

Minutes of BPBCA BOG Special Executive Session & Special Hybrid Meeting - 06/04/25

Date and time: 06/04/25 6:00 PM to: 06/04/25 6:56 PM

Present: Brooke Stevens, Recording Secretary, Jim Schepker, BOG Chair, Colleen Chapin, BOG Member, Peter Baril, BOG Member, Kelly Fecteau, BOG Member, David Weiss, BOG Member, Bill Bayne, Vice-Chair, Al Capozza, Treasurer, Will Fountain, Emeritus, Jim Moffett, Association Manager, Absent:, Dominck Reis, BOG Member

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

Topics

1. Call Meeting to Order, Establish Quorum

Note Chair Schepker called the Special Meeting to order at 6:00 p.m.

2. Motion to Move to Executive Session for the Purpose of Discussing Potential Employee Compensation Issue, and Consideration of an Employee Status Change

Decision MOTION (1)

Mr. Bayne moved to enter Executive Session for the purpose of discussing a potential employee compensation Issue, and consideration of an employee status change.

Ms. Fecteau seconded the motion.

Motion carried, 6-0-0.

Decision MOTION (2)

Mr. Bayne moved to invite Mr. Fountain to join them in Executive Session.

Ms. Fecteau seconded the motion.

Motion carried, 6-0-0.

Decision MOTION (3)

Mr. Bayne moved to invite Ms. Garrow to join them in Executive Session.

Mr. Weiss seconded the motion.

Motion carried, 6-0-0.

Decision MOTION (4)

Mr. Bayne moved to invite Mr. Capozza to join them in Executive Session.

Mr. Weiss seconded the motion.

Motion carried, 6-0-0.

3. Motion to Exit Executive Session

Decision MOTION (5)

Mr. Baril moved to exit Executive Session at 6:41 p.m. with no action taken.

Mr. Weiss seconded the motion.

Motion carried, 6-0-0.

Note A Special Hybrid Meeting immediately following the Special Executive Session.

4. Zoom Info and Link

Note <https://us02web.zoom.us/j/84945820924?pwd=xaOW8LNaCE8tCPoG4aqHqJhSQ61qhj.1>

Note Meeting ID: 849 4582 0924

Passcode: 400472

Phone Only: 309 205 3325

One tap mobile

+13092053325,,84945820924#,,,,*400472#

Note <https://us02web.zoom.us/j/84945820924?pwd=xaOW8LNaCE8tCPoG4aqHqJhSQ61qhj.1>

5. Call Special Meeting to Order, Establish Quorum, Recite Pledge

Note Mr. Schepker called the Meeting to order at 6:42 p.m. and did roll call; a quorum was present.

Note He led those assembled in the Pledge of Allegiance and in brief neighbor greetings.

6. Public Comments

6-1. Skip Guzy of 17 Woodland

Note Mr. Guzy announced that the Men's Club has donated \$400 to replace the "balls" (referring to decorative light fixtures) at the end of Woodland, with nice solar lights. He added that Mike Johnson and Larry Connors have volunteered to install these, pending Board approval.

Decision MOTION (1)

Mr. Bayne moved to approve the installation of the solar ambiance lights.

Ms. Fecteau seconded the motion.

Ms. Chapin inquired about the brightness of the lights and Mr. Guzy explained that they're solar and therefore are not intended to blind drivers. He also noted that installation would take a couple of weeks.

Vote:

Motion carried, 6-0-0.

Note Mr. Schepker said he will remove this item from the June 26th Board of Governors meeting agenda as it is now concluded.

7. Chair's Opening Remarks

Note Mr. Schepker acknowledged several community efforts:

*The Wrecking Crew for spreading 40 yards of mulch at the playground.

*Volunteers who spread mulch and planted prairie flowers at the Woodland and Billow Road Gateway entry areas.

8. Discussion of 2025/2026 Insurance Coverage and Selection of Representative Agency (Board Vote)

Note Arlene Garrow, a recently retired Board member, led a discussion on recent insurance agency bids. She explained they had overseen a review of four local competing insurance agencies. Two of these agencies withdrew due to the complex nature of the Association's coverage needs, leaving two in the bidding process. However, new details were received late yesterday from one of the remaining agencies, preventing the required 24-hour public notice for tonight's meeting. Final agency proposal details will be provided to all Association members, and a Board vote will take place at the June 26th regular Board meeting.

Note Ms. Garrow highlighted that both the new company and the existing carrier have an A+ rating. The decision, she stated, will ultimately come down to which option offers better coverage for the properties and at what price. She confirmed a summary with final numbers would be prepared for the upcoming June 26th meeting.

Mr. Schepker observed that finding insurance for an Association is uniquely challenging due to the specific assets, including beaches, a club, and a rentable Clubhouse. Ms. Garrow added that the pool of insurance companies willing to cover all these details is very small, emphasizing the importance of picking a carrier that prevents future problems.

The Board recognized that this complexity will likely increase annually, and maintaining assets and minimizing claims are crucial for competitive rates.

Note Mr. Schepker said going forward, with Ms. Garrow's and Mr. Megger's departures, the Board will need two new members to serve in the insurance liaison role.

Note Ms. Garrow also addressed the potential change in employment status for the individual currently serving as the Association's tax collector. This individual is currently designated as a contractor, but side Council at Halloran & Sage strongly recommend changing this to an employee status. The legal firm warned that failure to do so could result in civil fines and even criminal charges if deemed an attempt to defraud the state or workers' compensation carrier.

Note Research into the issue concluded that changing the Tax Collector's status from contractor to employee would cost the Association an approximate \$184 annually. This breakdown includes \$90 for Medicare expenses, \$74 for paycheck processing charges, and \$20 for workers' compensation.

The key reasoning for this change is that the Tax Collector's role is exclusive to Black Point, making it, by definition, an employee position rather than an external subcontracted business. Ms. Chapin added historical context, explaining that the previous Tax Collector, Ruth Ames, served multiple Associations, which justified her contractor status as a business. However, for Colleen Hayes, the current Tax Collector, the role is solely for Black Point, necessitating the change.

Decision MOTION (2)

Mr. Bayne moved to approve the status change for the Tax Collector from Contractor to Employee.

Mr. Weiss seconded the motion.

Motion carried, 6-0-0.

9. Further Public Comments

9-1. Mike Johnson of 45 Bellaire

Note Mr. Johnson brought up the need for handrails at the Clubhouse door, suggesting a cost of about \$400 for both sides. He mentioned a consensus against a middle handrail due to a potential obstruction.

Note Ms. Chapin highlighted a more significant issue:

the current concrete landing's depth makes it difficult to reach a handrail upon exiting, and the initial step down is not code compliant.

She emphasized the need for a holistic reevaluation of the doorway's accessibility, especially since it's an assembly space requiring outswing doors.

She offered to take the lead on this critical project, stressing the importance of legal compliance for insurance purposes.

Note Mr. Schepker suggested exploring an asphalt driveway from the strip to the handicapped landing on the back pad to achieve true handicap accessibility, and Ms. Chapin countered that it could be a smooth, compacted, and possibly permeable surface, not necessarily asphalt. Mr. Schepker said they can seek estimates from at least three qualified contractors for this project in the fall.

Note Mr. Moffett thanked all the volunteers who helped spread the mulch. He added that an upcoming volunteer event will take place on Saturday at 9:00 AM to organize and beautify the White Cap parking lot.

10. Adjournment

Decision MOTION (3)

Mr. Weiss moved to adjourn the June 4th, 2025, BPBCA BOG Special Hybrid Meeting at 6:56 p.m.

Ms. Fecteau seconded the motion.

Motion carried, 6-0-0.

Note The next BPBCA BOG Meeting is scheduled for June 26th, 2025, at 6:00 p.m.

Note Respectfully Submitted,
Brooke Stevens, Recording Secretary