

Minutes of BPBCA BOG Hybrid Annual Meeting & Special Organizational Meeting - 05/24/25

Date and time: 05/24/25 9:00 AM to: 05/24/25 12:00 PM

Present: Brooke Stevens, Recording Secretary, Jim Schepker, BOG Chair, Arlene Garrow, BOG Vice-Chair, Colleen Chapin, BOG Member, Peter Baril, BOG Member, pmeggers@gmail.com, John Cellino, BOG Member, Bill Bayne, Vice-Chair, Colleen Hayes, Club Liaison & Tax Collector, Jim Moffett, Association Manager, Al Capozza, Treasurer, Will Fountain, Emeritus

Location: BP Clubhouse, 6 Sunset Avenue, Niantic, CT, 06357 & Via Zoom

Topics

1. Call to Order & Pledge

Note Mr. Schepker called the March 24th, 2025, Annual Meeting to order at 9:02 a.m. and did roll call; a quorum was present.

Note The Pledge of Allegiance was observed, and attendees were encouraged to greet their neighbors. A poignant message for Memorial Day was shared, emphasizing it as a day to remember those who paid the ultimate sacrifice.

2. Zoom Info & Link

Note <https://us02web.zoom.us/j/85119730515?pwd=ldvd9UAiyrywtifauOy8pZb7UBwY62.1>

3. Guest Speakers

3-1. Dan Cunningham, First Selectman

Note Mr. Cunningham provided an update on various town initiatives:

****Golf Cart Registration can be completed at the Police Department.****

****The town budget passed with a 6.23% increase, resulting in a 1.6 mill increase and a new total mill rate of 28.01 mills.**

He acknowledged that no one likes tax increases but emphasized the difficulty in controlling the budget. The town is actively trying to institute strategic planning with a long-term vision.**

****A significant achievement is the establishment of a Coastal Resiliency Fund.**

This fund will allow the town to set aside money annually to address coastal damage, like the wall blowout at McCook's Beach a couple of years ago.

This initiative is crucial because bond rating agencies look favorably upon communities with such funds, leading to lower interest rates on bonds.

The ordinance for this fund is expected to be in effect within two weeks.**

****Cash Capital-** the town is increasingly using cash capital for expenses, meaning they pay for items upfront rather than borrowing money and paying interest over 20 years.

Last year, they used \$900,000 in cash capital, and this year they aimed for \$1 million, saving money in the long run.**

****Capital Improvement Committee-** A committee has been formed to tour all town facilities, including Public Works and Board of Education assets, to strategically plan replacements for equipment like lawnmowers and snowplows, deferring purchases, when possible, to save costs.**

****He acknowledged the challenges faced by the administration, including issues with the Police and Fire Departments.**

He highlighted the complexities of contracts and the limitations on what can be done without incurring further trouble for the town.**

****An excellent Human Resources Director has been hired and is working with the Police Commission, including a former VP of HR from United Technologies, to develop proper hiring procedures for the next Police Chief.**

Similar improvements are being sought for Fire Services.**

Note Fire Service Improvements-

****The town is now able to hire a 12th firefighter, which will make scheduling more efficient and reduce overtime costs, as they previously had only 11 firefighters to cover all shifts.****

****The Fire Department and Ambulance Service contracts were renegotiated.**

Previously, town firefighters were driving ambulances, costing the town around \$850,000 annually while only being reimbursed about \$250,000.

Now, the Ambulance Service (a 501c3) will hire their own drivers, retaining their income, while the town's Firefighters will remain in the firehouse.**

****This change ensures four Firefighters are on duty 24/7, 365 days a year in the firehouse.****

****The new 24/48 schedule (24-hour tours followed by two days off) makes the Department more attractive to Firefighters from other towns.****

****The town now has two ambulances ready with two crew members each, significantly increasing capacity.****

****A new fireboat is being purchased, with money allocated in the budget.**

This boat will have a turret for spraying water, providing an additional angle for fighting fires, especially near the water.

The previous fireboat was a 1966 Boston Whaler.**

Note Mr. Cunningham shared two recent rescue stories where the Fire Service performed admirably: one in December involving a sailboat in a gale, and another last summer rescuing three young ladies from the river.

Note In regard to the Data Center, Mr. Cunningham said that things have gone quiet and he suggested residents write postcards to the Siting Council members, urging them to think twice before approving the project, as it could ruin our community.

3-2. Nick Menapace, State Representative, 37th District

Note Mr. Menapace provided an update from the legislative perspective:

****Senate Bill 1292-** this bill was intended to address data centers by regulating power usage and requiring a study.

However, the language about the study was removed from the Senate version of the bill.

He expressed surprise and disappointment, as this part was present when the bill left committee.**

****He is actively working to get the study language reinserted into the bill before it passes the Senate and moves to the House.**

He emphasized that the bill is not a ban on data centers but focuses on regulation.**

****He highlighted the problem where Waterford (the proposed location of the data center) could approve the project, and East Lyme would bear the negative side effects without receiving any benefits.****

****He noted the increasing discussion about AI and its potential to drive the growth of more data centers.**

He expressed concern about a proposed federal bill that would prevent states from regulating AI for the next 10 years and urged residents to contact Joe Courtney (their federal representative) if they share this concern, as data centers are impacted by AI.**

****He provided his contact information and encouraged residents to reach out with any issues, promising to help even if he's not the direct contact, by connecting them with the appropriate person.****

Note The floor was opened for questions and comments.

3-3. Steve Callahan of 21 Sea Crest

Note Mr. Callahan asked for an update on the highway construction.

Note Mr. Cunningham said he attends weekly construction meetings and provided an update on the Route 161 project, which is scheduled for completion in November 2026:

The project has seen about \$8 million in add-ons and contract changes.

Approximately two-thirds of the work is complete, with around \$90 million to \$100 million spent so far.

Traffic on Route 161 will be much better this summer as most of the remaining work will be off to the side.

The unpaved section of Route 161, extending from the Shack restaurant area down to Route 1, will be completely repaved with additional state funding.

***The bridge construction is in three sections.**

The second section's sidewalls and supports are currently being built.

Overnight work in July will involve putting up new steel for this section.

Once the deck is built, I-95 North and South traffic will be shifted onto the new bridge sections. The final part of the old bridge will then be removed, and the third section of the new bridge will be built.*

Ultimately, the project will result in six lanes in both directions on I-95 and three lanes North and South under the bridge on Route 161, an expansion from the previous four-by-four configuration.

The East Lyme logo will be colorized on the bridge, with experimental efforts currently underway to achieve the right colors.

Note Mr. Menapace confirmed the Fall 2026 completion date, noting it was moved up from an original Spring 2027 estimate.

3-4. Kim Craven of 46 East Shore Drive

Note Ms. Craven asked if the Coastal Resiliency Fund would also help quasi-municipalities like the Black Point Beach Association.

Note Mr. Menapace explained that House Bill 5004, which passed the House and is expected to pass the Senate this week (session ends June 4th), is specifically about ensuring coastal communities receive funding for coastal resilience. He believes Black Point, as an association, would likely be able to apply for grants related to these projects, though he would confirm with the Deep Commissioner.

Note Mr. Cunningham clarified that the town's Coastal Resiliency Fund is a separate, town-funded reserve to help with their bond rate, while the state money would be additional funding for specific projects.

Note Ms. Craven also asked if property owners who are not primary residents but pay taxes can vote in referendums by Zoom or absentee ballot.

Note Mr. Menapace confirmed that absentee ballots are absolutely available for referendums. He noted that only about 26 people voted absentee in the last referendum due to the quick two-week turnaround time for application. To vote in a referendum, one simply needs to own property valued over \$1,000.

3-5. Skip Guzy of 17 Woodland

Note Mr. Guzy asked about House Bill 7033 (Homelessness and public places), and Mr. Menapace replied that House Bill 7033 is not going anywhere.

Note Mr. Guzy then asked about similar legislation for veterans and senior citizens.

Note Mr. Menapace discussed House Bill 5002, which is supposed to focus on getting more people into housing, specifically targeting veterans and seniors, as these are growing groups experiencing homelessness in Connecticut. This bill aims to help people on the verge of losing their homes or trying to secure housing. He noted that such bills often encompass multiple bills due to the short legislative session.

Note Mr. Menapace expressed his strong advocacy for this bill, emphasizing the need to facilitate housing and his concern about future laws that might penalize people for homelessness. He cited his experience as a teacher with homeless students as a motivator.

3-6. Peter Baril of 17 Sea View

Note Mr. Baril inquired about the Fairhaven Road Bridge Reconstruction.

Note Mr. Cunningham confirmed that the Fairhaven Road Bridge reconstruction is moving forward. He has been signing contracts with the state. He is concerned about how long Fairhaven Road will be tied up during construction, especially given that the ambulance service is now centrally based at the fire station near the Lyme Tavern, which is geographically central and ideal for their frequent runs.

Note Mr. Schepker noted that Black Point is a community of 580 properties, with close to 50% year-round residents who are primarily retirees. This demographic makes Black Point a substantial and low-cost asset for the town, contributing significant income and requiring minimal law enforcement expenses.

Note He added that the past year has seen remarkable organizational accomplishments, including the introduction of a first-ever remote voting opportunity. This innovation allows the 23 members participating remotely today to cast their votes on the proposed 2025-2026 fiscal year budget and for the four new open Board positions, providing state-of-the-art access for those unable to attend in person.

4. Proposed Operating Budget and Mill Rate for the Association (Al Capozza)

Note see attachment.

 [Work Sheet for FY 2025-26 Budget-BOG Approved-Mill-2.28-4-25-2025 \(2\).pdf](#)

Note see attachment.

 [Rec Program-Work Sheet for FY 2025-26 Budget-BOG Approved-Mill-2.28-4-25-2025 \(1\).pdf](#)

Note see attachment.

 [LT Cap Fund-Work Sheet for FY 2025-26 Budget-BOG Approved-Mill-2.28-4-25-2025 \(1\).pdf](#)

Note Mr. Capozza presented a comprehensive overview of the proposed 2025-2026 fiscal year budget, outlining receipts, disbursements, and tax revenues. The budget reflects price increases, program changes, and new projects, with disbursements detailed first, followed by receipts, and finally, the required tax revenues to balance the budget. Four key documents related to this budget were distributed in the annual meeting mailing.

Note A. Operations Budget

The total contribution to the long-term capital fund amounts to \$449,000, an increase of \$72,000 compared to the current year's budget. This increase is primarily driven by:

****Contractual Services-** an \$11,000 increase due to higher insurance premiums and additional coverage-related costs. ******

****Maintenance of Long-Term Capital Assets-** a \$47,000 increase reflecting various scheduled projects for the next year.

Three specific projects account for a significant portion of this-

1. Tennis Courts and Pickleball Refurbishment- Aa\$32,000 budget item, with \$22,000 for maintenance (crack repair and repainting) and an additional \$10,000 for new pickleball amenities.

2. Beach Waterfront Repairs- a \$10,000 allocation for repairs such as railings and steps at the 15 identified access points.

3. Eastern Waterfront Sites- a \$35,000 allocation for work aimed at obtaining a Certificate of Permission from the DEEP to allow for repairs at various Eastern Waterfront sites. ******

****Utilities-** a \$2,000 increase due to higher rates and usage. ******

****Services-** a \$3,000 increase representing staff and tax collector compensation. ******

****Long-Term Capital Fund Contribution-** an additional \$25,000 increase, bringing the total budgeted contribution to \$100,000.

This reflects the Board of Governors' practice of annually increasing contributions to this fund to cover replacement and restoration of aging capital assets, thereby avoiding special assessments.

The estimated balance of this fund could reach \$421,000 by June 30, 2026. ******

Note On the receipts side:

****Zoning Applications-** expected to bring in \$12,000, aligning with two sanctioned recommendations and this year's budget. ******

****Other Receipts-** a \$5,000 increase reflecting higher Clubhouse rentals and increased interest income from money market accounts. ******

Note To balance the budget, the required tax revenue is \$442,000, which translates to a mill rate of 2.28 mills. For an average home valued at \$323,000, this would result in an increase of approximately \$113 in annual taxes.

Note B. Recreation Program Budget

The Recreation Program budget is structured to break even.

****Disbursements-** Totaling \$42,000, primarily for personal services (\$42,000).

This covers one Director, two Junior Directors, and eleven Counselors who will work five days a week, 22.5 hours a day, for seven years.**

****Other Expenses-** An additional \$14,000 for supplies and insurance related to various programs.**

****Receipts-** expected to be \$56,000, offsetting the disbursements to ensure the program is self-sustaining, as directed by the Board of Governors.**

Note C. Long-Term Capital Fund:

****Established in 2021,** this fund was set up to identify and plan for the replacement of the Association's capital assets, estimated at \$2.2 million.**

****In fiscal year 2021-2022,** \$33,000 was initially added to the fund.**

****Annual contributions have been made since,** with \$100,000 budgeted for next year.**

****Considering interest income and an estimated drawdown of \$25,000 for appropriate replacements,** the fund is projected to have a balance of approximately \$421,000 by June 30, 2026.**

Note Mr. Capozza added that a new worksheet, Exhibit A, has been introduced this year. It details various budget items that require repairs, maintenance improvements, or capitalization, providing clarity on specific line items.

Note Mr. Schepker acknowledged the board's efforts in crafting a balanced budget. He noted that while essential items like propane, fuel, insurance, property taxes, and payroll costs have naturally increased, the primary driver for the proposed mill rate increase from 1.93 to 2.28 is the recommendation to raise the annual reserve fund contribution from \$75,000 to \$100,000.

Note He emphasized that this increase represents a strategy to absorb predictable, nominal financial costs now to avoid unanticipated and potentially severe costs later, such as special assessments or expenses from catastrophic situations.

Mr. Schepker clarified that crossing the 2.00 mill rate mark is not unprecedented, citing that the mill rate was 2.00 in 1999, 2000, and 2001. Furthermore, past special assessments for clubhouse and pier repairs in 2006 and 2019 effectively pushed the mill rate to 3.10 and 4.30, respectively, in those years.

Note He concluded by highlighting that the proposed 2.28 mill rate will add only \$113 to the annual cost of an average \$323,000 home in Black Point, equating to a fraction of two dollars per week.

Note Mr. Baril reported on the ongoing implementation of the Master Plan, which primarily focuses on upgrading the Eastern Waterfront. A land and water survey has been completed, and the next phase involves a heavy lift: an engineering assessment to develop design repairs and secure necessary permits.

He noted that a significant portion of the budget increases, alongside the long-term capital fund contributions, are dedicated to this initiative. He stressed that the Eastern Waterfront is the community's greatest asset and must be maintained, especially given that storms, like the one experienced yesterday, can and will cause future damage.

Note Mr. Bayne elaborated on the Eastern Waterfront and the Master Plan, noting that last July, the Connecticut Department of Energy and Environmental Protection (DEEP) sent their entire Eastern Waterfront department to walk every foot of Black Point's coastline, and also reviewed the proposed Estuary Gateway/kayak docks on the west side.

Note DEEP provided valuable guidance on the process to enhance, repair, and update the waterfront assets, aligning with the community's Master Plan, which prioritized these improvements. Some of the current budget and capital plan costs for fiscal year 2025-2026 are for the surveys required by DEEP to facilitate the permitting process for these larger repairs. In the interim, the Association is applying Band-Aids through minor repairs to existing assets like missing railings, while simultaneously working through the necessary regulatory processes for more substantial improvements.

Note Mr. Schepker thanked his fellow Board Members and announced that the meeting would now proceed with the vote on the proposed budget. He instructed those present to prepare their green cards.

Note Sharon Jordan of 20 Sunrise Trail expressed gratitude for the detailed explanations regarding the budget increase, stating that understanding the "why" behind the rising costs and knowing it's safeguarding their homes was very much appreciated.

Note A question from the chat noted that the association's expenses were up 21% in 2023-2024 and 19% in 2024-2025 and asked what the specific reasons for such significant jumps in expenses are and if the Board actively working to bring down future expense increases to be more in line with the overall inflation rate?

Note Mr. Schepker explained that he initially resisted increasing the reserve fund from \$75,000 to \$100,000, as it would have kept the mill rate around 2.0. However, the Board unanimously agreed that it was a prudent decision to set aside this additional money. This strategy aims to avoid catastrophic, expensive, last-minute repairs in the future.

He ultimately concurred with the decision, explaining that the majority of the mill rate increase to 2.28 is directly attributable to this capital reserve fund. This money will be deposited and will earn interest through CDs and other money market funds, generating at least \$15,000 annually simply by "sitting there," making it a valuable asset.

Note Rick Diachenko, of 25 Sunrise, who served on both the Board in the early 2000s and the Master Plan Committee, highlighted the historical context of assessments. He noted that in the 1990s and early 2000s, specific assessments for projects like the dock resulted in residents paying significantly more, sometimes three to four times the current mill rate, over a 10-year span.

He emphasized that establishing a fund, as the Board is doing now, helps ease the financial burden by spreading out costs, preventing residents from being "whacked" with large, sudden assessments as they were a decade ago.

5. Budget Vote

Note The budget votes were cast and collected.

6. Board of Governors Nominations

Note Mr. Schepker outlined the process for filling open Board of Governors positions. The three-year terms will be filled by the three candidates who receive the highest vote totals in today's election. The candidate with the fourth-highest number of votes will fill the one-year term currently open, with the option to run for a traditional three-year term the following year. This procedure sets a precedent established in the 2019 election and aligns with Roberts Rules of Order.

Regarding the election of governors, Article 4 of the bylaws dictates that the chairperson and vice-chairperson will be elected annually at a meeting immediately following the annual association meeting where Board of Governors members are chosen. This election will occur at a brief organizational meeting directly after today's meeting adjourns, conducted by our Secretary, Brooke Stevens.

Note MOTION (1)

Bob Guenther of 17 Bellaire nominated David Weiss for the Board of Governors. He highlighted Weiss's prior experience, which alone, he believes, justifies him as a strong candidate. Mr. Guenther further emphasized Mr. Weiss's seasoned experience, heartily recommending him for the position.

Joan Hayes of 51 White Cap Road seconded the nomination, calling Mr. Weiss a "wonderful gift."

Note MOTION (2)

Carolyn Boyle from Seaview Avenue nominated her neighbor and friend, Colleen Chapin, for a second term on the Board of Governors. Ms. Boyle highlighted Chapin's deep roots in the Black Point Community, having visited her grandparents' cottage (and later her own) since birth.

Steve Resnisky of 3 Sea Breeze seconded the nomination.

Note MOTION (3)

Bill Bayne of 2 Osprey nominated Peter Meggers for re-election to the Board of Governors, praising his deep roots in Black Point, where he was raised and is now raising his own children. Mr. Bayne highlighted Mr. Meggers' significant contribution to the Board, particularly his expertise as a lawyer specializing in insurance-related law and litigation. Given the increasing complexity of insurance matters for Black Point, his skills are invaluable. Mr. Bayne noted that Mr. Meggers provides essential oversight, reviews, and input on contract language, effectively serving as a "free lawyer" for the Board. He's devoted to Black Point and doing the right thing and is strongly recommending him for another term. Colleen Hayes of 20 Sea Breeze Avenue seconded the nomination.

Note MOTION (4)

Mike Walsh nominated Dominic Reis for a Board position, highlighting his strong community involvement and dedication to East Lyme. Mr. Walsh noted that Mr. Reis lives in East Lyme with his wife, Geri (an East Lyme High School alumna), and their two children, Nick and Wyatt. The family has resided in East Lyme for 13 years and is actively engaged in the community and are true believers in what we have in our community.

Mr. Reis then spoke, acknowledging his connections through pickleball and bocce. He emphasized his strong financial background, which he hopes to leverage if elected to the Board. He expressed his admiration for East Lyme, stating that he has felt it was a great town since purchasing his home in 2013 and even more so since moving here full-time in 2021. He aims to ensure that this positive sentiment continues through his work on the Board.

Joe Kycia of 35 Sunset seconded the nomination.

Note MOTION (5)

Lil Diachenko of 25 Sunrise nominated Garrett Hickey for the Board of Governors, emphasizing his deep roots and long-standing commitment to the Black Point Community. Diachenko highlighted that Mr. Hickey is continuing a family tradition, following in the footsteps of his grandparents and parents, who were also long-time Black Point residents.

Ms. Diachenko added that Mr. Hickey is a full-time high school teacher and varsity coach, bringing over a decade of leadership and community-building experience that aligns well with the needs of the Board of Governors. He currently lives full-time in Black Point with his wife and three-year-old son and grew up actively involved in various club programs. She concluded by urging a vote for Garrett, framing it as a vote for "the future of Black Point."

Barbara Koenig seconded the nomination.

Note MOTION (6)

Mary Brody of 10 Billow Road nominated Kelly Fecteau for the Board, praising her as one of the hardest-working individuals she knows. She highlighted Ms. Fecteau's significant contributions, noting that those who play setback can thank her for organizing the activity. Her dedication extends beyond the community, as she also works for the town at the Senior Center and the town's abuse line, in addition to working at Equity Farm. Ms. Brody described Ms. Fecteau as an absolute "go-getter" who deeply cares about Black Point and strongly recommended her for the position.

Glorena Consedine of 47 Indianola seconded the nomination.

Note MOTION (7)

Charlene Mastria of 14 Nehantic nominated her brother, Jim Mastria for the Board of Governors. She highlighted his deep roots in the community, explaining that their aunt and uncle bought a home there in 1957, leading to Mr. Mastria and his family spending every summer in Black Point. He and his wife, Carmella, now reside there full-time, and their children were raised in the community; their son, Anthony, was even on the Beach Patrol.

Ms. Mastria emphasized Jim's genuine desire to serve, stating that he cares deeply about maintaining the spirit, and beauty, and would be honored to help shape the community's future.

Sean Brosseau seconded the nomination.

Note There were no further nominations.

Note Mr. Schepker expressed admiration and gratitude for the seven individuals willing to serve on the Board.

7. Board of Governors Election Vote

Note The attendees casted their votes.

8. Comments from the Chair

Note After the votes were cast and collected, Mr. Schepker expressed heartfelt thanks to the Board and the Black Point Community for their support over the past year. This support has been the inspiration behind Black Point's unique community and the many benefits it offers. He believes this inspiration will be the foundation for even greater progress in the coming year.

Note Special thanks were extended to retiring Board members Arlene Garrow and John Cellino. Mr. Schepker also mentioned that the flowers displayed were a thoughtful gift from an anonymous Board member who wished to thank the Board and other key individuals like Brooke Stevens and Colleen Hayes for their service.

9. Summer Recreation Program (Colleen Hayes)

Note Colleen Hayes, the Liaison for the summer recreation program, provided an update: Matt Reichelt will return as Director this summer, with Finn and Kate Hawkins as returning Junior Directors. Most counselors are returning, supplemented by new counselors who have moved up from volunteer positions.

This year, there's a remarkable 27 volunteers, exceeding the number of counselors, so Mr. Reichelt is creating an alternate schedule to balance participation.

He's been in touch with all hires and is developing the program, with pricing remaining static this year. The program officially starts on Sunday, June 23rd.

Note An unidentified speaker in the audience praised the Recreation Program as a hallmark of Black Point, highlighting its positive impact on participants, citing his own daughters' professional success as examples. He emphasized the critical importance of the Black Point Beach Association paying attention to its beach assets.

10. Zoning Update (Jim Fox)

Note Jim Fox, Chairman of the Zoning Commission, provided an update on zoning noting that their charge is the health, safety, and welfare of Black Point. He thanked the Zoning Commission members for their extensive work and praised Jim Ventres, the ZEO. He also thanked Brooke Stevens, their Recording Secretary.

Mr. Fox stated that over the past nine years as Chairman, a primary focus has been the complete overhaul of Black Point's zoning regulations, bringing them up to the standards of other municipalities across the state. He expressed pride in this work, noting that other beaches are now adopting Black Point's updated regulations, as their own are 20-25 years old. This, he believes, demonstrates the community's commitment and the high quality of work achieved.

Note Mr. Fox then shared a couple of housekeeping notes:

****Permits for home work-** he stressed the importance of obtaining a permit for any work done on or around a home, including additions, sheds, fences, or anything that might affect shade.

He noted that contractors sometimes fail to secure necessary permits and encouraged residents to be proactive by contacting him or the ZEO if they have any questions about ongoing work.

Contact information is available on the website.

Note ****Hedge Heights at Intersections-** Mr. Fox thanked community members who have already adjusted their hedge heights at intersections.

He emphasized the safety aspect of this issue, given the narrow roads in Black Point.

The goal is to protect young people and prevent tragedies.

Last October, the regulations were adjusted, returning the required setback at intersections from 10 feet to 20 feet.

This change is crucial for opening up the viewing triangle, allowing drivers to anticipate and see potential hazards, especially children on electric scooters who may not heed stop signs.

Note Mr. Fox thanked the attendees for their support and attention.

11. Men's Club Update (Rick Diachenko)

Note Rick Diachenko of the Men's Club provided an update on their busy season ahead, expressing his thanks to Jim Schepker and John Cellino for their support. The Men's Club's primary aim is to build community, foster fun, and enhance enjoyment of Black Point, rather than primarily fundraising, though they do contribute financially back to the community.

Note Upcoming Activities:

*Bocce, pickleball, cornhole, golf tournament, and a road race (which they assist with).

*Trivia, Setback, music-era trivia, Murder Mystery (returning in August), Bad Dad Joke Night (popular, especially with those over 85), and a new Karaoke Night.

*Supporting the Mystic Noank Band's Hootenanny, an educational talk on Niantic in the 1651 reservation, Solstice and Equinox events, and watching sailboat races every Wednesday night from the beaches with the Niantic Bay Yacht Club (NBYC).

Off-Season Activities: Assisted with Bingo, Veterans Day trees on the beach, and New Year's climbs.

Missed Events: NCAA and Cinco de Mayo events were scheduled but not held, and more help is needed to organize these.

Special Event: The 50th year of the Kazoo Band is a major upcoming event, with a call for broad participation.

* A snow cone machine purchased last year will be available at the Fourth of July picnic and the road race.

Note Projects & Improvements:

- *Helped upgrade the cost of the kitchen island.
- *Installed LED lights on the clubhouse and rope lights on the tent for enhanced ambiance.
- *Performed repairs on the Bocce court and plan to resurface the Bocce pits.
- *Discussing soccer goals with the Recreation program.

Note The Men's Club has already received dues from about 80% of its top membership this year but is seeking to engage 60 more interested individuals. Dues are \$30, described as the cost of an expensive bottle of wine for a fun time.

Information about the new cardboard boat race (introduced by Mary Cahill) and other Men's Club updates will be posted on the Black Point website under the "Men's Club" section within the next couple of weeks.

Note Sharon Skylar of 20 Sunrise asked if women could join the Men's Club. Mr. Diachenko clarified that only three events annually are exclusively for men (pizza and beer, a mid-summer event, and "where's the beef" in the fall). Most other events are open to the entire community, and interested individuals should check the Black Pointer newsletter or the website for a list of events.

12. Women's Club Update (Jocelyn Williams)

Note Jocelyn Williams, President of the Women's Club, reported on their successful past winter and exciting plans for the upcoming summer.

Note Winter Activities Recap- the club successfully sponsored year-round activities for the first time, fostering community engagement throughout the winter. These included:

- *A book club led by Nancy and Cheryl.
- *Crafts sessions with Carolyn Kelly.
- *Setback tournaments.
- *Marcy's hip-hop classes.
- *Mexican train night with Glo.
- *Gingerbread house making with Shadow.

Ms. Williams extended thanks to all members who contributed to the winter's success.

Note This summer marks the Women's Club's 70th anniversary, celebrating its founding in 1955. Special events are planned to commemorate this milestone:

- *A retrospective display at the Clubhouse.
- *Special anniversary items for sale.
- *A kids' scavenger hunt focused on Black Point and the Women's Club.
- *A wine and cheese party for adults, featuring a gift basket drawing at Women's Club meetings.

Note The club plans to mix traditional favorites with fresh ideas for their meetings, including:

- *Bunker Night.
- *Women's Trivia Night.
- *A presentation on pairing cheese and wine.

Note The Women's Club will continue its popular community traditions:

- *The Food Truck Festival will return with six food trucks and live music.
- Bingo Night.
- *The Ice Cream Social will again be coordinated with the Rec Club to be held on the same night as the Talent Show.
- *A Comedy Night featuring four comics is scheduled for July 19th.

Note All women in Black Point are welcome to join. The first meeting is on July 1st. Membership costs \$40 for the year, or individuals can drop in for a single night for \$10. Ms. Williams expressed excitement to see familiar faces and welcome new ones this summer.

13. Wrecking Crew Update (Leslie Doherty)

Note Leslie Doherty reported on the activities of the Wrecking Crew, a volunteer group of both men and women dedicated to making improvements and repairs around the community while saving money.

Note Recent accomplishments by the Wrecking Crew include:

- *Getting the waterfront equipment ready and installed.
- *Spreading 35 yards of mulch in the playground area.

Note Upcoming tasks and areas where volunteers are needed include:

- *Painting the library boxes.
- *Repairing the tennis court nets and windscreens.
- *Staining the benches at the Bocce court and flagpole.
- *Weeding the gardens at the White Cap parking lot, the bottom of Woodland, and around the Clubhouse.

Note Ms. Doherty emphasized that they are always looking for extra volunteers, whether for a single day or ongoing participation. Interested individuals can contact any Board member or Leslie Doherty to join. The Wrecking Crew starts their work on Wednesday.

Note Mr. Schepker highly praised the three volunteer groups—the Men's Club, Women's Club, and Wrecking Crew—as extraordinary assets to the community. Comprised of individuals from diverse backgrounds, these volunteers share their expertise to achieve remarkable results in various areas. He expressed deep gratitude, appreciation, and indebtedness for their contributions.

14. Member Public Comments

Note Mr. Schepker called for Public Comments.

Note One resident raised the issue of golf cart regulations. They noted that while golf carts are present in neighboring communities like Old Lyme Shores, Crescent Beach, and Black Point, there's no way to legally travel between them by golf cart due to speed limits on connecting roads. They suggested exploring the possibility of connecting these communities, perhaps via side streets like the one leading to the yacht club or Crescent Beach, allowing for golf cart travel for activities like breakfast.

15. Beach Association Manager Report (J. Moffett)

Note Mr. Moffett announced that Black Point is ready for the summer season. His team has been diligently preparing the beaches. This includes moving rocks from South Beach, pushing sand back, and grading the beaches. Grading will continue on weekends until June 14th, then daily through Labor Day, and resume on weekends in the fall.

Note Key updates and initiatives include:

*Playground and Courts- the playground mulch has been spread, and major tree pruning has been completed around the courts and over the playground area.

*The clay courts are also open.

*The previous "golf cart registration day" has been discontinued.

*Residents now need to bring their paperwork to the police department directly to get their registration, which costs \$35.

Police do not send out renewal notices, so residents must proactively renew by May 31st (for new carts, pictures of the front and back are required).

Note Summer Events:

*Summer Vibes Kickoff Party- Black Point's own "The Low Tiders" will perform at 7:00 PM on Sunday, June 29th, on the field.

*Parade and Picnic- the traditional Fourth of July celebration is planned.

*Beach Bash- Scheduled for August 9th (exact details to be confirmed).

*Clean-up Day- a clean-up day for the White Cap lot is scheduled for Saturday, June 14th, with volunteers needed to help clean up the lot and right-of-ways.

*South Beach Rocks- based on recommendations from DEEP, rocks are being removed from South Beach. Mike LeBlanc is using a Bobcat to scoop them up and dump them into the riprap along the pier. This strengthens the riprap and helps retain sand on the beach.

*New staff members starting mid-June.

Note A resident inquired about drone regulations. It was explained that the FAA owns the airspace, which significantly limits the Association's ability to implement its own drone regulations.

Note The Board encouraged attendees to review the "2024-2025 Highlights for Black Point" document received with the Annual Meeting materials. This document details over a dozen accomplishments by community members over the past year, and members were urged to join in these efforts for the coming year.

16. Budget Vote Results

Note Ms. Stevens announced that the budget has passed with 146 "yes" votes and 9 "no" votes.

17. Tax Collector Report (Colleen Hayes)

Note Ms. Hayes announced that tax bills, parking tags, and stickers will be mailed out this week. For extra stickers, residents can email bptaxcollector@gmail.com. She noted that tax bills are now sent to the address the town has on file, a change from a previous dual system.

Note Regarding outstanding payments for the 2024-2025 season, three homeowners still owe a total of \$499.71. While last year all payments were received by this time, the outstanding amount is very small. Ms. Hayes emphasized the great value of living in Black Point, highlighting the private beaches, tennis courts, and camp program as excellent amenities for the annual fee.

18. Cahill Scholarship Fund

Note Anita Schepker announced the two winners of the Cahill Scholarship Fund:

*Abigail Peruas: A resident of Niantic and graduate of East Lyme High School, she plans to study psychology at Endicott College with a focus on the medical field.

*Elizabeth James: A resident of Cheshire and granddaughter of a Black Point resident, she is graduating from Sacred Heart Academy and plans to attend Penn State University.

19. BP Telephone Directory Update

Note Mr. Baril noted that since the Association has approved the budget for this year, they have approved the expenditure for the updated telephone directory, and the content and cost is similar to the 2022 budget. A mailing was sent out requesting members to submit any changes to names or phone numbers they wish to have included in the new directory.

If you have updates, please contact Mr. Baril by text message. His phone number can be found in both the directory and the recent mailing that included the budget information.

Mr. Baril also extended thanks to Tyler Brown, Lil Diachenko, and Bob Guenther for their core contributions to updating the directory.

Note **The deadline for any changes to be included in the directory is July 20th.**

Note **Ms. Hayes announced a fundraiser for the Rec program, selling T-shirts with the Black Point logo. She's just received the color options and will be posting them on Facebook and emailing them out to collect orders. The funds raised from T-shirt sales are typically used to pay program volunteers.**

Note **Mr. Fox announced a quick update regarding zoning: there is one alternate position open on the Zoning Commission. If you're interested, you can speak with him, or you can email your interest to BPzoning@gmail.com.

Note The Board and Membership present continued their discussions while they awaited the Board Vote results.

20. Board Vote Results

Decision Ms. Stevens extended her gratitude to all the volunteers who assisted, noting the close results of the election. The new Board members are David Weiss, Dominic Reis, Colleen Chapin, and Kelly Fecteau.

Note Vote Tally:

Jim Mastria- 35

David Weiss- 92 (3-year term)

Dominick Reis- 91 (3-year term)

Garrett Hickey- 65

Colleen Chapin- 113 (2nd 3-year term)

Peter Meggers- 73

Kelly Fecteau- 76 (1 year term)

21. Chair's Closing Comments

Note Mr. Schepker noted that following the conclusion of the Annual Meeting, a quick Organizational Meeting will immediately convene. During this session, the newly elected Board of Governors will select the Chairman and Vice-Chairman for the upcoming fiscal year. Association members are welcome to attend this meeting, but if they choose to stay, they are asked to maintain silence during this election process involving the newly elected Board members.

22. Adjournment of Annual Meeting

Note The Annual Meeting adjourned at 11:06 a.m.

23. Special Organizational Meeting

Note A Special Organizational Meeting immediately followed the adjournment of the Annual Member Meeting, for the purpose of electing a Chairperson and Vice-Chairperson of the Board of Directors By Board Vote, of continuing and newly installed Board Members.

Note Ms. Stevens called the Organizational Meeting to order at 11:07 a.m. and called for nominations for BOG Chair.

Decision MOTION (1)

Ms. Chapin nominated Mr. Schepker as BPBCA BOG Chair, commending his excellent work last year, noting how he picked up the ball and significantly moved things forward.

Ms. Fecteau seconded the nomination.

There were no other nominations.

Motion carried. 7-0-0.

Decision MOTION (2)

Mr. Schepker nominated Mr. Bayne as BPBCA BOG Vice-Chair.

Mr. Baril seconded the nomination.

There were no other nominations.

Motion carried, 7-0-0.

Decision MOTION (3)

Mr. Bayne moved to adjourn the May 24th, 2025. BPBCA BOG Special Organizational Meeting at 11:08 a.m.

Ms. Chapin seconded the motion.

Motion carried, 7-0-0.

Note Respectfully Submitted,
Brooke Stevens, Recording Secretary

Next Meeting

Meeting title: Bpbca bog special executive session & special hybrid meeting
Date and time: 06/04/25 06:00 pm to: 06/04/25 07:30 pm
Location: BP Clubhouse, 6 Sunset Avenue, Niantic, CT, 06357 & Via Zoom