

Agenda for BPBCA BOG July 24th, 2025, Regular Meeting - 07/24/25

Date and time: 07/24/25 6:00 PM to: 07/24/25 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, Bill Bayne, Vice-Chair, Dominck Reis, BOG Member, Jim Moffett, Association Manager, Al Capozza, Treasurer, David Weiss, BOG Member, Will Fountain, Emeritus, 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/88109599628?pwd=rq1s1bEerxV53qyaQbTcbCxvt7XKaU.1>

Note Meeting ID: 881 0959 9628

Passcode: 490300

Phone only: 646 931 3860

One tap mobile: +16469313860,,88109599628#,,,*490300#

Note <https://us02web.zoom.us/j/88109599628?pwd=rq1s1bEerxV53qyaQbTcbCxvt7XKaU.1>

3. Additions to Agenda

4. Approval of Meeting Minutes

4-1. June 26th, 2025, Meeting Minutes

Note see attachment.

 [Minutes of BPBCA BOG June 26th 2025 Regular Meeting 06 26 25.pdf](#)

5. Chair's Opening Remarks

6. Public Comments

7. Summer Rec Program Update (C. Hayes)

Task ☐ Mr. Schepker will revise the document with the updated liaison roles and bring it back for discussion next month. He emphasized that community involvement is necessary for all these roles, even for non-Board members.

Owned by Jim Schepker, BOG Chair due 07/24/25

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

9. 2025 Telephone Directory Update (P. Baril)

10. Clubhouse Entry and Driveway Project Update (C. Chapin, B. Bayne)

11. Endowment Fund Update (B. Bayne)

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

13. Reports

13-1. Beach Association Manager (J. Moffett)

Note see attachment.

 [July 2025 Managers Report.pdf](#)

13-2. Tax Collector (C. Hayes)

13-3. Treasurer (A. Capozza)

Note see attachment.

 [Black Point-Budget vs Actual -thru 7-22-2025 YTD.pdf](#)

Note see attachment.

 [Black Point-Budget vs Actual -Rec Prog-thru 7-22-2025 YTD.pdf](#)

Note see attachment.

 [Black Point-Budget vs Actual --LT Cap Fund-thru 7-22-2025 YTD.pdf](#)

Note see attachment.

 [Black Point-Budget vs Actual -Bal Sht-thru 7-22-2025 YTD.pdf](#)

Note see attachment.

 [RD to 7-22-25.pdf](#)

13-4. Zoning/ZBA (D. Weiss)

13-5. Waterford Data Center (K. Fecteau)

13-6. Men's Club

13-7. Women's Club

13-8. Wrecking Crew

14. Further Public Comments

15. Chair's Closing Remarks

16. Adjournment

Note Respectfully Submitted,
Brooke Stevens, Recording Secretary

Tasks from previous meeting(s)

Tasks from previous meeting(s)

Previous meeting: BPBCA BOG June 26th, 2025, Regular Meeting - 06/26/25

Open Tasks From Previous Meeting(s)

Task ☐ Mr. Schepker will revise the document with the updated liaison roles and bring it back for discussion next month. He emphasized that community involvement is necessary for all these roles, even for non-Board members.

Owned by Jim Schepker, BOG Chair due 07/24/25

Task ☐ Mr. Bayne will also seek quotes from vendors for installation.

Owned by Bill Bayne, BOG Member