Participants: Recording Secretary, John Cellino, BOG Chair, Colleen Chapin, BOG Member, Tom Cherry, BOG Member, Will Fountain, Emeritus , Tom Meggers, BOG Member , Peter Meggers, BOG Member, Arlene Garrow, BOG Member, Peter Baril, BOG Member

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

Location: Topic: BOG Regular Meeting - July 27, 2023
Time: Jun 20, 2023 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting
<https://us02web.zoom.us/j/89818248178?pwd=U0kyMi9CSVVLT2ZnZ2M5aWFwYnR5QT09>

Meeting ID: 898 1824 8178
Passcode: 375778

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Link: <https://app.meetingking.com/meetings/401966>

Topics

1. Call to Order
2. Additions to the Agenda
3. Communications

Note Email #1

 [McAndrew_Email.pdf](#)

Note Email #2

 [Girgenti_Email.pdf](#)

Note Email #3

 [Costa_Email_Response.pdf](#)

Note Email #4


 [Email_4.pdf](#)


Note Email #5


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4. Public Comments

5. Reports

5-1. Treasurer

5-2. Tax Collector

5-3. Association Manager

Task Mr. Cellino discussed how Mr. Moffett will continue to track the tennis court usage and notate this information in his reports.

Owned by Jim Moffett, Association Manager

5-4. Wrecking Crew

5-5. Liaison Reports

6. Approval of Meeting Minutes

6-1. June 22nd, 2023, Regular Hybrid Meeting Minutes

Note see attached minutes.

 [Minutes of BPBCA BOG June 22nd 2023 Regular Hybrid Meeting 06 22 23.pdf](#)

6-2. June 22nd, 2023, Special Executive Session Meeting Minutes

Note see attached minutes.

 [Minutes of BPBCA Board of Governors Special Zoom Executive Session 06 22 23.pdf](#)

7. New Business

7-1. Rules & Regulations- Golf Cart Parking & Overnight Parking at Whitecap Parking Lot

7-2. Wetlands Delineation of BP Excess Land Behind Clubhouse

Note see attached bid proposal.

 [Wetl Quote BPoint 7-2023 \(1\).docx](#)

7-3. Kayaks, Paddle Boards and Dinghy Usage

7-4. Use of Master Email List

7-5. Potential BP Conveyance Tax on Property Sales

7-6. Bylaw Revision

7-7. BP Newsletter Advertising

7-8. Old BP/West Lane Gate Barrier & Access Easement Rights

7-9. July 4th Parade Issues

8. Old Business

8-1. Clubhouse Usage

8-2. Volleyball Court Update

8-3. Master Plan Update

8-4. Maintenance of Capital Assets

8-5. South Beach Rocks

8-6. Lawsuit Update

9. Further Public Comment

10. Adjournment

Tasks from previous meeting(s)

Tasks from previous meeting(s)

Previous meeting: [BPBCA BOG June 22nd, 2023, Regular Hybrid Meeting - 06/22/23](#)

Open Tasks From Previous Meeting(s)

Task Ms. Chapin said she will leave it up to the rest of the Board, as to how they want to refill the role vacated by Tom Meggers.

*Owned by **BOG Board** due 05/25/23*

Task Mr. Moffett asked the Recording Secretary to send a mass email and do an additional website post about Club registration on June 24th.

*Owned by **Brooke Stevens** due 06/22/23*

Task Mr. Moffett asked the Recording Secretary to send a mass email and do an additional website post about Club registration on June 24th.

*Owned by **Recording Secretary** due 06/22/23*

Task Mr. Cellino said they need to consider a method for the kayak and paddle board racks, so they're not used purely as a means for people to store their equipment. The Board will revisit this item at the next meeting.

due 07/20/23

Task Mr. Cellino noted that if the BOG chooses to change the hedge height regulation it would likely be done through an ordinance. He added that Attorney Branse has provided him with seven pages of examples from other towns, which he will pass on to the rest of the Board, and they can revisit this item at the next meeting.

*Owned by **John Cellino, BOG Chair** due 07/21/23*

Task The Board said they could publish a reminder in the Black Pointer instructing people to use golf cart parking first, if available.

Task Mr. Moffett said he repaint the white lines every few weeks to differentiate the parking spaces.

*Owned by **Jim Moffett, Association Manager***

Task Mr. Cellino discussed how Mr. Moffett will continue to track the tennis court usage and notate this information in his reports.

*Owned by **Jim Moffett, Association Manager***