

Agenda for BPBCA BOG Regular Meeting - 06/26/25

Date and time:	06/26/25 6:00 PM to: 06/26/25 8:30 PM
Organizer:	Brooke Stevens
Participants:	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, Dominck Reis, BOG Member, Will Fountain, Emeritus , Jim Moffett, Association Manager, Al Capozza, Treasurer, Colleen Hayes, Club Liaison & Tax Collector
Location:	BP Clubhouse, 6 Sunset Avenue, Niantic, CT, 06357 & Via Zoom

Topics

1. Call Meeting to Order, Establish Quorum

2. Zoom Info & Link

Note <https://us02web.zoom.us/j/89390451861?pwd=kZXYnK8IA2i2utbvMfEf33mIQk27NP.1>

Note Meeting ID: 893 9045 1861

Passcode: 729878

Phone Only: 646 931 3860

One tap mobile

+16469313860,,89390451861#,,,,*729878# US

Note <https://us02web.zoom.us/j/89390451861?pwd=kZXYnK8IA2i2utbvMfEf33mIQk27NP.1>

3. Additions to Agenda

4. Approval of Meeting Minutes

4-1. May 22nd, 2025, Meeting Minutes

Note see attachment.

 [Minutes of BPBCA BOG May 22nd Meeting Minutes 05 22 25.pdf](#)

4-2. May 24th, 2025, Hybrid Annual Meeting & Special Organization Meeting

Note see attachment.

 [Minutes of BPBCA BOG Hybrid Annual Meeting Special Organizational Meeting 05 24 25.pdf](#)

4-3. June 4th, 2025, Special Executive Session & Special Hybrid Meeting

Note see attachment.

 [Minutes of BPBCA BOG Special Executive Session Special Hybrid Meeting 06 04 25 \(1\).pdf](#)

5. Chair's Opening Remarks

6. Correspondence

Note see attachment.

 [Guyout_email_exchange.pdf](#)

Note see attachment.

 [Ronnie_Phelps_email_exchange.pdf](#)

Note see attachment.

 [Fortuna_email_exchange.pdf](#)

Note see attachment.

 [Black_Hall_email_exchange.pdf](#)

7. Public Comments

8. Board Liaison Roles

Note see attachment.

 [BOGBPBC_Liaison_Board_Roles_20253.xlsx](#)

9. Discussion and Recommendation by Investment Subcommittee on Fund Reinvestments (Board Vote)

10. Discussion of 2025/2026 Insurance Coverage and Selection of Representative Agency, Board Vote (B. Bayne, C. Chapin)

Note see attachment.

 [Association_Insurance_Options.pdf](#)

11. Summer Rec Program Update/Multi-Use Court Fund Reallocation (C. Hayes)

12. Waterfront Task Force Update (P. Baril, B. Bayne)

Note see attachment.

 [WTF_Grant_Update.pdf](#)

13. Clubhouse Doors Update (C. Chapin)

14. Remote Voting: Review (B. Bayne/C. Chapin)

15. 2025/2026 Budget Line-Item Review (B. Bayne, A. Capozza)

16. ADA-Compliant Clubhouse Entry and Driveway Project (C. Chapin, B. Bayne)

17. Hard Court Refurbishment Project Update (P. Baril, C. Chapin)

18. 2025 Telephone Directory Update (P. Baril)

19. Endowment Fund Update (B. Bayne)

Note see attachment.

 [BPBCA-Community_Endowment_update_-_June_26_25_BOG_meeting.docx](#)

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

21. Reports

21-1. Beach Association Manager (J. Moffett)

21-2. Tax Collector (C. Hayes)

Note see attachment.

 [TAX COLLECTOR REPORT 6-16-2025 for 2025-2026.xlsm](#)

Note see attachment.

 [TAX COLLECTOR REPORT 6-16-2025 for 2024-2025.xlsm](#)

21-3. Treasurer (A. Capozza)

Note see attachment.

 [Black Point-Budget vs Actual -thru 6-23-2025 YTD.pdf](#)

Note see attachment.

 [Black Point-RecProg-Budget vs Actual -thru 6-23-2025 YTD.pdf](#)

Note see attachment.

 [Black Point-LT Cap Fd-Budget vs Actual -thru 6-23-2025 YTD.pdf](#)

Note see attachment.

 [Black Point-Bal Sheet as of 6-23-2025 YTD.pdf](#)

Note see attachment.

 [R-D 5-23-25 to 6-23-25.pdf](#)

21-4. Zoning/ZBA (D. Weiss)

21-5. Waterford Data Center (B. Bayne)

21-6. Men's Club

21-7. Women's Club

21-8. Wrecking Crew

22. Further Public Comments

23. Chair's Closing Remarks

24. Adjournment

Note Respectfully Submitted,
Brooke Stevens, Recording Secretary

Tasks from previous meeting(s)

Tasks from previous meeting(s)

Previous meeting: BPBCA BOG Special Executive Session & Special Hybrid Meeting - 06/04/25