

Minutes of 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

Present: Brooke Stevens, 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

CC: 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

Note Mr. Schepker called the Regular Meeting to order at 6:00 p.m. and led those assembled in the Pledge of Allegiance. Mr. Schepker did roll call; a quorum was present.

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

+19292056099,,85614719503#,,,,*532433#

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

3. Additions to the Agenda

Note There was none.

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](#)

Note Mr. Schepker confirmed that the Bond checklist minimum should be \$1,000. He noted that note #22 is repeated twice, one should be deleted, and that the correct spelling for "Kathy and Dave Olge" is actually "Ogle."

Decision MOTION (1)

Ms. Chapin moved to approve the Meeting Minutes of March 27th, 2025, as corrected.

Mr. Baril seconded the motion.

Motion carried, 7-0-0.

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](#)

Note Mr. Baril noted that when the Bouget house is being discussed, it should read that it's located on Osprey not Sea Spray.

Decision MOTION (2)

Mr. Schepker moved to approve the Meeting Minutes of April 17th, 2025, as corrected.

Ms. Garrow seconded the motion.

Motion carried, 6-0-1.

Ms. Chapin abstained from the vote due to her absence from the April 17th, 2025, Meeting.

5. Chair's Opening Remarks

Note Mr. Schepker highlighted the following key items:

A critical Board vote on this evening on the 2025-2026 budget proposal.

The upcoming May 24th Annual Meeting will include the election for Board Members.

Due to overwhelming work responsibilities, Arlene Garrow will be stepping down from the Board following the Annual Meeting.

The Police Department will not be doing golf cart registrations at the Clubhouse this year.

Golf cart registration is required, with fees potentially accruing from the start of each month, and parties can visit the Police Station to register their golf carts.

Remote voting is available this year via zoom, for members unable to attend the Annual Meeting in person.

Instructions for remote and in-person voting on the proposed budget, and new Board Members will be sent out next week, with the vote taking place on May 24th.

A dedicated email address will be available for voting inquiries and the Tax Collector has provided the Black Point grand list for voter verification.

Appreciation was expressed for Board Members Colleen Chapin and Bill Bayne, as well as a team of volunteers assisting with the Annual Meeting.

The Annual Meeting will feature the First Selectman, Dan Cunningham, and State Representative Nick Menapace, discussing the state of the economy.

Gratitude was expressed to various Board members and volunteers for their various contributions.

The last Regular Meeting included discussions on voting vs. proxy voting, displaying hanging tags, parking on Association property, clubhouse/playground hours, and intersection and visibility concerns.

6. Public Comments

6-1. Colleen Hayes of 20 Sea Breeze

Note Ms. Hayes raised the point that if clay court usage is being considered for monitoring, then the boat launch should be as well, arguing for consistent oversight of all assets.

Note Mr. Schepker replied that they will maintain the clay courts and hard courts as they currently are. The hard-court team is undertaking a modest refurbishment, and their work aims to benefit all of the community through these activities, and he feels that we are in good shape moving forward.

6-2. John Cellino of 60 East Shore Drive

Note Mr. Cellino noted that the visibility ordinance is not on this evening's agenda. He discussed how the Master Plan advises that a traffic study be done due the dangers the intersections currently present. Mr. Cellino stressed the importance of moving this topic forward.

Note Alice Baril of 17 Sea View inquired if he was referring to intersections in general and Mr. Cellino replied in the affirmative and briefly discussed some of the problematic intersections.

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

Note see attachment.

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

Note Ms. Chapin noted the significant work done by Larry Connors in regard to this project.

Note Mr. Connors provided an update, noting that the lowest bid was \$13,067.

Note A recommendation was made to allocate \$15,000 in the FY 25/26 budget for the project, including a contingency.

Note Mr. Cellino observed that this is really for next year's budget and Ms. Chapin suggested they carry the amount over so it's transparent.

Note Discussion ensued regarding the timing of the contract and potential cost increases as well as ADA compliance. Mr. Connors stated that he clearly informed the Contractor they must account for any potential additional costs or price fluctuations.

Decision MOTION (3)

Ms. Chapin moved to approve the allocation of \$15,000 from the FY 24/25 budget for the door replacement, with the work to be done after mid-August, pending approval of the Contractor.

Mr. Bayne seconded the motion.

Motion carried, 7-0-0.

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

Note Mr. Baril provided an update on the hard courts, mentioning Skip Guzy's work regarding the pickleball court resurfacing. The original plan was to spend up to \$6,000 this year for crack repair and repainting.

Four or five bids were received from contractors, ranging from \$12,000 to \$34,000, and \$32,000 was allocated in the budget for this project.

Note Mr. Baril said they plan to have this as a future agenda item, to discuss configurations and contractor bids.

Note Mr. Schepker said it can be presented to the Board at the May 22nd, 2025, to see all the numbers and configuration of options. Mr. Cellino suggested they present their findings at the Annual Meeting instead.

9. 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](#)

Note MOTION (4)

Ms. Chapin moved to adopt the bylaw amendment, which has been included as an attachment to the agenda.

Mr. Schepker seconded the motion.

Note A significant portion of the discussion revolved around whether the membership had received adequate notice of the proposed amendment, which Mr. Cellino argued, was not the case.

Note Ms. Chapin argued that the information had been provided multiple times (October, February, March, and April) through agenda attachments and email blasts, satisfying the requirement for member communication. She emphasized that this process was more transparent than past bylaw changes.

Note Mr. Cellino said that simply including it in the agenda was insufficient and that a separate, dedicated communication (like a mailing or email specifically on this topic) was needed to ensure all members were aware and could attend the meeting. He feels the current method didn't meet the spirit of "member communication."

Note There was a pointed exchange regarding a previous attempt to change bylaws, and Ms. Chapin noted the proper procedure and notice were not followed at that time.

Note Mr. Schepker mentioned that the Association's attorney, Mr. Branse, advised the Board to vote on the amendment this evening.

Note Ms. Chapin contrasted last year's bylaw change with the current bylaw amendment, emphasizing that the language for the current amendment has been communicated multiple times over several months, making it accessible to all members. She feels this current process is far more transparent than Mr. Cellino's actions the previous year and found his attempt to criticize her now offensive.

Note Mr. Cellino acknowledged Ms. Chapin's feelings about the previous year, stating they followed procedures by giving notice in one meeting and discussing it. He also mentioned taking Ms. Chapin's criticism to heart and claimed to have changed the process to improve member transparency, making it more difficult to pass bylaws.

Note Mr. Schepker stated that the motion has been made and seconded, and that discussion has occurred. The Board members now need to decide if the communication about the proposal was sufficient to proceed with a vote this evening. He mentioned that the Board is considering the concerns raised and that they've heard from Ms. Chapin. He also highlighted the significant effort of a dozen volunteers who worked on the proposal for months and have been working on formalizing the remote voting procedures implying it was widely known within the community.

Decision MOTION (4) Vote:

Motion carried, 6-1-0.

Nay- Mr. Cellino.

Note Mr. Schepker introduced Diana Kycia who has been heading the volunteer group formalizing the remote voting procedures.

Note Ms. Kycia provided a detailed update on the remote voting process for the upcoming Annual Meeting which included some of the following key points:

- *26 procedures have been written, documented, and fully tested end-to-end, along with six supporting member communications.
- *The focus has been on creating a clear, simple, and easy voting experience. They are confident in the current design.
- *They recommend proceeding with remote voting for the 2025 Annual Meeting.
- *A blast email will announce remote voting as a heads-up.
- *The Annual Meeting Packet mailed to members will include a one-pager with more details, emphasizing virtual voting via email.
- *Members must register in advance via a link in a blast email from the Board Secretary (instructions on May 6th).
- *Registration will reinforce representative form requirements for trust/LLC-owned homes.
- *On May 15th, Registered voters will receive instructions on how to log in and create an account on the e-ballot platform.
- *After May 15th, Registered voters will receive a unique pin required to log in to Zoom and cast their vote through the e-ballot platform, satisfying the in-person voting aspect of the Charter.

- Note** *The actual voting process is described as very quick (about a second).
- *Relevant materials will be available on the Black Point website on the day of the meeting.
 - *There will be an integrated in-person and remote voting sign-in process to prevent double voting.
 - *The system will account for weighted votes for members with multiple properties.
 - *Zoom breakout rooms will be used for efficient authentication.
 - *Vote tabulation will happen in real-time as votes are cast.
 - *The e-ballot subscription cost is \$149 per year (though this might increase based on registration numbers).

- Note** *If the e-ballot server goes down, they will have registration information and will attempt to contact voters by phone to record their votes by 3 pm on the day of the meeting.
- *They request that there be no talking in the meeting room or outside the doors to ensure remote voters can clearly hear the discussions informing their votes.
 - *Support will be available via email, Zoom chat, and text message for those experiencing technical difficulties.

- Note** *The actual voting time is anticipated to be around 20-30 minutes once the ballot is activated. The system allows tracking of who has and hasn't voted. The ballot will be closed once in-person cards are collected.
- *Voting will be anonymous online, similar to in-person voting. Only who hasn't voted will be known.
 - *There will need to be coordination between the counting of physical ballots and the online voting dashboard to determine when to close the online voting.

- Note** *The process was tested with individuals who are not technologically savvy to ensure its usability.
- *Remote voters will need a Zoom account and comfort moving between Zoom and a browser, as well as accessing Zoom chat. Guidance will be provided.

Note The Board thanked Ms. Kycia and the Remote Voting group for all of their hard work.

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

Note Mr. Meggers provided an update on the Association's insurance policy. He noted that the last email regarding insurance was received at 5:17 PM that evening. He stated the current insurance cost is roughly \$30,000, which includes coverage for the Association's golf cart.

Note A significant concern was raised about the sexual molestation coverage, which is currently only \$25,000 per occurrence. Mr. Meggers strongly recommended increasing this amount due to the current climate and the insurance claims he sees professionally. He estimated that increasing the overall coverage might cost an additional \$3,000 to \$9,000.

Note He clarified that the \$30,000 figure includes a \$4 million umbrella policy on top of a \$1 million per occurrence underlying policy. Currently, the association has \$2 million per occurrence on both the underlying and umbrella policies.

Note Mr. Meggers recommended that the Board allocate \$45,000 for insurance in the budget to be safe, especially since they haven't yet seen the full policy to verify the promised coverage. This \$45,000 figure was also mentioned as being based on a proposal from an insurance agent. The discussion then briefly touched on the proposed \$32,000-\$34,000 for the hard-court refurbishment, with Mr. Meggers stating the insurance cost would never be that low.

Note Ms. Garrow continued the insurance discussion, emphasizing the complexity due to the limited number of carriers for beach associations and the difficulty in comparing policies "apples to apples" between their current insurer, Scottsdale, and another potential carrier. She highlighted the need to rearrange class codes for different Association assets (clubhouse, boat launch, beaches, and so forth.)

Note A key point was the golf cart coverage. Scottsdale reportedly will not cover the golf cart's liability under any circumstances. The alternative carrier, however, would cover the golf cart's property damage under a separate Inland Marine policy. Therefore, staying with the current insurance (without switching) means no golf cart coverage. Pursuing the other option to get golf cart coverage would likely result in higher premiums due to different classifications, amounts, and coverages.

Note Ms. Garrow confirmed that the way they categorize the Association's activities can elevate their risk profile according to underwriters.

Note The discussion then turned to the budget proposal. Given the current insurance situation, Ms. Garrow stated that a minimum of \$35,000 would be needed for D&O coverage alone, and she recommended putting \$45,000 in the budget for insurance. She clarified that the golf cart's premium was around \$450, but it increased the overall liability cost.

Note The increase from the current \$32,000 insurance budget to the proposed \$45,000 reflects differences in per occurrence and aggregate limits between the policies. The focus is primarily on General Liability.

Note It was noted that there's no way to isolate the exact cost of the golf cart coverage within the overall premium. The increased cost is tied to the different risk classifications and overall coverage offered by the alternative carrier.

Note Mr. Meggers suggested going back to the agents and holding an executive session to discuss the legal implications, referencing a previous concern about liability even if the Association Manager used a personal golf cart. He argued that the new coverage seems necessary.

Note Both Mr. Meggers and Ms. Garrow agreed that the cost increase wasn't solely driven by the golf cart but by the different overall coverage and risk assessment. They plan to obtain copies of both policies for review. The low \$25,000 sexual molestation coverage was reiterated as a significant concern needing to be addressed.

Note The Board agreed not to vote on the budget line item for insurance without a clear understanding of the increased cost and coverage. They acknowledged the need to adjust the budget to accommodate the potential \$45,000 insurance cost.

11. Coastal Projects Update (P. Baril, B. Bayne, P. Meggers)

Note Mr. Bayne provided an update on the Coastal project issues task force, covering inspections and surveys related to the waterfront. He noted that they walked the entire waterfront, noting areas needing attention. Updated bills for inspections are reflected in the budget, and some are already implemented.

Note Approximately 14 to 15 access ways along the seawall need repair work, including steps and railings. These repairs will be factored into budget planning over the next few years.

Note Estuary Gateway Survey- a was recently completed for the Eastern Waterfront, with files expected soon. This builds on older surveys.

Note Submerged Vegetation Survey- Mr. Baril said this survey will be conducted after May 1st during the growing season to assess water conditions. This information will inform discussions about deep repairs and small construction projects.

Note The Task Force noted that some identified repairs, like landward side railing repairs, are not directly seawall related.

Note Mr. Bayne took detailed notes during the waterfront walk, which will be shared with the Waterfront Task Force team for review and correction. This list aims to codify the observed issues.

Note Multi-Year Repair Plan- the expectation is that repairs will likely be done next year and the following year, including railing work. There is some funding available for summer repairs, including railing-related issues.

12. 2025 Telephone Directory Proposal (P. Baril)

Note Mr. Baril provided an update on the 2025 directory member list project. They have the 2025 directory in four sections and are comparing it with the most recent grand list to identify property ownership changes. The team still needs to reconcile phone numbers for new members not listed on the grand list.

Note A notice has been posted on the Black Point website and Facebook asking property owners to text any changes to their information for the 2025 directory. About 8-10 people have responded. The same notice will be included in the upcoming Annual Meeting mailing.

Note Contact with the Connecticut Conference of Municipalities printing division was unsuccessful as the Association is not a member. The fallback is the previous printer, Quality Printers in New London, who will be contacted.

Note Mr. Baril said in 2022, 700 copies were printed at about \$4 each, totaling under \$3,000. He's pretty sure the cost will remain under \$4,000 this time.

Note There was a suggestion to hold \$1,000 for now, even though the insurance budget is increasing significantly, implying a need to find cuts elsewhere.

Note Mr. Baril acknowledged that other beach repairs not originally discussed might also require funding.

Note Mr. Meggers mentioned his previous idea of making the directory online-only. The consensus from a previous discussion seemed to be against making it exclusively online, to accommodate all members, especially those less comfortable with technology.

Note The Board briefly discussed how an online directory might cost \$8.95 if only 30 people want it, suggesting it could be more expensive if there's low adoption.

Note The \$32,000 allocated for tennis courts compared to the only bid of \$23,000 was mentioned, implying a potential surplus that could offset other costs.

Note The Board discussed how a \$1,000 is considered a reasonable amount for the directory.

13. 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](#)

Note Mr. Capozza discussed the third draft of the budget with the Board and some of the following was highlighted: The insurance figure hasn't yet been updated to the previously discussed \$45,000. The cost for spring cleanup was initially budgeted at \$10,000. Based on the previous year's actual cost, it was proposed to reduce this to \$5,000. This reduction of \$5,000 was taken from the Waterfront maintenance line.

Note The total for waterfront maintenance was stated to be \$47,000, comprising-
\$25,000 for daily beach cleaning.
\$12,000 for installing and removing the raft and dock border lines.
\$10,000 initially budgeted for spring cleanup.

Note Mr. Bayne discussed reducing the \$10,000 for spring cleanup to \$5,000, resulting in a \$5,000 reduction in the overall waterfront maintenance budget, bringing it down to \$42,000.

Note There was a clarification that the spring cleanup referred to grading and moving sand back, prepping the beach, and removing weeds and sticks, not larger debris removal, which is a separate, ongoing task.

Note Mr. Moffett said he agrees with Ms. Chapin's suggestion from a previous meeting to cancel Youtube TV; it costs \$1,000 per year and they don't need it. The rest of the Board concurred.

Note Mr. Moffett added that the band scheduled for June 29th, which was \$600, has cancelled. Ms. Chapin noted that this expenditure is in this year's budget anyway and suggested getting another band. Mr. Meggers agreed stating that people look forward to it.

Note There was a debate about a \$17,500 item for repairs to a drainage pipe off of Whitecap. The question was raised whether this was the town's responsibility for storm drain infrastructure. Mr. Moffett was asked to get confirmation from the town. There was a reference to a previous town repair on Whitecap four years prior, where they cut a collapsed concrete deck but didn't fix the underlying pipe issue. The current problem involves stormwater hitting rocks and shooting up, undermining a nearby area.

Note A \$5,000 item for "unknown new" capital expenses was identified. A suggestion was made to remove this to reduce the mill rate back to 2.28. The rationale was that the budget already includes identified capital projects, and "unknown" creates uncertainty. However, others argued against removing it, stating that unforeseen issues arise every year, and having this contingency is important. There was also a mention that some pipeline money might be recouped, potentially offsetting this cost.

Note An apparent unspecified draw of \$25,000 from reserves was noted. It was argued that the purpose of this draw needed to be specified rather than just being a general amount. The suggestion was to designate this \$25,000 for Waterfront repairs, leveraging the presence of the membership at the annual meeting to approve this use of long-term reserves. There was a discussion about the defined purpose of reserves (replacement or improvements) and whether Waterfront repairs fit that definition. It was mentioned that in 2019, \$100,000 was taken from fund surplus for seawall repairs.

Note There was a brief mention of prioritizing capital projects, potentially including the tennis courts, for reserve funding, as they represent improvements rather than recurring costs.

Note The discussion focused on adjusting the proposed budget and then voting on it, along with the Club and capital fund budgets:

*\$11,000 was moved from the long-term capital fund to address the budget.

*Within that, \$5,000 was taken from the "Miscellaneous" line item, reducing it from \$9,400.

*An additional \$1,600 was taken from another "Miscellaneous" line item.

*\$5,000 was reduced from Waterfront Maintenance.

*\$5,000 was reduced from Current Year Capital Miscellaneous.

*Insurance was increased by \$12,600, bringing it to \$45,000.

These changes aimed to get the budget to a 2.28 mill rate.

Note The Board further discussed the budget.

Decision MOTION (5)

Mr. Bayne moved to approve the operations budget with adjustments made as discussed.

Mr. Cellino seconded the Motion.

Motion carried, 7-0-0.

Decision MOTION (6)

Mr. Meggers moved to approve the Club budget as previously proposed.

Ms. Garrow seconded the motion.

Motion carried, 7-0-0.

Decision MOTION (7)

Mr. Bayne moved to approve the Capital Fund budget as presented.

Mr. Meggers seconded the motion.

Motion carried, 7-0-0.

Note A question was raised about whether the membership should vote on three separate budgets (operations, club, capital fund) or one consolidated budget. There was an acknowledgment that voting on three was unusual and potentially confusing for the membership. The preference seemed to be to present one clear budget for the membership to vote on in the future.

Note The reasoning behind having three separate votes at the Board level is to track different funding sources and avoid too much detail in one document for the membership. It was agreed that for the membership vote, it should be presented as one budget with clear sections.

14. Endowment Fund Update (B. Bayne)

Note They are finalizing the formulation of the 501c3, and more information will follow.

15. Coastal/Non-Coastal Project List Update (J. Schepker)

Note Mr. Schepker noted he shared updated worksheets for future projects with the Board. He stressed this is a working document for future planning.

Note Mr. Schepker detailed how a member raised concerns about handicapped access to the Clubhouse, specifically from the driveway to the ADA-compliant patio doors. The suggestion was to add a 40-foot asphalt strip to connect the street to the existing ramp. This is seen as a potential early 2027 budget item. Concerns were raised that accessibility extends beyond the ramp and includes potential obstructions like posts and tables on the patio. Ms. Chapin suggested that a code consultant should assess the entire area holistically.

16. Reports

16-1. Association Manager

Note see attachment.

 [April 2025 Association Managers Report.pdf](#)

Note Mr. Moffett detailed his attached report and some of the following was highlighted and discussed:

A member requested permission to briefly use the right-of-way on East Shore Drive for a short marriage ceremony on May 10th. Debris removal from the beach is ongoing.

He's been coordinating opening activities for the season.

Thanks were given to Bob Gunther and Mike Johnson for tent installation.

Rules and regulations were updated for inclusion in the Black Pointer and Annual Meeting mailing.

Regular duties include garbage can management, perimeter cleaning, and trimming bushes.

Materials were purchased for the pickleball crew.

Major pruning at the facility is scheduled for Wednesday by Wilcox Tree Service, following a competitive bidding process with three vendors. The work will focus on areas like overhanging bushes on the tennis courts and trees near the playground.

Note Termite service is scheduled, with the current service being effective for ten years.

Online golf cart registration is not yet available and is something they are hoping for in the future. Currently, residents must register in person at the police station during regular business hours, pay by check (no credit cards yet), and the sticker will be mailed.

Note The \$6,300 budgeted for beach patrol includes \$3,000 for patrol duties and \$3,000 paid to patrol members for an hour a day to roll the tennis courts. This tennis court rolling cost is currently coming out of the beach patrol budget. The cost for this is \$16.35 per day for 70 days.

16-2. Tax Collector

Note Ms. Hayes provided a tax collector's update via Zoom:

She filed liens on two properties where she hadn't received payment from the owners. For the current tax year, \$829.71 is outstanding on these two properties.

One property owner short-paid by approximately \$25, and while a lien wasn't filed, collection attempts will continue.

The passes and stickers have been ordered and received. Mr. Capozza sent the check, and Quality Printers will hold them until the tax bills are ready to be collated and mailed out.

The mill rate, assuming the budget as presented is approved by the membership, is going from 1.93 to 2.28. Ms. Hayes will wait to include this in the tax bills until after the membership vote.

The tax bills will likely be mailed out a couple of days after the membership votes on the budget.

16-3. 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](#)

Note Mr. Capozza provided a financial report covering July 1st through April 22nd:

Operations- total receipts were \$376,000. This included a \$3,600 carryover from the previous month, \$2,400 in zoning fees, and \$700 in additional Clubhouse rental fees.

Note Disbursements- total disbursements were \$271,000, an increase of \$11,000 from the previous month. This increase included a \$4,850 payment for the kayak survey and \$4,300 transferred to long-term capital assets as a deposit for the Bellaire access ramp.

Note As of April 22nd, the operations account had a positive balance of approximately \$105,000.

Note By June 30th, the projected balance is around \$10,000.

Note There is a positive outlook for the remainder of the current fiscal year. It was noted that the \$2,000 capital expenditure approved for the voting program will not be needed, potentially freeing up those funds. The annual service cost for the voting is projected to be up to \$300.

16-4. Zoning/ZBA (A. Garrow)

Note Mr. Schepker provided a brief zoning update, having attended the last meeting on behalf of Ms. Garrow who was unable to attend:

There's increased activity in terms of permits this year.

Jim Fox discussed hedge heights, intersection visibility, sign regulations, and the rules around similar and detached structures.

There was also discussion about abandoned autos on lawns, which they are trying to address.

The addition behind the Black Point Market was also discussed regarding its zoning compatibility. It was clarified that the addition is zoning compatible, has been approved, and does not exceed the legally non-conforming status of the existing structure.

Note Ms. Garrow reported that the Zoning Board of Appeals (ZBA) held a meeting on April 1st and appointed Tom Wunder as their Chair. All relevant files and background information will be forwarded to him. The ZBA now has a full board and a Chair.

16-5. Waterford Data Center (A. Garrow)

Note Ms. Garrow provided a concerning update regarding the proposed Data Center:

Any Edge LLC requested a name change in their agreement with Waterford, which the Waterford board approved in a special meeting with a 2-1 vote.

The reason for the name change appears to be to separate assets and projects from the Waterford Data Center.

While Dominion has not publicly announced resubmitting a plan and no petition is on the Siting Council's website, they are reportedly still working to move the project forward and have completed substantial engineering work.

Any Edge/Dominion is awaiting the Siting Council's issuance in Hartford before formally applying to the town. This approval is solely under Dominion's control.

Despite not wanting to speak for Dominion, a source indicated a plan is in place to quickly address Siting Council issues, operating under a tight deadline of March 2026 for building permits.

Holly Cheeseman, previously an advocate in Hartford, is no longer in that role. Current advocates, Martha Marx and Nick Menapace reportedly do not have the same influence.

Senate Bill 892, proposed by the current advocates, has been killed without even being discussed. A proposed House bill regarding electrical grid and noise studies is also not gaining momentum.

Holly Cheeseman advised that the most crucial action is for residents to repeatedly write to the Siting Council to discourage the project.

The Data Center's proposed location appears to be solely due to the ability to directly access electricity from the power plant, bypassing the grid.

Note The Board discussed how data centers are needed but should be located in commercial areas like Crystal Mall, not residential beach communities.

Note Ms. Garrow said Waterford seems to be supporting the project, while East Lyme is reportedly more opposed. Information and updates regarding the Waterford Data Center, including how to contact the Siting Council, are available on the Black Point website.

Note Ms. Garrow added that despite no public petition on the Siting Council website, Waterford reportedly held an emergency special session and approved the name change within 27 hours of the application on the 15th.

Note She explained that locating at the power plant could save the developers hundreds of millions by avoiding power distribution infrastructure costs. There was a potential deal involving Dominion selling the remaining 50% of Connecticut's Millstone power to Rhode Island, Massachusetts, or Maine, but the status of this deal is unclear.

16-6. Men's Club

Note There was no report.

16-7. Women's Club

Note There was no report.

16-8. Wrecking Crew

Note There was no report.

17. Further Public Comments

17-1. Larry Connors of 50 Indianola

Note Mr. Connors discussed the potential need for two ADA-compliant parking spaces as part of the door project. He outlined the space requirements and potential solutions:

To be ADA compliant, parking spaces would need to extend about nine feet straight out from the doors (due to the doors swinging outward) and require a clear five by five-foot space next to the railing. A tapered walkway would add another 20 feet plus four feet.

He expressed concern that such a large, paved area could negatively impact the aesthetics of the historic building.

He suggested utilizing the existing space between the building and the posts, which would require careful table placement and potentially marking the surface to prevent seating in the accessible area.

This alternative paved area would be approximately 500 square feet, estimated at \$12 per square foot, totaling around \$6,000. He cautioned against treating this as a firm figure.

He requested someone to take leadership on this project. If someone volunteers, they will seek multiple bids from qualified contractors, mentioning Northeast Paving as a possibility due to their local presence. He suggested this might be a relatively quick, two-hour job for a contractor.

17-2. Colleen Hayes of 20 Sea Breeze Ave

Note Ms. Hayes shared information she received from her brother, a Black Point resident, regarding a change in tennis court maintenance vendors. Her brother mentioned that they switched from a Putnam-based vendor to Hinding, resulting in significant savings. She emailed the Board and Mr. Moffett the contact information for Hinding, suggesting it might be worth looking into. The company is called Edward Clay Court Management and handles all court management. Mr. Moffett mentioned that John Fleet looked into a new vendor in Putnam last year and they were still the lowest.

17-3. Alice Baril of 17 Sea View

Note Ms. Baril inquired about the timeline of the data center project, specifically if Any Edge LLC was waiting for Dominion to file with the state Siting Council. Ms. Garrow confirmed that, according to the attorney for Any Edge, they are waiting for Dominion and are urging them to proceed.

Note The discussion then shifted to the effectiveness of sample letters versus personal letters in opposing the Data Center. Ms. Garrow suggested that personal letters detailing individual concerns about noise, the environment, the beach, and boating would be more impactful than a form letter.

The idea is that personalized letters are more likely to be read and considered individually by the Siting Council, whereas form letters might be perceived as repetitive. Other Members of the Board agreed, noting that even handwritten letters can be more effective than emails, which might be quickly overlooked.

18. Chair's Closing Remarks

Note Mr. Schepker summarized the rationale behind the proposed budget increase for the upcoming vote at the Annual Meeting on May 24th:

The proposed mill rate is increasing from 1.93 to 2.28 mils.

Nearly the entire proposed increase of 2.28 mils is attributed to the board's recommendation to raise the long-term capital fund from \$75,000 last year to \$100,000 in the next budget, a difference of \$25,000.

The Board believes it is prudent to implement small, incremental financial increases now to avoid potentially larger and more painful special assessments for catastrophic, unpredicted events in the future.

This increased long-term capital fund will be used for timely emergency repairs or major coastal projects, avoiding expensive and time-consuming special assessments.

The fund is expected to earn over \$1,200 per month in interest income.

Note The proposed new 2.28 mill rate will result in the following estimated annual cost increases for Black Point property owners- Median assessed value- \$101 increase (less than \$2 per week).

Average assessed property value: \$113 increase (just over \$2 per week).

\$600,000 assessed value- \$210 increase.

\$900,000 assessed value- \$315 increase (less than \$1 per day).

Note Ms. Garrow anticipated comments Mary Cahill might have made if she were present. While Mary would have been proud of not having a budget increase, she understood that Black Point's success as a desirable community required ongoing effort and investment. She acknowledged that no one desires an increase and would prefer things to remain the same.

Mr. Bayne emphasized the reality that without investment, things will deteriorate.

To honor Mary's legacy and maintain Black Point's status, Ms. Garrow supports the small, proposed increase to continue progress and uphold the community's value.

19. Adjournment

Decision MOTION (8)

Ms. Chapin moved to adjourn the April 24th, 2025, BPBCA BOG Meeting at 8:26 p.m.

Mr. Meggers seconded the motion.

Motion carried, 7-0-0.

Note Respectfully Submitted,

Brooke Stevens, Recording Secretary