

Agenda for BPBCA BOG April 24th, 2025, Regular Meeting - 04/24/25

Date and time:	04/24/25 6:00 PM to: 04/24/25 8:30 PM
Organizer:	Brooke Stevens
Participants:	Recording Secretary, Peter Baril, BOG Member, John Cellino, BOG Member, Peter Meggers, BOG Member, Jim Schepker, BOG Chair, Will Fountain, Emeritus , Bill Bayne, BOG Member, Arlene Garrow, BOG Vice-Chair, Colleen Chapin, BOG Member
Optional:	Jim Moffett, Association Manager, Al Capozza, Treasurer, Colleen Hayes, Club Liaison & Tax Collector
Location:	BP Clubhouse, 6 Sunset Avenue, Niantic, CT & Via Zoom

Topics

1. Call Meeting to Order & Establish Quorum

2. Zoom Info & Link

Note <https://us02web.zoom.us/j/85614719503?pwd=zgWTnrBgDwwVj5yRBKPpg2BbCbPCLW.1>

Note Meeting ID: 856 1471 9503

Passcode: 532433

Phone Only: 929 205 6099

One tap mobile

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Note <https://us02web.zoom.us/j/85614719503?pwd=zgWTnrBgDwwVj5yRBKPpg2BbCbPCLW.1>

3. Additions to the Agenda

4. Meeting Minutes

4-1. March 27th, 2025, Minutes

Note see attached minutes.

 [Minutes of BPBCA BOG March 27th 2025 Special Executive Session Regular Hybrid Meeting 03 27 25 \(1\).pdf](#)

4-2. April 17th, 2025, Special Meeting Minutes

Note see attached minutes.

 [Minutes of BPBCA April 17th Special Executive Session Special Meeting 04 17 25.pdf](#)

5. Chair's Opening Remarks

6. Public Comments

7. Communications: Member Inquiries

8. Clubhouse Doors Proposal (C. Chapin), Board Vote

Note see attachment.

 [Clubhouse Doors Project Bid Recommendation \(3\).pdf](#)

9. Hard Court Upgrades Proposal (P. Baril), Board Vote

10. Remote Voting/Bylaw Amendment, To Allow (C. Chapin. B. Bayne, P. Meggers), Board Vote

Note see attachment.

 [Remote Voting Bylaw Amendment - 2025-04-24.pdf](#)

11. Insurance Update/Proposal (A. Garrow, P. Meggers), Board Vote

- 12. Coastal Projects Update (P. Baril, B. Bayne, P. Meggers)**
- 13. 2025 Telephone Directory Proposal (P. Baril), Board Vote**
- 14. 2025/2026 Budget Recommendation (A. Capozza), Board Vote**

Note see attachment.

 [Work_Sheet_for_FY_2025-26_Budget_Draft_3-Mill-2.28-ExhibitA-4-18-25.pdf](#)

Note see attachment.

 [Work_Sheet_for_FY_2025-26_Budget_Draft_3-Mill-2.28-LT_Cap_Fd-4-18-25.pdf](#)

Note see attachment.

 [Work_Sheet_for_FY_2025-26_Budget_Draft_3-Mill-2.28-Rec_Prog-4-18-25.pdf](#)

Note see attachment.

 [Work_Sheet_for_FY_2025-26_Budget_Draft_3-Mill-2.28-4-18-25.pdf](#)

- 15. Endowment Fund Update (B. Bayne)**
- 16. Coastal/Non-Coastal Project List Update (J. Schepker)**
- 17. Reports**

17-1. Association Manager

Note see attachment.

 [April_2025_Association_Managers_Report.pdf](#)

17-2. Tax Collector

17-3. Treasurer

Note see attachment.

 [Black_Point-Budget_vs_Actual_-thru_04-22-2025_YTD.pdf](#)

Note see attachment.

 [Black_Point-Budget_vs_Actual_-thru_04-22-2025-REC_Program-_YTD.pdf](#)

Note see attachment.

 [Black_Point-Budget_vs_Actual_-thru_04-22-2025-LT_Cap_Fd-_YTD.pdf](#)

Note see attachment.

 [Black_Point-Budget_vs_Actual_-thru_04-22-2025-Bal_Sht-_YTD.pdf](#)

Note see attachment.

 [R_D_Detail--3-26_to_4-22-25.pdf](#)

- 17-4. Zoning/ZBA (A. Garrow)**
- 17-5. Waterford Data Center (A. Garrow)**
- 17-6. Men's Club**
- 17-7. Women's Club**
- 17-8. Wrecking Crew**

- 18. Further Public Comments**
- 19. Chair's Closing Remarks**
- 20. Adjournment**

Note Respectfully Submitted,
Brooke Stevens, Recording Secretary

Tasks from previous meeting(s)

Tasks from previous meeting(s)

Previous meeting: BPBCA April 17th, Special Executive Session & Special Meeting - 04/17/25

Open Tasks From Previous Meeting(s)

Task ☐ Mr. Schepker requested Mr. Capozza to review the suggestions made during the meeting and incorporate edits into the presented budget details. He recommended that an updated budget version be shared with the Board and members when the agenda for the next regular meeting, scheduled for Thursday, April 24th, is posted on the website.

Owned by AI Capozza, Treasurer due 04/20/25

Task ☐ Mr. Moffett said he will purchase the locks.

Owned by Jim Moffett, Association Manager

Task ☐ Mr. Capozza said he will calculate the draft budget per this evening's conversation and distribute the details for review.

Owned by AI Capozza, Treasurer