

# Agenda for BPBCA BOG August 30th, 2023, Special Hybrid Meeting - 08/30/23

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**Date and time:** 08/30/23 6:00 PM to: 08/30/23 9:00 PM

**Organizer:** Brooke Stevens

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

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

**Location:** BP Clubhouse, 6 Sunset Ave, Niantic & Via Zoom  
Join Zoom Meeting  
<https://us02web.zoom.us/j/83288029812?pwd=b295OTJrNzArekl5TXhdRTBDZkRnZz09>  
  
Meeting ID: 832 8802 9812  
Passcode: 492769  
  
• +1 929 205 6099 US (New York)  
  
Meeting ID: 832 8802 9812  
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**Link:** <https://app.meetingking.com/meetings/403392>

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## Topics

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

Note see attached emails.

 [Hickey Email thread.pdf](#)

Note see attached email.

 [Doherty\\_email.pdf](#)

Note see attached email.

 [Phil Lombardo\\_email.pdf](#)

Note see attached email.

 [Etienne\\_email\\_2.pdf](#)

Note see attached email.

 [Hickey\\_email\\_2.pdf](#)

4. Public Comments
5. Reports
  - 5-1. Tax Collector

Note see attached report.

 [TAX\\_COLLECTOR\\_REPORT\\_8-23-2023\\_for\\_2023-2024.pdf](#)

## 5-2. Association Manager

Note see attached report.

 [August 2023 DAILY Association Managers Reportc \(1\).pdf](#)

## 5-3. Treasurer

Note see attached report #1

 [Financial\\_Report-Budget\\_vs\\_Actual\\_as\\_of\\_8-24-2023YTD.pdf](#)

Note see attached report #2

 [Rec\\_Program\\_as\\_of\\_8-24-2023YTD.pdf](#)

Note see attached report #3

 [Balance\\_Sheet-as\\_of\\_8-24-2023YTD.pdf](#)

## 5-4. Liaison Reports

## 5-5. Wrecking Crew

Note see attached report.

 [08\\_30\\_2023\\_BOG\\_WC\\_Report.docx](#)

## 6. Approval of Meeting Minutes

### 6-1. July 27th, 2023, Regular Hybrid Meeting Minutes

Note see attached minutes.

 [Minutes\\_of\\_BPBCA\\_BOG\\_July\\_27nd\\_2023\\_Regular\\_Hybrid\\_Meeting\\_07\\_27\\_23\\_\(1\).pdf](#)

### 6-2. July 27th, 2023, Special Executive Session Meeting Minutes

Note see attached minutes.

 [Minutes\\_of\\_BPBCA\\_Board\\_of\\_Governors\\_Special\\_Zoom\\_Executive\\_Session\\_Meeting\\_Minutes\\_07\\_27\\_23.pdf](#)

## 7. Old Business

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

### 7-2. Kayaks, Paddle Boards and Dinghy Usage Update

**Task**  Peter Meggers said he will take on the task of drafting a small craft, kayak, and dinghy regulation.

*Owned by Peter Meggers, BOG Member*

### 7-3. Wetlands Delineation of BP Excess Land Behind Clubhouse Update

Note see attached bid proposal.

 [Wetl\\_Quote\\_BPoint\\_7-2023\\_\(1\).docx](#)

### 7-4. Survey & Topography of Clubhouse Property

### 7-5. Bylaw Revision

### 7-6. Old BP/West Lane Gate Barrier & Access Easement Rights

### 7-7. Volleyball Court Update

### 7-8. Master Plan Update

## **7-9. Community Garden - Clubhouse**

## **7-10. Hedge Height Ordinance**

**Note** see attached reference document.

 [Intersection guidelines \(1\).pdf](#)

## **7-11. South Beach Condition**

**Note** see attached reference document.

 [Guidance for Beach Clean Up July 2023.pdf](#)

## **8. New Business**

### **8-1. Waterfront Management Committee - Formalize**

### **8-2. Basketball Backboard/Hoop/Pole Replacement**

### **8-3. Helmet Use**

### **8-4. Black Pointer Communications & Notices**

### **8-5. Annual Informational Meeting Prep**

## **9. Further Public Comment**

## **10. Adjournment**

**Note** Respectfully Submitted,  
Brooke Stevens

## Tasks from previous meeting(s)

Tasks from previous meeting(s)

Previous meeting: [BPBCA BOG July 27nd, 2023, Regular Hybrid Meeting - 07/27/23](#)

### Tasks completed since previous meeting

**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*

### 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 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 said they will have the signs professionally done.

**Task**  Mr. Cellino said they can add this item to upcoming agendas so they can continue the dialogue of how to make the condition of South Beach better.

**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*

**Task**  Mr. Baril observed that it would be helpful to have a list of the registration numbers and owner information. Mr. Moffett said he can get that information from the Police Department.

*Owned by Jim Moffett, Association Manager*

**Task**  Mr. Cellino said he has received some concerned calls about the high speed of electronic scooters and bicycles, and the lack of helmets. He said he thinks something should be put in the Black Pointer.

*Owned by John Cellino, BOG Chair*

**Task**  Peter Meggers said he can take on the swim buoy task and investigate appropriate replacements.

*Owned by Peter Meggers, BOG Member*

**Task**  Peter Meggers said he will take on the task of drafting a small craft, kayak, and dinghy regulation.

*Owned by Peter Meggers, BOG Member*