

Minutes of BPBCA BOG May 22nd Meeting Minutes - 05/22/25

Date and time: 05/22/25 6:00 PM to: 05/22/25 9:00 PM

Present: Brooke Stevens, Recording Secretary, Peter Baril, BOG Member, Jim Schepker, BOG Chair, Will Fountain, Emeritus, Arlene Garrow, BOG Vice-Chair, Colleen Chapin, BOG Member, Peter Meggers, BOG Member, Bill Bayne, BOG Member, Absent:, John Cellino, BOG Member

CC: Jim Moffett, Association Manager, Al Capozza, Treasurer, Absent:, Colleen Hayes, Club Liaison & Tax Collector

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

Topics

1. Call Regular Meeting to Order

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/86916466423?pwd=NMbdamVPEzg4q6Lb3TtSfRBcpEchU2.1>

Note Meeting ID: 869 1646 6423

Passcode: 353145

Phone Only: 929 205 6099

One tap mobile

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Note <https://us02web.zoom.us/j/86916466423?pwd=NMbdamVPEzg4q6Lb3TtSfRBcpEchU2.1>

3. Additions to Agenda

Note There were none.

4. Approval of Meeting Minutes

4-1. April 24th, 2025, Meeting Minutes

Note see attachment.

 [Minutes of BPBCA BOG April 24th 2025 Regular Meeting 04 24 25.pdf](#)

Note Mr. Bayne noted that Section 11 of the Minutes refers to the "Eastern Waterfront" when it should be the "Western Waterfront."

Note Mr. Capozza had the following corrections:

1. Page 7, deletion of two lines, two lines discussing an \$11,000 movement (from a capital fund) and a duplicated \$5,000 entry were requested to be deleted due to lack of understanding or duplication.
2. Page 7, the word "other" is to be replaced with "miscellaneous line item."
3. Page 7, the phrase "miscellaneous" is to be removed, and "asset purchases" added to clarify a \$5,000 reduction from the current year's capital.
4. Page 9, In the second note, the word "carryover" was to be changed to "increase" in reference to a \$3,600 amount.
5. Page 9, for the June 30th projected balance of \$10,000, the word "positive" was to be added to clarify the nature of the balance.

Decision MOTION (1)

Mr. Bayne moved to approve the April 24th, 2025, Meeting Minutes as amended.

Ms. Garrow seconded the motion.

Motion carried, 6-0-0.

5. Chair's Opening Remarks

Note Mr. Schepker shared some of the following in his opening remarks:

*The Board is preparing for the Annual member meeting on Saturday, May 24th, where they will vote on electing four new Board members and approving the proposed 2025-2026 fiscal year budget.

*The proposed budget will raise the mill rate from 1.93 to 2.28 mills.

This increase is primarily due to substantially increased insurance costs (from \$31,000 last year) and a recommended increase in the reserve fund commitment from \$75,000 to \$100,000.

*The recommended increase in the reserve fund commitment from \$75,000 to \$100,000 for the upcoming fiscal year is intended to proactively cover predictable financial needs and avoid future large, unexpected assessments for members.

*The proposed mill rate is comparable to historical rates from 1999-2001, which were 2.0 mills.

*Previous special assessments for projects like boat launch and pier repairs had significantly higher effective mill rates (3.10 and 4.30 mills, respectively) compared to the current proposed increase.

*For residents, the 2.28 mill rate means-

An average assessed home of \$323,047 will see an annual increase of \$113, or just over \$2 per week.

A home assessed at \$600,000 will have an annual increase of \$210, or slightly over \$4 per week.

*The increased funds will also allow the positive level to earn over \$15,000 next year in interest from CDs and money market accounts.

*Several future project expenditures, such as hard-court refurbishment, insurance agency selection, and the 2025 telephone directory, will be voted on this evening.

However, their approval is contingent upon the general membership approving the 2025-2026 fiscal year budget, and no project can be funded until after July 1st.

*Three current board members' terms expire on July 1st, and one Board member, Arlene Garrow, is stepping down early.

*The Police Department will no longer offer a golf cart registration day at the Clubhouse.

*A position for a BPCA Zoning Commission alternate is open.

*Remote voting will be available for members unable to attend the Annual Meeting in person.

*The Annual Meeting will feature remarks from the First Selectman and the new State Representative.

*Recent member inquiries cover a range of issues, including Clubhouse cleaning services, porta-potty placement, invasive plant spread, property damage, Clubhouse rental help, boundary confirmation, and capital expenditure approvals.

6. Public Comments

6-1. Skip Guzy of 17 Woodland

Note see attachment.

 [Guzy_Attachment.jpg](#)

Note Mr. Guzy discussed the decorative pillar "balls" at the end of Woodland Drive, describing them as "pathetic, terrible, old, and hideous." He suggested replacing them with solar black planters equipped with solar lanterns, an idea initially proposed by Judy Howard.

Note He believes the project would cost between \$200 and \$300 for the solar lights themselves. He plans to solicit contributions from the Men's Club and Women's Club. If these clubs contribute \$300, he asked if the Board would be willing to match that amount. The goal is to replace all four existing "balls" (two in the front, two in the back) to improve the entrance's appearance.

Note Ms. Chapin recalled that the current "balls" were installed around 2017-2018, replacing easily pilfered golden cranes. This history led to a discussion about ensuring any new replacements would be secure and whether there would be a contingency plan if they were to disappear. The Board indicated they would wait to hear about the commitment from the Men's and Women's Clubs before deciding on their contribution.

6-2. Dominick Reis of 17 Sea View

Note Mr. Reis brought up the topic of sexual misconduct/molestation insurance, noting that it was discussed at a previous meeting. He suggested that the cost for this specific insurance should be charged to the Club programs directly, rather than the entire association membership. His reasoning was that the insurance seems to be a direct result of the Club's activities and isolating the cost could help alleviate the projected increase in the mill rate.

Note In response, Mr. Schepker confirmed that molestation coverage has been included in their updated insurance policies. He explained that immediately assessing this cost against the Recreation program would likely require a substantial fee increase that the program is not prepared for this year. Therefore, for the current year, the Association will absorb the increased insurance cost, consistent with historical practice. He acknowledged this is an issue to revisit next year, at which point the Recreation program might need to adjust its fees, or the Board might decide to continue absorbing the cost as a general association expense.

Note Alice Baril of 17 Sea View questioned whether the Club historically maintains a \$20,000 surplus, or if that money is typically put into equipment or other uses. She thought the club usually operated with such a surplus.

Note Mr. Bayne suggested a sit down to analyze the cost allocation for the Club and rentals. He believes it's important to ensure that fees accurately reflect the expenses associated with these activities, such as increased cleaning and utility costs from frequent rentals. He offered to participate in this review with Mr. Capozza.

Note Mr. Moffett pointed out that we require event insurance for all rentals.

Note Mr. Meggers offered that the coverage is not just for the Club, and it might be difficult to parse it out, but it could certainly be explored.

Note Ms. Chapin clarified for Alice Baril that the Recreation Program isn't intended to generate a profit but rather to break even. She noted that while there was a significant surplus two years ago, this isn't typical. That particular surplus was then allocated to other items, such as a bubbler and basketball equipment, indicating that any excess funds are usually reinvested into shared resources.

6-3. Cynthia Etienne of 40 Nehantic

Note Ms. Etienne questioned the necessity of sexual misconduct/molestation insurance for incidents occurring on the street, suggesting it might be an issue solely between the individuals and the municipality/police.

Note Mr. Meggers clarified that as an insurance coverage lawyer, he could confirm that the Association would likely be implicated. It was further explained that the insurance coverage extends beyond just the Club to include employees and Board members, protecting the Black Point Association from potential liability in such instances.

Note The discussion concluded by emphasizing that while no one can predict who might sue, the insurance aims to clarify and address such potential liabilities.

7. 5/24/25 Board Vote, Procedure Discussion

Note The Board discussed the process for handling the upcoming election for four open Board positions at Saturday's annual meeting. These include three three-year terms and one one-year term.

Note To determine how to fill these positions, Mr. Schepker referred to a precedent from May 2019, when a similar situation occurred with three three-year terms and one two-year term. He suggested following this same approach, which follows Robert's Rules of Order, for the upcoming election, emphasizing its fairness and noting that the candidate filling the one-year term could run for a full three-year term the following year.

The decision then was to:

*Award the three full three-year terms to the top three vote recipients.

*Appoint the candidate receiving the fourth most votes to the remaining one-year term.

Note Ms. Chapin further affirmed this approach, stating that the bylaws allow the Board to appoint members to unfulfilled terms. This method would align with established bylaw procedures rather than relying solely on general Robert's Rules.

Decision MOTION (2)

Ms. Chapin moved that the top three vote recipients will be awarded the three-year terms, and the candidate receiving the fourth most votes will be appointed to the one-year open slot.

Mr. Bayne seconded the motion.

Motion carried, 6-0-0.

8. Clubhouse Doors Update (C. Chapin)

Note Ms. Chapin noted the Board approved the project last month, and the funding is secured from this year's budget. Thanks to the coordinated efforts of Larry Connors, Mike Johnson, Will Fountain, Jim Schepker, and Al Capozza, the deposit has been made, locking in the price at just under the estimated \$15,000. While the materials have already been ordered to avoid price increases, installation won't happen until August, after the Club Program concludes.

Note Mr. Schepker reported that the vendor will handle securing the necessary permits from the town for the door replacement project. They'll manage the process and charge the Association a modest fee for the permit itself.

9. Hard Court Refurbishment Proposal (P. Baril), attachment, Board Vote

Note Skip Guzy discussed the hard-court refurbishment project, which is a significant undertaking given the courts haven't been maintained in 14 years, despite a recommended four-to-eight-year repair cycle. The pickleball group thoroughly assessed the needs, including preliminary layout alternatives and securing quotes from qualified sport builder contractors.

Note In terms of scope of work and vendor selection, the project involves repairing and resurfacing the courts with an acrylic material (a thick paint with sand). The scope includes:

- *Crack repair and grinding where needed.
- *Application of a minimum of two coats of acrylic for resurfacing.
- *Designing the tennis court to be one color and the pickleball courts to be blue, mirroring most facilities.
- *Laying out and painting lines for one tennis court and four pickleball courts.
- *The goal is to complete the work this year, ideally before the Club Program starts if feasible.

Note Six proposals were initially considered, but this was narrowed down to four legitimate court builders after excluding a line-painter-only vendor and a driveway sealing company.

Note After thorough evaluation, the group recommends "Vendor C," despite not being the lowest bidder. Key reasons for this recommendation include:

- *The owner was directly involved, providing detailed site visits and demonstrating strong understanding of the project.
- *They successfully negotiated a \$6,500 reduction from Vendor C's original price.
- *Vendor C uses high-quality materials, including a substance called "Runway crack repair" for cracks and an acrylic finish, similar to those used on U.S. Open courts.
- *Vendor C proposed three coats of acrylic, one coat of primer paint, and one coat of alignment paint (totaling five coats), which is more extensive than other bidders who quoted only one or two coats.
- *Vendor C offered favorable terms, stating they could complete the job in two weeks and would not invoice until July 1st, aligning with the start of the next fiscal year.

Note Mike Walsh added that a significant advantage was Vendor C's proposal to install two posts at each end of the tennis court, supporting a 110-foot cable from which a movable curtain/divider net can be slid. This allows for simultaneous tennis and pickleball play without obstructing the court with central posts. He noted that Vendor C is a highly reputable supplier with experience building courts in surrounding towns, including those played on by Board members.

Note Cost:

- *Mr. Guzy reported that the chosen vendor, Vendor C, came in at \$30,000 to \$34,000. This compares to the lowest sketchy bidder who quoted \$23,580, which would rise to approximately \$27,000-\$28,000 if the cost of a necessary divider net (approximately \$3,500) were added. The \$32,000 placeholder in next year's budget aligns well with the recommended vendor's cost.

Note The Board acknowledges this is a substantial cost but notes that with proper maintenance, the courts should last a long time, potentially avoiding such large expenditures for many years.

Note Mr. Guzy pointed out that the \$32,000 figure for the project over 14 years of no maintenance averages to about \$2,300 per year, which is less than annual maintenance fees for some sports.

Note Mr. Guzy and Mr. Walsh discussed the court layout and configuration with the Board and some of the following was highlighted:

*The project involves transforming the existing courts to include four dedicated pickleball courts alongside a dedicated tennis court.

*The layout ensures ample space between courts (five to six feet) and the fences, meeting playable dimensions despite the tennis court being slightly undersized compared to regulation length.

*The existing tennis net poles will be removed and patched, allowing the new pickleball courts to straddle the areas where these poles previously stood.

*Permanent net posts for pickleball will not be installed to avoid compromising the court structure, meaning upgraded portable nets will be used.

*The pickleball courts will likely be placed on the shadier side of the area.

Decision MOTION (3)

Ms. Chapin moved to approve the project and its cost with Vendor C, with the following contingencies:

1. Member approval of the proposed 2025-2026 fiscal year budget at the upcoming Saturday meeting.
2. No invoices for project expenses prior to July 1, 2025, which marks the start of the new fiscal year. The contract for the work will be signed on July 1st, after budget approval, to ensure funding is available.

Mr. Baril seconded the motion.

Motion carried, 6-0-0.

10. Remote Voting Procedures Update (C. Chapin)

Note Ms. Chapin explained that the remote voting initiative is underway, with Diana Kycia leading the effort. She emphasized that she has no direct role in the project. She added that Ms. Kycia and her team have been working diligently on the initiative, which has included many late-night discussions.

Note Ms. Kycia highlighted some of the following:

*Zoom Open and Authentication- the Zoom meeting will open at 8:00 AM, and attendees are asked to log in between 8:00 AM and 9:00 AM to authenticate their identity.

*Authentication via the Zoom chat will conclude at 9:00 AM.

*One Vote Per Property- Strict measures are in place to ensure only one vote per property.

This means if someone votes remotely, that property cannot also vote in person.

*Voters must remain on the Zoom call and follow the agenda until voting commences.

They cannot simply log on, vote, and disconnect.

*When the Chairman announces that voting is open, ballots will be activated for authenticated voters only, preventing inappropriate voting.

Results will be tallied and updated almost immediately.

*Troubleshooting will not be provided through the Zoom chat.

* All questions should be directed to a dedicated email inbox, which will be monitored.

*Voters are strongly encouraged to read all preparatory documents and utilize the guidance available on the Black Point website to ensure they are prepared for the process.

*The Secretary will announce the voting results both in the Clubhouse and to remote participants.

Note Mr. Schepker noted that the new remote voting system has enabled 25 properties to register and participate in the upcoming vote, granting a voice to those who might otherwise have been excluded. He highlighted that this initiative positions them as "state-of-the-art" compared to other associations that still require in-person voting.

The team behind the project received commendation for their diligent work.

Note Ms. Chapin explained that financially, the remote voting system is proving to be highly cost-effective. Despite approving \$2,000 for the initiative, the current cost is less than \$150 per year (or approximately \$12.50 per month), even with the addition of extra voting features. While the cost may increase if the voter pool expands over time, it remains significantly under the approved budget.

11. Insurance Update (A. Garrow & P. Meggers)

Note The Board received an update on the task of selecting an insurance agency and coverage for the upcoming fiscal year, a complex issue being handled by Arlene Garrow and Peter Meggers.

Note Currently, the Board is weighing two options: maintaining their existing policy or switching to a potentially new policy. The existing policy is set to expire on September 1st. The new policy under consideration, while costing more, ironically offers reduced overall coverage. This situation has led to extensive discussions and efforts to find options that align with the newly budgeted figures for the 2025-2026 cycle.

Note Due to the significant differences in coverage and the involvement of compensation for Association employees, Ms. Garrow and Mr. Meggers said they're not in a position to recommend a policy tonight. A special board meeting will be required in the near future to fully evaluate the remaining options.

Note Key Considerations:

- *The current policy expires on September 1st, meaning a decision needs to be made by then.
- *The workers' compensation policy, which is separate, automatically renews on July 1st. (The Board noted they could potentially cancel and rewrite this policy if they switch to a new main insurance provider.)
- *The Board is looking at a potential \$10,000 increase in general liability costs and a \$2 million decrease in overall general liability coverage if they opt for the new policy.

Decision The preferred approach is to schedule the Special Meeting at the Organizational Meeting on Saturday, immediately following the Annual Meeting. This will allow the new Board members to be present and determine a date that works for everyone.

Note The Board acknowledged the tremendous effort and diligence put forth by Ms. Garrow and Mr. Meggers in navigating this challenging and detailed insurance issue.

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

Note The Waterfront Task Force (WTF) team provided an update on several coastal projects:

*First, the repair of the Bellaire seawall has been delayed due to rain; the contractor is expected to start next week. This should be a quick job, only taking a couple of days.

*Additionally, a recent inspection of the Eastern Waterfront revealed several other needed repairs- Boat launch- rusted railings require replacement.

Pool pier and seawall- these areas need another concrete repair.

*They have already received one quote for the railing repairs and is awaiting others from four vendors. They're hoping to expedite these repairs, as vendors are currently scheduling work for September and October.

*A second quote for the concrete repair on the Blue Heron seawall is expected next week.

The priority is to address these safety-related repairs, particularly getting the railings replaced.

*Once all quotes are in, the team will present a packaged recommendation to the Board within the next ten days.

13. 2025 Telephone Directory Proposal, Board Vote (P. Baril)

Note Mr. Baril gave an update on the 2025 Telephone Directory, which is proceeding well. They have a hard quote from last year's vendor, Quality Printers in New London, for just under \$3,000 (\$2,818.95), which is almost identical to the quote for the previous edition three years ago.

Note Mr. Baril shared that over two dozen members have submitted updated information based on notices on the website and in the annual budget mailer. This, along with the meticulous work by Lil Diachenko, Gaylen Brown, and Bob Gunther (who has been working despite his recent surgery), is crucial for accuracy.

Note Text updates have been requested from the Men's Club, Women's Club, and Recreation program for inclusion. The historical section will also be included, and Mr. Moffett will provide a copy of the rules and regulations for the Directory.

Note Despite previous suggestions to reduce costs by eliminating the last name list, color, or other content, the directory will largely maintain its current format. It will include a directory by address and some color, ensuring its value is preserved. A suggestion to eliminate alphabetical order by street was also disregarded, with the full format remaining intact.

Note The goal is to send the Directory to the printer by the end of July for a July/August distribution.

Note The Board discussed voting on approving the specific contract amount of \$2,818.95, rather than the \$4,000 placeholder used in the original budget planning.

Decision MOTION (4)

Ms. Chapin moved to approve an expenditure of \$2,818.95 for the Telephone Directory with the following contingencies:

1. It is contingent upon member approval of the proposed 2025-2026 fiscal year budget on Saturday.
2. No expenses will be invoiced prior to July 1, 2025, the start of the new fiscal year.

Ms. Garrow seconded the motion.

Motion carried, 6-0-0.

Note The board extended thanks to Mr. Baril and the volunteers for their diligent work on the Directory.

14. Endowment Fund Update (B. Bayne)

Note Mr. Bayne shared that the Black Point Foundation is in the final stages of its setup, working closely with the Hartford Foundation for Giving. The goal is to establish a 501(c)(3) non-profit organization that is completely independent of the Board.

Note A leadership call with the Hartford Foundation was held this afternoon to finalize the structure and ensure all regulatory requirements are met. Another call is scheduled for early next week (Tuesday or Wednesday) to finalize remaining details. Following this, an official kickoff letter will be issued to the independent committee, outlining the setup and general expectations for the foundation's operations.

Note The confirmed members of the independent committee are Sharon Bruce, Brian Comer, Larry Connors, Marge Carmen Vigada, Diana Kycia, Anita Schepker, and Sherry Weiss. Their independence from the Board is crucial to maintain the foundation's non-profit status and avoid any disallowed influence.

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

Note Mr. Schepker shared hard copies of a to-do list worksheet for the project source update, inviting attendees to review it for accuracy and details, particularly regarding the Waterfront section.

16. Reports

Note Mr. Baril commended Mr. Moffett as well as their vendor, for their exceptional work in maintaining the beaches. He highlighted Mr. Moffett's diligence in preparing their most valuable asset for the summer season, especially in managing the challenges posed by recent Northeastern weather. Mr. Baril also praised the initiative of repurposing smaller stones raked from the beach by relocating them to upland areas beyond the coastal jurisdiction line, specifically along the many access ways.

16-1. Association Manager

Note see attachment.

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

Note Mr. Moffett referenced his attached report and shared some of the following:

The swim raft at the bottom of Sea Breeze has failed due to the recent Northeastern storm.

It's currently tied off but wrapped up in the geese line.

He's in contact with Longshore Marine, their vendor, who will come out tomorrow to fix it.

The exact cause of the failure is unclear, but the chain was weakened, and they had planned to replace the chains this week.

There does not appear to be significant damage.

The cost for this repair is already covered in the budget.

Ledge Light Health District has begun sampling beaches, a service they are paying for this year for the first time (\$300).

This week, Nehantic beach showed elevated bacteria levels.

Typically, a second sample is taken the next day, but due to the storm, the next sampling will not occur until Tuesday.

Consequently, swimming at Niantic is advised as "at your own risk" for Sunday and Monday.

The water is currently dirty due to the storm.

Signs will be posted, information will be on the website and Facebook, and sandwich boards will be placed near the beach.

The elevated levels were specifically found in the swimming area on the south side of the Nehantic pier.

Other sampled beaches, including South Beach and those in Attawan and Old Black Point, did not show elevated levels.

The cause of the elevated bacteria is attributed to various factors, including geese, fertilizer runoff, and dog walkers.

Note The previous volunteer who handled golf cart registration at the Clubhouse is no longer able to do so due to reduced hours and a desire to avoid favoritism among beaches.

As a result, residents will now need to register their golf carts in person at the East Lyme Police Department.

This requires a \$35 check and proof of insurance, and the certificate will be mailed to them.

Note Clubhouse rentals are seeing significant demand, with June, July, and August nearly fully booked on weekends and weekdays.

They average about 30 rentals per year, generating between \$7,000-\$8,000, a substantial increase from four rentals per year five years ago.

Renters are required to have special event insurance listing the Black Point Beach Club Association as an additional insured, submit a \$150 check, and fill out a form.

Many rentals are for bridal and baby showers.

Budget projections for rentals were 20, but current activity surpasses this.

Note Maintenance Updates:

*The stone on Sunrise that needs to be removed is on town property, so owner approval is not required.
*He and Mr. Johnson have been working to get the beach open, including setting up docks and the geese line.

*Wilcox Tree Service conducted major pruning around the hard courts and other facility areas two weeks ago.

*35 yards of playground mulch were delivered and spread with the help of Bill Dewey and rented machinery, making the playground ready.

*There's a concern about Japanese knotweed, an invasive plant, growing on a stone wall near a new property and potentially spreading to Black Point property.

While mostly on the neighbor's side, it's very difficult to remove and has already appeared in some backyards.

It's also an issue at the boat ramp.

This issue was brought to their attention by concerned property owners.

A past agreement from 2019-2020 might exist regarding the maintenance of that area.

16-2. Tax Collector

Note see attachment.

 [TAX_COLLECTOR_REPORT_5-17-2025_for_2024-2025.xlsm](#)

Note Mr. Schepker noted the Tax Collector's report indicates an outstanding balance of \$499.71. This amount is relatively small when compared to the total of \$355,485 collected. The outstanding balance is attributed to three accounts, and two liens have been filed to date.

16-3. Treasurer

Note see attachment.

 [Black_Point-Budget_vs_Actual_-thru_05-22-2025_YTD.pdf](#)

Note see attachment.

 [Black_Point-Budget_vs_Actual_-Rec_Progm-thru_05-22-2025_YTD.pdf](#)

Note see attachment.

 [Black_Point-Budget_vs_Actual_-LT_Capital_Fund-thru_05-22-2025_YTD.pdf](#)

Note see attachment.

 [R_D-4-22-25_to_5-22-25.pdf](#)

Note Mr. Capozza reported on the fiscal situation, highlighting both operational receipts and disbursements-

Total operational receipts year-to-date stand at \$379,000, an increase of \$2,400.

This increase is primarily due to taxes and interest collected- \$1,100 & additional club rentals- \$700.

Disbursements totaled \$323,000, representing a significant increase of \$52,000 over the previous year.

Key contributors to this increase include:

Maintenance of long-term capital assets- \$27,000 (including Clubhouse door replacement and a survey payment of approximately \$12,600).

Payroll- \$10,000 (two payrolls within the reporting period).

Reconditioning of clay courts- \$5,000.

Maintenance- \$3,500 (mostly for tree cutting and pruning).

Supplies- \$3,300 (including car decals and annual meeting mailing).

Utilities- \$1,200.

As of May 22nd, there is a positive balance of \$56,000.

The projected positive balance by June 30th is approximately \$14,000.

The long-term capital fund balance is approximately \$327,000 as of May 22nd.

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

Note Ms. Garrow reported that the Zoning Commission met on Friday, May 16th, and discussed several ongoing issues. The ZEO is actively addressing numerous zoning applications, as well as cases of unregistered vehicles and boats in yards. Some of these cases are nearing cease and desist orders, and if there's no compliance, they'll be handed over to the attorney.

Note There was also a discussion about hedge heights. Since a Board of Governors ordinance isn't expected soon, the Commission is considering amending regulations regarding the starting point of measurement for setback and hedge heights. Additionally, zoning has discussed one-way streets and hopes the Board will conduct a traffic study, as proposed in the Master Plan.

Note Finally, the terms for Zoning Commissioners Jim Fox, Jason Bookmiller, and Keith Turner are expiring in July 2025. Jim Fox and Keith Turner are interested in continuing their service, while Jason Bookmiller has decided to step down. A motion to reappoint Fox and Turner will be made at the next board meeting since their terms don't expire until the end of July. There will also be one alternate position open for the public, and interested individuals can contact Jim Fox.

Note Ms. Garrow explained that there's no update from the ZBA; they haven't held any meetings.

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

Note Things have quieted down regarding the Waterford Data Center, but she encourages people to keep writing letters about it. Additionally, State Representative Nick Menapace will be present this Saturday, so members can ask him questions or for updates on the Data Center's status in Hartford.

Note Mr. Schepker stated that with Ms. Garrow stepping down, the Board needs to find a replacement for two key roles: liaison to the ZBA & Zoning Commission, and to address the Waterford Data Center issue. He emphasized the need for an aggressive and assertive approach to these two topics and mentioned that these matters will be discussed with the incoming Board members.

16-6. Men's Club

Note There was none.

16-7. Women's Club

Note There was none.

16-8. Wrecking Crew

Note There was none.

Note Mr. Schepker extended a special thanks to the Wrecking Crew who, last Saturday, spread 35 yards of mulch in the playground area, transforming it back into a kid-friendly space. He highlighted that their efforts saved the community significant money that would have otherwise been spent on hiring outside help.

17. Further Public Comments

17-1. Mike Johnson of 45 Bellaire

Note Mr. Johnson inquired about where things stand with the Estuary project. Mr. Baril and Mr. Bayne informed him that the site plans have been received from contractors, and the budget for application drawings is expected to be approved this Saturday. It was emphasized that there's great enthusiasm for the project, ensuring it won't be abandoned.

17-2. Skip Guzy of 17 Woodland

Note Mr. Guzy asked whether Saturday's meeting is an agenda-driven meeting or more of a Q&A session in terms of the guest speakers. It was confirmed that questions are welcome from the floor. Mr. Menapace will discuss the State of the State and Mr. Cunningham will discuss the State of the Town, and attendees can ask about any issues not addressed.

17-3. Cynthia Etienne of 48 Nehantic

Note Ms. Etienne inquired about the process for Saturday's meeting, specifically regarding the transparency of elections after nominations and voting. She asked if the results would be announced publicly, given past chaotic experiences where people left before the outcome was clear. She suggested an announcement before voting, instructing interested attendees to remain seated.

Note In response, it was confirmed that the meeting is open to the public. An easel will be used to display the candidates and once tallied, the voting results in real-time. This real-time display, facilitated by remote voting, is expected to make the process quicker than in-person voting.

Note After further discussion it became clear that Ms. Etienne was referring to the election of the new Chairman and Vice-Chairman. Following the main meeting, there will be an organizational meeting, also public, where the newly constituted Board will elect these positions.

17-4. Sherri Weiss Of 1 Blue Heron

Note Ms. Weiss expressed her appreciation for the playground improvements. She visited on Sunday and was pleasantly surprised by the work, noting that she and her son both thought the playground looked amazing" and "fantastic. She extended her thanks to those involved.

17-5. Wendy Bourget of 1 Osprey

Note Ms. Bourget thanked those involved for their work on remote voting and sought clarification on the registration process. She asked if signing up for remote voting was a permanent registration for future votes, or if it was on a per-meeting basis.

Note Ms. Chapin clarified that remote voting requires a new sign-up for every new vote, even if a person has previously registered. However, if someone begins the remote voting registration but doesn't complete it, they can still vote in person. A system is in place to track who has signed up for remote voting versus those who haven't, ensuring no one votes twice. The system is designed to authenticate each new vote by requiring re-registration.

18. Chair's Closing Remarks

Note Mr. Schepker thanked the Black Point Community for their engagement and energized work, acknowledging that their time and talents are greatly appreciated. He also extended gratitude to members for their skilled project participation and kind words, emphasizing that this support directly contributes to the Board's enthusiasm.

Note He noted that Article 4 of the bylaws dictates that the chairperson and vice-chairperson will be elected annually at a meeting following the annual association meeting where Board of Governors members are elected. This vote by the new board members will take place immediately after the adjournment of the annual meeting, during a brief organizational meeting, and will be conducted by the Secretary, Brooke Stevens.

Note Mr. Bayne offered comments in support of the proposed 2025-2026 budget. It was highlighted that the Board's primary responsibility is to be responsible stewards of the community's investments. The community manages numerous amenities, including the Clubhouse, boat washes, multiple beaches, parking lots, and piers, all of which significantly contribute to livability, property values, and enjoyment.

Note There's a considerable amount of deferred maintenance that needs to be addressed over the next couple of years, and this budget reflects a responsible approach to tackling some of those needs in stages. The Board acknowledged that maintaining these amenities, which are crucial for property values and align with the Master Plan, requires careful calibration through the budget. They hope the community will accept the proposed increase, understanding that the Board took the budget seriously and aimed to spend money as effectively as possible.

Note Ms. Chapin noted that this is the first time in a while that major capital projects have been tentatively identified in advance within the budget. This provides the Membership with greater visibility into what they can expect the Board to accomplish, which is a significant step forward.

Note Mr. Schepker observed a trend of massive home transformations occurring on almost every block in Black Point, with many homes being converted into year-round residences. The community now has nearly 50% year-round retirees, contributing significantly to the town's income.

19. Adjournment

Decision MOTION (5)

Mr. Bayne moved to adjourn the May 22nd, 2025, BPBCA BOG Regular Meeting at 7:47 p.m.

Mr. Meggers seconded the motion.

Motion carried, 6-0-0.

Note Respectfully Submitted,
Brooke Stevens, Recording Secretary