Agenda for Black Point Beach Club Annual Meeting – 5/24/25

Date and time:	5/24/25, 9:00 am
Organizer:	Brooke Stevens
Participants:	Recording Secretary, Brooke Stevens; Will Fountain, Emeritus; Peter Baril, BOG Member; Bill Bayne, BOG Member; John Cellino, BOG Member; Colleen Chapin, BOG Member; Arlene Garrow, BOG Member; Peter Meggers, BOG Member; Jim Schepker, BOG Chair
CC:	Jim Moffett, Association Manager; Al Capozza, Treasurer; Colleen Hayes, Tax Collector and Club Liaison
Location:	Black Point Beach Clubhouse, 6 Sunset Avenue, Niantic, CT 06357
Zoom Link:	

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1. Call to Order & Pledge
   1.1 Dan Cunningham, First Selectman
   1.2 Nick Menapace, State Representative, 37th District
2. Introduction of the Members of the Board of Governors and Officers
3. Proposed Operating Budget and Mill Rate for the Association (Al Capozza)

   Attachments #1, #2, #3

4. Budget Vote
5. Board of Governors Nominations
6. Board of Governors Election Vote
7. Comments from the Chair
8. Summer Recreation Program (Colleen Hayes)
9. Waterfront Task Force Update (B.Bayne, P.Baril, P.Meggers)
10. Member Public Comments
11. Zoning Update (Jim Fox)
12. Insurance Update (A. Garrow)
13. Beach Association Manager Report (J. Moffett)

14. Men's Club Update (Rick Diachenko)
15. Women's Club Update (Jocelyn Williams)
16. Wrecking Crew Update (Leslie Doherty)
17. Budget Vote Result
18. Board Vote Results
19. Chair's Closing Comments
20. Adjournment

Respectfully submitted, Brooke Stevens, Recording Secretary

BPBCA Highlights: 2024/2025

In the long history of annual accomplishments here within the Black Point community, the current year has lived up to that tradition.

During this fiscal year, ending on June 30th, we have benefitted from a host of accomplishments, among them:

- We adopted a Master Plan, with deep Member input, to provide guidance on our decisions for go- and no-go projects over the next decade.
- Consistent with the priorities of that newly completed Master Plan, we have engaged a coastal engineering firm to begin assessments of our waterfront needs through waterfront surveys and engagement with the Department of Energy and Environmental Protection. Supportive Member votes will be needed to fund those initiatives.
- We finalized a new Permit Application form to provide clearer guidance for those Members who need to gain access to our private access lanes to do seawall and scourwall repair work along their coastal properties.
- Also on a waterfront need, we have engaged a firm to do seawall repairs along our Bellaire access lane property.
- We celebrated the legacies of the late Mary Cahill and Phil Hagaman, former Board Members, and Dan Deknis, Chair of the ZBA, who passed during the year, and who continue to pass along to us their many leadership gifts.
- We launched the new, independent BPBCA Endowment 501(c)3 Fund, managed by Members who have the experience, talent, and energy to make this entity a major future beneficiary for our Association.
- We are introducing, as of this writing, a new and sophisticated Remote Voting technology to allow Members to attend these meetings virtually AND provide voting opportunities.

- We have neared approval of funding for an updated 2026 Telephone Directory.
- We updated our Rules & Regulations document, to be distributed this year to all Member households through the BlackPointer and Telephone Directory channels, and with this writing.
- Perhaps most remarkable of all, teams of talented, dedicated Members have stepped forward this year to address critical needs that require expertise and disciplined enthusiasm to see those projects to completion. The Remote Voting and Endowment 501(c)3 initiatives have been Member-led. Also, among current projects, additional Member plans are in the works...
    - to someday create a new kayak walkway at a stretch of property that we own along Old Black Road, a project dubbed the Estuary Gateway Initiative
    - to replace the two sets of double Clubhouse doors
    - to refurbish the hard courts to better serve both pickleball and tennis enthusiasts
- And finally, we have shared with materials included here in this mailing, a proposed budget for the 2025/2026 fiscal year – a budget that we believe maintains traditional fiscal constraints... but also allows for support of our many Association Members' interests and needs.

Finally... finally... finally... I am deeply grateful to the diversely talented team that now serves on our Board of Governors. Their hard-won professional talents, their creative energies, and their sincere commitments to "giving back" to our community are truly inspiring. Some work full-time, some travel long hours by car, and even by plane, to join our monthly meetings in-person. Serving with them on this Board, and sharing with them their accomplishments, has been truly rewarding. To be sure, prior generations of Board leaders have given this current group a good running start – a pace, I believe, that is now actually accelerating.

Jim Schepker

Chair, BPBCA

Black Point Beach Club Association
OPERATIONS - Budget -FY 2025-2026
BOG Approved-4/24/25
In $

Grand List	**$182,891,900**	**$184,189,350**			**$185,135,090**	
Mill Rate	**1.67**	**1.93**			**2.28**	
	Actual FY 2023-24	**Approved Budget FY 2024-25**	**YTD Actual to 4/22/2025**	**Estimated Year End 6/30/2025**	**BOG Approved Budget FY2025-26**	**Notes/ Initials**
Column	**1**	**2**	**3**	**4**	**5**	**6**
RECEIPTS:						
Grand List Taxes	$305,429	$355,485	$354,094	$355,485	**$422,108**	AC
Liens & Interest	$1,407	$1,000	$715	$1,000	**$1,000**	AC-NC
Total Taxes, etc.	**$306,836**	**$356,485**	**$354,809**	**$356,485**	**$423,108**	
Fees						
Zoning Applications	$13,980	$12,000	$10,035	$12,000	**$12,000**	JV-fcast approx. 40 permits
Total Fees	**$13,980**	**$12,000**	**$10,035**	**$12,000**	**$12,000**	
Other Receipts:						
Club Use Fee	$5,400	$4,500	$6,250	$6,950	**$7,000**	JM-fcast 20 rentals@$350-incr volume
Interest Income	$15,645	$2,600	$4,699	$4,815	**$4,000**	Lib'ty Bk-Money Mkt-lower rate
Miscellaneous	$669	$100	$474	$474	**$1,100**	Misc. $350;Fcast 5 ROW permits@$150
ZBA Permits	$0	$1,800		$1,800	**$1,800**	JF-NC-fcast 3 Appeal fees
Total Other Receipts	**$21,714**	**$9,000**	**$11,423**	**$14,039**	**$13,900**	
TOTAL RECEIPTS	**$342,530**	**$377,485**	**$376,268**	**$382,524**	**$449,008**	
DISBURSEMENTS:						
Contractual Services:						
Accountant's Fee	$4,300	$4,300	$4,300	$4,300	**$4,500**	CPA+5%
Grass Cutting	$6,000	$6,000	$6,250	$6,250	**$6,500**	JM-current vendor+4%
Computer Services	$671	800	$714	800	**$850**	AC-financial softwr incr
Insurance	$24,876	$33,800	$31,250	$31,250	**$45,000**	Arlene/Peter M.
Legal Fees	$9,560	$15,000	$8,303	$15,000	**$14,000**	Land use$5k,Contracts$4k, Zoning$3k,Misc$2k
Payroll Services	$2,267	$2,560	$1,850	$2,560	**$2,700**	AC current vendor +5%
Security Patrol	$1,277	$2,500	$1,966	$1,966	**$2,500**	EL Police-one night/week during summer
Total Contractual Services	**$48,951**	**$64,960**	**$54,633**	**$62,126**	**$76,050**	
Operations:						
Clubhouse	$6,497	$5,000	$4,455	$5,000	**$6,000**	Clean'g$3.3k,Repairs/Misc$2,7k-incr usage
Grounds Maintenance	$4,324	$6,000	$2,785	$6,000	**$6,000**	JM-tree trim'g$2k,Seasonal Svs $1k, Repairs/Misc $3k
Liens	$10	$100	$0	$100	**$100**	AC-NC
Playground	$2,617	$2,800	$1,295	$2,800	**$2,800**	JM-mulch$1.6k,Deer tic spray$900,Misc$300
Supplies	$4,369	$3,900	$396	$3,900	**$4,300**	4% inflatn;print'g-Tax Bills/Beach Tags/Annual Mtg Ltr
Tennis Courts	$6,513	$6,300	$1,345	$6,300	**$6,300**	JM-NC-Clay Courts Maintenance
Utilities	$10,403	$9,600	$9,794	$9,600	**$11,400**	AC-fcast Propane& Electrical use & rates incr
Waterfront Maintenance	$45,409	$42,000	$25,097	$42,000	**$42,000**	See exhibit A
Maintenance-LT Capital Assets	$25,257	$38,000	$11,172	$38,000	**$84,500**	See exhibit A
Total Operations	**$105,399**	**$113,700**	**$56,339**	**$113,700**	**$163,400**	
Other Disbursements:						
Black Pointer	$4,639	$4,900	$4,816	$4,816	**$4,900**	SS-10 Issues,+4% prt'g
Current Yr Capital Asset Purchases	$16,452	$27,000	$15,450	$27,000	**$8,000**	See Exhibit A
Donations	$150	$1,000	$1,000	$1,000	**$0**	JS
East Lyme Taxes	$5,216	$5,633	$5,524	$5,524	**$6,136**	AC-EL Prop Tax on Clubhouse.+11%, 2.92mill incr!%
Social Events	$5,036	$4,800	$3,038	$4,800	**$5,500**	Bands $2k,Misc$1k 4th Picnic$2.5k
Website	$591	$2,000	$487	$2,000	**$1,000**	CC
ZB/ZBA	$2,548	$1,800	$1,043	$1,800	**$1,800**	JF-NC-Public Notices
Miscellaneous	$4,036	$5,617	$1,583	$5,617	**$7,822**	Phone Bk$4k, Misc ,& Others $3.8k
Total Other Disbursements	**$38,668**	**$52,750**	**32,942**	**$52,557**	**$35,158**	

Black Point Beach Club Association
OPERATIONS - Budget -FY 2025-2026
BOG Approved-4/24/25
In $

Grand List	**$182,891,900**	**$184,189,350**			**$185,135,090**	
Mill Rate	**1.67**	**1.93**			**2.28**	
	Actual	**Approved Budget**	**YTD Actual to**	**Estimated Year End**	**BOG Approved Budget**	**Notes/**
	FY 2023-24	**FY 2024-25**	**4/22/2025**	**6/30/2025**	**FY2025-26**	**Initials**
Column	**1**	**2**	**3**	**4**	**5**	**6**
Personnel Services:						
Beach Patrol	$7,016	$9,000	$5,899	$6,586	**$9,000**	JM-NC
Medicare	$1,402	$1,575	$1,297	$1,575	**$1,700**	AC- min wage=4.2%
Association Manager	$24,000	$24,000	$18,000	$24,000	**$25,000**	incr+$1,000
Secretary	$7,750	$8,000	$6,000	$8,000	**$8,500**	incr+$500
Treasurer	$8,500	$8,500	$6,375	$8,500	**$9,000**	incr+$500
Tax Collector	$6,200	$6,000	$4,500	$6,000	**$6,200**	incr+$200
Zoning Officer	$14,000	$14,000	$10,500	$14,000	**$15,000**	incr+$1,000
Total Personnel Services	**$68,868**	**$71,075**	**$52,572**	**$68,661**	**$74,400**	
TOTAL DISBURSEMENTS	**$261,886**	**$302,485**	**$196,485**	**$297,044**	**$349,008**	
Funding - LT Capital Fund	**$50,000**	**$75,000**	**$75,000**	**$75,000**	**$100,000**	
Total Disbrsm'ts&LT Capital Fund'g	**$311,886**	**$377,485**	**$271,485**	**$372,044**	**$449,008**	
NET RECEIPTS(DISBURSEMENTS)	**$30,644**	**$0**	**$104,783**	**$10,480**	**$0**	

Initials:	
	AC=Capozza
	CC=Chapin
	CH-Hayes
	JF=Fox
	JM=Moffett
	JS-Schepker
	JV=Ventres
	NC= No Change
	SS=S. Smith
	$k=Thousands

EXHIBIT A

BLACK POINT BEACH CLUB ASSOCIATION
FY 2025/26 Budget-BOG Approved-4/24/2025
FORECAST CAPITAL EXPENDITURES: WATERFALLED BY ACCOUNT

PROJECT	BOG RESP	ACTUAL/ ESTIMATE COST	status		FY24/25	Maint-LT CAPITAL Assets	FY25/26 W.FRONT MAINT.	New CAPITAL ASSETS	Misc. Expense	FY26/27 and later
I. Coastal Items: Waterfront Task Force - WTF)										
East Shore Surveys	WTF	16400	a		16400					
East Shore Conditions Assessme	WTF	10000	b			10000				
East Shore App.Drawings	WTF	10000	b			10000				
East Shore DEEP/Pre-App.Consu	WTF	5000	b			5000				
East Shore Permit App.	WTF	10000	b			10000				
EGI Dock App.Drawings	WTF	2500	b					2500		
EGI Dock DEEP/Fed.Reg.	WTF	3200	b					3200		
EGI Dock Survey	WTF	4850	a		4850					
East Waterfront piers/groins repai	WTF	750000	e	LTCap Fund						
East Waterfront ROW repairs	WTF	32500	e		5000	17500				10000
EGI Dock Construction	WTF	150000	b/e							150000
Bellaire Scourwall Repair	Bayne	8300	a		8300					
Seaview/Seabreeze Walkway Rai	Baril	18000	a							18000
Subtotal:		1020750			34550	52500	0	5700		178000
II. Non-Coastal Items										
Clubhouse Doors	C.Chapin	15000	a		15000					
Clubhouse HVAC System	A. Garrow	15000	e							15000
Clubhouse Parking Lot	TBD	75000	e							75000
Clubhouse Court Patching /Reline	Chapin/Bai	1000	b		1000					
Tennis Court Pickleball Refurbish	Chapin/Bai	32000	b			32000				
Telephone Directory, 2025	Baril	4000	a						4000	
Whitecap Parking Water Line	TBD	12000	e							12000
Endowment/Charity Fund Legal	Bayne	3600	a		3600					
Beachfront/Clubhouse Signage (8	Baril	2300	a					2300		
Subtotal:		159900			19600	32000	0	2300	4000	102000
Spring Beach clean		5000					5000			
Daily beach Cleaning		25000					25000			
install/remove rafts,buoys,lines		12000					12000			
Misc		3822							3822	
Grand Total		**1226472**			**54150**	**84500**	**42000**	**8000**	**7822**	**280000**

Status*:
A- bid and approved
B-bid, pending BOG or budget approval
E-estimate, to be validated per due diligence

Definition (draft) for the following accounts:
Maint. of LT Capital Assets - repair, maintainence, upgrade to existing capital asset
Waterfront Maintenance - repair, maintenance to existing waterfront properties/assets
New Capital Assets - purchase of new equipment or improvement to an an asset with greater than 1 year life, >$1k but less than $25k

Long Term Capital Fund

in $

	Last Year Actual FY2023-24	Approved Budget FY 2024-25	YTD Actual to 4/22/2025	Estimated Year End 6/30/2025	BOG Approved Budget FY2025-26
Beginning Balance	**178,054**	**239,607**	**239,607**	**239,607**	**329,515**
CY Funding	50,000	75,000	75,000	75,000	**100,000**
CY Interest income	11,553	12,000	11,116	14,908	**16,286**
CY Disbursements note 1					**-25,000**
Ending Balance	**239,607**	**326,607**	**325,723**	**329,515**	**420,801**

note1- $25,000 relates to unspecified replacement, improvements of existing capital assets.

Black Point Beach Club Association

CLUB RECREATIONAL PROGRAM

Budget FY 2025-26

	Actual FY 2023-24	Approved Budget FY 2024-25	YTD Actual to 4/22/2025	Estimated Year-End 6/30/2025	BOG Approved Budget FY2025-26
RECEIPTS:					
Club Fees	$52,379	$58,000	$55,905	$55,905	**$56,000**
TOTAL RECEIPTS	$52,379	$58,000	$55,905	$55,905	**$56,000**
DISBURSEMENTS:					
Club Recreation Personnel	$31,204	$40,846	$38,498	$38,498	**$42,000**
Recreation Program-Operations	$8,347	$14,800	$16,863	$16,863	**$14,000**
TOTAL DISBURSEMENTS	$39,551	$55,646	$55,361	$55,361	**$56,000**
Capital Expenditures:					
Playground Equipment	$4,000	$2,354	$0	$0	**$0**
Water Filler Station(50%)	$1,261				
Adj Hoops(50% of $5,000)	$2,500				
NET RECEIPTS/(DISBURSEMENTS)	$5,067	$0	$544	$544	**$0**

Welcome to Remote Voting!

The Black Point Charter mandates that each homeowner attend a meeting ***in person*** to cast a ballot on budgets, board member elections, and other important issues. With remote voting, your ***virtual attendance via Zoom will satisfy the "in person" requirement.*** *You may attend the meeting via Zoom on your computer, tablet or smartphone, and you must be on video in order to be authenticated as a registered voter.*

Remote Voting is NOT absentee or proxy voting

- You must still *sign in* to the meeting via Zoom and be recognized as "in attendance". If you need to download the "Basic" free version of Zoom, go to https://zoom.us/pricing
- Your confidential vote will be part of real-time, present, and in-person voting procedures.
- We'll provide more details on how to do this in a future email communication.

How do I get started?

☑ **Step #1: Confirm you are on the Black Point Email list**

While you are receiving this communication via USPS mail, subsequent communications about this process will be sent to you via email. Confirm you are receiving emails from Black Point BOG (secretary@blackpointbeachclub.com**) If you aren't and you are interested in the Remote Voting process, please send a note to** secretary@blackpointbeachclub.com **to request your email to be added to the mailing list.**

☑ **Step #2: Register to vote remotely in advance of the Annual Meeting**

Around May 6th, you will receive an email with instructions on how to register for Remote Voting for the May 24th Annual Meeting. Registration runs from May 7-May 13. **No requests will be accepted after May 13**. Registration in advance of the meeting is mandatory. Our voting platform eBallot subscription allows for a limited number of participants. You will be registered on a first-come, first-served basis. Mark your calendars, and watch your email for details.

☑ **Step #3: If your property is held by a trust, LLC, corporation or partnership, Complete the Membership Representative Form to specify who will be voting**

a. Contact BOG Secretary at secretary@blackpointbeachclub.com to request the form.
b. If you have already filled out this form for past meetings, you do not need to do it again unless the person designated to vote for the entity has changed from the previous year.

Watch for more information in your email!

2/8042525

HELLO FROM THE BLACK POINT WOMEN'S CLUB!

We're celebrating our 70th anniversary this summer and inviting the entire Black Point community to join the fun! From food trucks to scavenger hunts, and from sundaes to stand-up comedy, there's something for everyone. We hope to see you there!

COMMUNITY EVENTS – OPEN TO ALL

Friday, July 11 – Community Bingo Night
6:00 PM Kids • 7:30 PM Adults
Featuring Bingo Rick & his lovely assistant Lil ($5 per person)

Saturday, July 12 (5–8 PM) – Food Truck Festival
Featuring: Lobster Shack, Munchies, Fire in the Kitchen, Rustic Streats, Whisktopia, Jumping Cow Ice Cream
Plus: Live music from Flying Solo

Saturday, July 19 (7:30 PM) – 4th Annual Comedy Night Fundraiser
Doors open at 7 PM • Tickets: $35
Featuring four hilarious comedians

Thursday, August 7 – Ice Cream Social
Time TBD (to be coordinated with the BP Recreation Club Talent Show)
We will coordinate with the Rec Club to ensure a fun-filled evening for all!

70TH ANNIVERSARY EVENTS

June 29–August 1 – Clubhouse Retrospective Display
Photos, stories, memorabilia, and historical news articles from 70 years of BPWC history

Thursday, July 4 – Women's Club Parade Float
Look for us in the Black Point Parade!

Date TBD – 70th Anniversary Scavenger Hunt
A fun adventure for all ages throughout the neighborhood

All Summer – Anniversary Merchandise Sale
Celebrate with commemorative shirts, totes, and more

Saturday, August 2 (6–8 PM) – 70th Anniversary Celebration
Community and memories at the Clubhouse!

WOMEN'S CLUB TUESDAY NIGHT MEETINGS (Members & Guests)

We welcome all women in the community to join us for a summer of fun, friendship, and laughter. Whether you're new to Black Point or have been coming for years, we'd love to see you Tuesday nights at the Clubhouse!
Membership: $40 for the season • Guests welcome: $10 per meeting • Time: 7:00 PM (unless otherwise noted)
July 1 – Welcome Meeting & Icebreaker Bingo
July 8 – Bunco Game Night
July 15 – Cheese & Wine Pairing with Fromage Fine Foods & Seaside Wines
July 22 – Craft Night
July 29 (6:30 PM) – Annual Business Meeting followed by Potluck & Games
August 5 – Women's Trivia Night with Chris Giamalis
August 12 (6:00 PM) – Annual Banquet at Langley's Restaurant

Questions? Contact us at BPWomensClub@gmail.com
Or reach out to Jocelyn Williams, President – (917) 747-6946

ATTENTION

2025 Edition of Black Point Telephone Directory & Resource Guidebook

An effort is underway to update our Telephone Directory. We expect publication and distribution of the 2025 Edition in early July. Our team of volunteers are currently making updates based on changes in property ownership since 2022. But we need your help to increase the accuracy of the information and to complete the updating process.

Please call or text Peter Baril (17 Sea View Avenue) at (781) 760-6419 if.....

- You weren't in 2022 but now you'd like to be included in the 2025 Directory;

OR

- You are a new property owner (2022 to present);

OR

- You have other changes in owner names or phone numbers since the publication of the 2022 Directory;

OR

- You now want to <u>opt out</u> and be removed from the updated Directory

THE DEADLINE TO SUBMIT INFORMATION IS SUNDAY JUNE 22ND

Rules and Regulations of the Black Point Beach Club Association

The following regulations have been approved by the Board of Governors of the Black Point Beach Club Association (hereinafter the "Association") and shall be effective throughout the year:

SECTION I. Parking and Traffic

1. No person shall park a motor vehicle just off, on, or within the traveled portion of any of the highways, roads, or rights-of-way of the Black Point Beach Club Property (hereinafter known as the "Club Property"). The traveled portion of a highway, road or right-of-way shall include, but not be limited to, those areas improved by blacktopping and asphalt and those rights-of-way used by pedestrians to enter the beach or ocean-front areas.

2. No person shall park a motor vehicle in any approved Club Property parking area without a visible, current Black Point Beach Club Parking Permit (Black Point hanging tag obtainable from the Tax Collector). Clubhouse guests for reserved events do not need a Parking Permit. No boat trailers are allowed in any of the Club Property parking areas, including the Whitecap Parking Lot at any time.

3. For the convenience of the Members of the Association, parking is permitted with a parking permit (hanging tag) in the following named approved Club Property parking areas during the hours of 7am to 9pm:

(a) on the north side of Sea Breeze Avenue and Nehantic Drive, east of East Shore Drive
(b) on the west side of Waterside Lane
(c) within the Whitecap Parking Lot area
(d) Clubhouse Parking Lot
(e) golf carts only at the Whitecap rights-of-way

Short-term overnight parking in the Whitecap Parking Lot is permitted with approval of the Association Manager and the understanding that the Association will not be liable for any damage. Written or emailed verification of approval must be placed on the dashboard.

4. Parking violations are subject to a $25 Association fine and shall be caused to be strictly enforced.

5. The maximum speed of motor vehicles, mopeds, bicycles, golf carts or any other mechanically powered vehicles on the roads of Black Point is 20 mph.

6. The Association, through its Association Manager, shall cause the motor vehicles laws and regulations, including but not limited to speeding, stop sign violations, and other moving traffic violations, to be strictly enforced by state and local police.

SECTION II. Swimming Areas and Beach Regulations

1. All beach and swimming activities are at one's own risk, including but not limited to use of beaches, piers, floats, rafts, docks, as the Association employs no swimming lifeguards.

2. In accordance with the instructions of the *Connecticut Department of Energy & Environmental Protection (DEEP)* swimming markers designate the approved swimming areas, and one swimming raft is located in each of the approved swimming areas.

3. The following areas have been designated as approved swimming areas:

(a) The Main Beach located between Nehantic Drive and Sea Breeze Ave (up to the large boulder) within the swimming markers
(b) The South Beach located on the south side of the pier located at the end of Osprey Road within the swimming markers

4. No boats or water vessels of any kind are permitted within the approved swimming areas. Included but not limited to kayaks, jet skis, and sailboats.

5. Swimming within all areas of the Association and its property is restricted to Members of the Association, their guests, or tenants under lease or rental agreements.

6. The areas at Main Beach on both sides of the Main pier are reserved Monday through Friday, for afternoon swimming lessons and instruction during the Black Point Summer Recreation Program.

7. No diving or jumping from any of the piers or rock formations is permitted at any time.

8. Dogs are permitted on any of the piers and beaches from September 15th to May 15th only; must be leashed and under owner's control at all times and it is the owner's responsibility to clean up all pet waste.

9. Ball playing or "Frisbee" throwing, flying kites, or any other game on the beach or in the water is permitted only if it does not hinder the safety or comfort of swimmers and bathers, and at the discretion of the Association Manager, on an individual event basis.

10. The eating of meals and/or picnicking and the use of large coolers and glass containers on any Association beaches is prohibited except as expressly authorized by the Board of Governors.

11. Beach areas are free from tobacco, alcohol, and vaping. The use, dispensing, or consumption of alcoholic beverages on Association beaches is prohibited except as expressly authorized by the Board of Governors.

12. Radios and other musical devices played on the beaches must be maintained at a reasonable volume.

(Continued on reverse side)

SECTION III. Boating Areas

1. The following areas have been designated as approved boat drop-off or pick-up launch and/or storage areas:
   (a) the north side of the south pier at Osprey Road
   (b) the north side of the pier at the end of Nehantic Drive
   (c) the boat launch and southerly beach adjacent at Sea View Avenue
   (d) the Old Black Point Road access way
   (e) the Sea Spray Avenue access way

2. Dinghies may be stored against the sea walls not located in designated approved swimming areas only upon the express written consent of such owners of the sea wall.

3. The offshore mooring of boats is permitted outside of approved swimming areas, and more than 25 feet away from all piers. Mooring permits must be obtained from the East Lyme Harbor Master.

4. The boat docks are to be used only for active loading and unloading of boats.

5. Sea View Beach, aka, "Dinghy Beach", is a boating beach; boaters have priority. Please follow DEEP rules and guidelines for water safety.

SECTION IV. Other Regulations and Limitations of Liability

1. Rules for Fishing. From May 15th to September 15th, fishing from Association Property is allowed for members and their guests between 6pm and 11pm only. From September 15th to May 15th, fishing for members and their guests is allowed between 6am and 11pm only.

2. The benches located on the rights-of-way leading to the ocean front areas are for the use and enjoyment of the Members of the Association, their guests, or tenants under lease or rental agreements.

3. The burning of brush, leaves or trash is prohibited, and bonfires on any Association beach are permitted only when authorized by the Board of Governors. East Lyme Emergency Dispatch must be notified the day of.

4. The taking of sand, gravel, rocks, boulders, or dirt from any beach, road, highway or right-of-way or other Association Property is prohibited except as expressly authorized by the Board of Governors.

5. All garbage and recyclable containers must be obtained from East Lyme Public Works. The littering or scattering of garbage or refuse on highways, roads, rights-of-way, beaches or other Association Property is strictly prohibited.

6. Changing into bathing suits from other clothing is not permitted in any motor vehicle on any Association Property.

7. The use of firearms, BB guns, pellet guns, or other weapons is prohibited within the Association boundaries.

8. The contamination of any surface water, well water, ground water, or any water source used for domestic and household purposes is prohibited.

9. Animals, other than cats and dogs, are not allowed except by written approval of the Board of Governors. Members of the Association, their guests and tenants are prohibited from allowing any dog they may own to bark incessantly while leashed outdoors.

10. The Clubhouse facility and grounds are reserved for the Recreation Program on Monday through Friday mornings during the summer season.

11. Skateboards, roller blades, carriages of any kind, bicycles, tricycles, and golf carts are not allowed on the tennis or basketball courts of the Association.

12. No construction or construction-related activity, including lawnmowers, leaf blowers, and residential landscaping projects can begin prior to 8am nor continue after 6pm.

13. The Association, its Board of Governors, officers and employees shall not be liable to any person for any injury to person or damage to property, on or about the Association Property, arising out of any violation of these Regulations hereunder or caused by the negligence or misconduct of any Member of the Association, or that Member's guests, invitees, or tenants.

14. The Association owns and maintains several rights-of-way and beaches within the boundaries of the Association. It is the intent of the Association that these rights-of-way and beaches are for the passive recreational use of all the members. In keeping with this intent, and to avoid unnecessary liability, no private use of the rights-of-way or the BPBC beaches which they access, is permitted except as expressly authorized by the Board of Governors.

15. *The Black Pointer* provides unique news for Black Pointers that cannot be found anywhere else. Inserts to *The Black Pointer* can be provided by Black Pointers who want to disseminate information, at their own expense. Contact: www.blackpointbeachclub.com

16. Each member of the Association must cause their guests, invitees or tenants to comply fully with all the requirements of these Regulations.

Revised April 2025