

Minutes of BPBCA BOG June 26th, 2025, Regular Meeting - 06/26/25

Date and time: 06/26/25 6:00 PM to: 06/26/25 9:08 PM

Present: Brooke Stevens, 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, Absent:, 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

Note Chair Schepker called the Special Meeting to order at 6:00 p.m. and did roll call; a quorum was present.

Note Following the roll call, attendees were asked to stand for the Pledge of Allegiance.

Note Mr. Schepker extended a warm welcome to the new Board members: Kelly Fecteau, Dominic Reis, and David Weiss. Colleen Chapin was also recognized for returning to the Board for her second term. He expressed his gratitude for their support, emphasizing its appreciation by both the Board and the entire Black Point community.

2. Zoom Info & Link

Note <https://us02web.zoom.us/j/89390451861?pwd=kZXYnK8lA2i2utbvMfEf33mIQk27NP.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=kZXYnK8lA2i2utbvMfEf33mIQk27NP.1>

3. Additions to Agenda

Note There were none.

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](#)

Note Corrections:

*Ms. Chapin requested a street address update for Mr. Reis, stating it should be 21 Sea View instead of 17.

Note *Mr. Schepker pointed out a typo in Section Five, under "Chair opening remarks," seventh bullet point, "Allow the positive level to earn more" should be corrected to "allow the deposit level to earn more."

Decision MOTION (1)

Mr. Bayne moved to approve the Meeting Minutes of May 22nd, 2025, as amended.

Ms. Chapin seconded the motion.

Motion carried, 4-0-2.

Mr. Reis and Ms. Fecteau abstained from the vote since they were not part of the Board on May 22nd, 2025.

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](#)

Note Corrections:

*Mr. Capozza requested a correction on page five, under "Operation Budget." The first line should read "Total disbursements and contributions to the long-term capital fund amounts to \$449,000."

*On the receipt side, "Zoning applications expected to bring in \$12,000" was noted, and a request was made to eliminate the rest of that sentence as its relevance was unclear.

Note Ms. Chapin acknowledged the significant effort Ms. Stevens puts into the annual meeting minutes while tallying votes, and proposed several changes:

*In Section 33, it should be "Kevin Callahan," not "Steve Callahan."

*In Section 6, regarding Dominic's nomination, his children's names should be Nick and Blaire, not Wyatt. It was also noted that they have owned their property for 13 years and lived full-time for four, and John Kycia (not Joe) seconded his nomination.

Note *Mr. Schepker commented on Section 4, item number 3, in the operating budget section. The sentence "Mr. Schepker concluded by highlighting that the proposed 2.28 mil rate will add only \$113 to the annual cost of an average \$323,000 home in Black Point equating to a fraction of \$2" should be changed to "equating to about \$2 per week."

Note *Mr. Bayne suggested a minor correction in Section 4, page 6, where it stated Mr. Baril reported on the ongoing master plan and that an eastern waterfront a land and water survey has been completed." This should be corrected to "all underwater surveys, no land survey."

Decision MOTION (2)

Ms. Chapin moved to approve the Annual Meeting Minutes of May 24th, 2025, as amended.

Mr. Bayne seconded the motion.

Motion carried, 6-0-0.

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](#)

Note *Ms. Chapin acknowledged that the June 4th meeting was a special meeting and an error in process occurred. A motion was made to approve something not on the agenda, which is not permitted in a special meeting. She noted that while no financial expenditure occurred, she wanted to acknowledge this error in process.

Note *Mr. Schepker requested a change in Item Number 7 of the opening remarks for the Chair, regarding the description of "volunteers who spread mulch and planted prairie flowers at the Woodland and Billow Road gateway entry." It should say "perennial flowers, not prairie."

Decision MOTION (3)

Mr. Bayne moved to approve the Meeting Minutes of June 4th, 2025, as amended.

Ms. Fecteau seconded the motion.

Motion carried, 5-0-1.

Mr. Reis abstained from the vote due to his absence from the June 4th, 2025, meeting.

5. Chair's Opening Remarks

Note The Chair provided an overview of upcoming agenda items and several community updates:

*Two, possibly four, items on the agenda tonight would require Board votes, primarily a funds reinvestment item and the selection of an insurance agency. Discussions and potential votes might also occur on the bumper guard issue and the Black Point Market's request for food delivery services.

Note *Mr. Schepker expressed profound gratitude to the Black Point community for the gratifying budget approval vote on May 24th, with 146 "yes" votes against 9 "no" votes, demonstrating support for the Board's projects.

Note *The Board recently received 10 email inquiries from members.

These included requests for tax reporting address verification, addition to the email subscriber list, membership requirements from non-community residents, and a request for an educational event on care for aging residents.

The latter has been taken up by the Women's Club and is scheduled for August 26th.

Note *A message recommended that for future Board nominations, the Board should establish and share candidate guidelines.

*An inquiry was made about the timing of new member hanging tags and stickers.

Note *A request was received to host a blood drive at the clubhouse to benefit a member's family.

This event is now scheduled for August 17th and will benefit a 22-year-old member of a four-generation Black Point family battling acute myeloid leukemia (AML). Flyers are available for this event.

Note *A concern about loud music at Clubhouse events was reported, and the Board is addressing this issue.

Note *A typo in a recent Black Pointer publication gave an incorrect date (Saturday, June 29th) for the Summer Vibe Kickoff Party, conflicting with a clubhouse rental. The actual date is Sunday, June 29th.

Note Mr. Schepker noted that emails typically receive responses within 24 hours.

Note Mr. Schepker extended thanks to various individuals and groups for their contributions:

1. The Men's Club for hosting the upcoming golf tournament on July 14th, 2025. The Cahill Scholarship Foundation is the beneficiary, and a raffle item includes four Red Sox game tickets and dinner at the Dell Technologies Club.

He also thanked the Men's Club for substantially funding the first set of new solar-powered lights to replace old fixtures at the Woodland Street entrance.

Note 2. Mr. Schepker noted an anonymous donor wanted to do something for the kids and paid for a new bike rack to replace a dilapidated, rusted one at the bottom of Cahill Way. He apologized for not seeking prior Board approval due to the hazard and the donor's willingness to fund the purchase.

3. He noted that a second donor supported Larry Connor's work, covering various permit fees for the Clubhouse doors.

Note 4. Mr. Schepker thanked Tom Kelly for organizing the just-released Women's Club Cookbook, a revival of a 1979 publication, available from both Tom and the Black Point Market.

Note 5. Mr. Schepker thanked Bill Bayne, Peter Baril, and Meg Parulis for representing Black Point at a Shellfish Commission meeting several weeks ago at the Town Hall, to learn about potential grant money for coastal projects. Jim Allen, a local Black Point resident, serves as Secretary of this commission.

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

7-1. Steven Albert of the Black Point Market

Note Steve Albert, owner of the Black Point Market appealed to the Board of Governors to reassess, revise, or repeal Section 2, Regulation 10, which prohibits eating and/or picnicking on Association beaches, except as expressly authorized by the Board.

Note Mr. Albert argued some of the following:

*99% of property owners are responsible and clean up their trash.

The remaining 1% are poor self-governing behaviors that will always exist.

*Eating, perfect weather, a sandy beach, and friends/family create a "perfect summer day."

*He proposed a pilot program allowing beachgoers to bring prepared foods and picnic. Participants would be responsible for packing up trash, policing the area, and disposing of trash on their own property or rented properties.

The Black Point Market will remind beachgoers to be responsible and keep beaches clean.

The program could be reassessed at the end of the season.

Note The Chair clarified if Mr. Albert was asking the Board to vote now to change the policy, which would effectively allow Black Point Market to deliver food like pizza to the beaches and, by extension, allow anyone to bring food.

Note Mr. Albert noted that eating on the beach is already happening and that people are generally responsible, with any trash being incidental nitpicky stuff like lemon rinds or shrimp tails.

Note Mr. Baril asked for clarification on unprepared food. Mr. Albert explained it means not cooking on the beach, and that prepared food means ready-to-eat items like sandwiches, pizza, ice cream, or slushies.

Note Mr. Moffett confirmed that he picks up water bottles, wrappers, and ice cream wrappers almost every day, although it's not dramatic.

Note Ms. Fecteau suggested a trial situation with clear communication in the Black Pointer and other channels that it's a team effort for the community to self-police and maintain the beaches. If it doesn't work by the end of the season, they would revert to the old rules. She emphasized that this would need to be very clear.

Note Mr. Albert suggested the end of the season (Labor Day) as the pilot program end date. Two months was deemed an adequate time for a pilot.

Note Board members agreed that if approved, the change should be publicized through the Black Pointer, social media, and signage.

Note Mr. Moffett expressed concern about entirely removing Section 2, Number 10, as it pertains to large coolers and deliveries. He currently picks up trash five out of seven days. He prefers to contain it to "Black Point Market deliveries" to avoid additional traffic from other delivery services such as Uber Eats or the like. He agreed that if an amendment or exception is made, it needs to be limited.

Note Mr. Bayne recalled that trash cans previously placed on beaches quickly became full, advocating for a "take in, take out" plan to avoid additional work for the Beach Manager (emptying cans, bugs, bees). Mr. Moffett agreed to see how the pilot goes before considering trash cans.

Note Ms. Chapin expressed concern that an all-out publicity for the change might attract bad actors and make it difficult to revert to the old rules if the pilot fails. She emphasized the need for a team effort and community understanding of the shared responsibility.

Note Alice Baril of 17 Sea View suggested limiting the types of food allowed (e.g., sandwiches only, no large pizza boxes or picnic tables) due to past issues with rats.

Note Mr. Albert offered to put the family name on pizza boxes sold from his store to aid in accountability. He detailed the success of "pack in, pack out" programs in Connecticut state parks.

Note Sally Cini of 28 Sea Breeze recalled that the original rule, established decades ago, was due to concerns about rats attracted by food scraps left on beaches. She emphasized that if the pilot leads to rat sightings, the program should be immediately terminated.

Note Mike Johnson of 45 Bellaire raised concerns about hours of operation. Mr. Albert suggested limiting it to Black Point Market's hours of operation and offered to send his employees to police the beach afterward.

Note Peter McAndrew of 6 Sea View noted the Board spent considerable time revising rules and regulations this past winter, and he was concerned about "governing on the fly" to accommodate one summer season. The change should be for the broader benefit of homeowners, not explicitly to help Black Point Market, as it sounds like the latter is the driving force.

Note Ms. Fecteau responded that the proposal would be presented as a Board initiative, not specifically from the Market, and would be very clear about being a trial, emphasizing no cooking or large gatherings.

Note Mr. Moffett clarified his current interpretation of Rule 10:

"Large coolers" signify picnicking (e.g., trays of hot dogs) and small, soft-sided coolers with sandwiches and grapes are not currently seen as picnicking and are not stopped, nor is consuming alcohol. He confirmed he would not stop someone with a sandwich from the market.

Note If the current unofficial practice of allowing individuals to bring small amounts of food is acceptable, Ms. Fecteau questioned, "What stops the Black Point Market from delivering the sandwich in the first place?" Mr. Albert confirmed that people frequently ask him to deliver to the beach, and when he declines citing the rule, they resort to services like Uber Eats.

Note Kim Craven of 46 East Shore noted that services like DoorDash and Uber Eats are already delivering to the beach, particularly after beach security goes off duty, making self-policing the primary enforcement.

Note Alice Baril of 17 Sea View Ave stressed the need for any new rule or trial period to be specific and leave no room for somebody to misinterpret it.

Note There was a strong desire to prohibit services like Uber Eats, DoorDash, and Chow Now from delivering to the beach to avoid increased traffic and maintain control. However, it was acknowledged that it would be difficult to enforce if residents simply ordered to their homes and then carried the food to the beach.

Note The daily hours (7 AM to 5 PM) were questioned as potentially unnecessary and concerns were raised about discrimination if only one business (Black Point Market) was specified. It was argued that if food is allowed, it should be from any company.

Note There was a debate between keeping the allowance narrow (only Black Point Market and self-prepared) to control traffic and potential issues, versus simply allowing residents to bring food from any source, acknowledging that it's already happening unofficially.

Note It was suggested to simply allow "prepared food" to avoid cooking on the beach, and to not publicize it from the Board's end but allow Mr. Albert to publicize it.

Note There was much deliberation and several rephrasing attempts about what a potential motion might include.

Decision MOTION (4)

Mr. Bayne moved to allow Black Point Market to make food deliveries to the beaches for a trial period ending following Labor Day weekend 2025.

Mr. Reis seconded the motion.

Motion carried, 6-0-0.

Note Mr. Moffett confirmed that this falls under the "except as expressly authorized by the Board of governors" clause in Rule 10, meaning the rule itself does not need to be changed.

7-2. Larry Connors of 50 Indianola Road

Note Mr. Connors provided a brief update on the Estuary Gateway Initiative, which is aimed at developing a kayak launch and observation area at the Old Black Point Road property. He shared some of the following:

- *A meeting on August 19th last year, with 80-100 attendees, showed nearly unanimous support for the plans.

- *The Board subsequently merged this initiative under the Waterfront Task Force.

- *The Waterfront Task Force has been working with Coastline Consulting, completing topographic and hydrographic surveys.

- *The recent budget included enough funds for Coastline to prepare drawings, which should lead to DEEP (Department of Energy and Environmental Protection), and Army Corps of Engineers permits.

- *The timing of these permits is beyond the control of the board or task force, resting with DEEP and the Army Corps.

Note *To keep the project alive and visible, a new group, "Friends of the Gateway," will be formed. All community members are invited to join. Their role will be to keep the conversation alive, support the project, be visible, and keep it in front of everyone.

An announcement for a meeting will be made via the Black Pointer, emails, and a newly established Facebook presence.

7-3. Skip Guzy of 17 Woodland

Note Mr. Guzy inquired if it was possible to get the emails of all Association members to send updates to the Friends of the Estuary project.

Note Mr. Schepker explained that the subscriber notification list is primarily for official Board meeting notes and governance-related communication, not for promotional purposes or group updates.

Note It was suggested to use the Black Pointer, Facebook pages including the Black Point Community Forums which is very active, telephone calls, and in-person communication at the market or around the community.

Note Ms. Chapin clarified that access to the email distribution list is restricted and incurs fees based on frequency of use.

Note It was suggested that Mr. Guzy could create his own mailing list and have people sign up for it if they wish to receive updates.

7-4. Alice Baril of 17 Sea View Avenue

Note Ms. Baril brought up the ongoing issue of golf carts not pulling all the way up to the curb in the golf cart parking area on Nehantic, despite new signs. She suggested a non-punitive reminder for drivers, perhaps a small notice placed on windshields for a few weeks by beach guards.

7-5. Peter McAndrew of 6 Sea View

Note Mr. McAndrew acknowledged the herculean efforts behind the online voting system, expressing gratitude and noting that personnel were really helpful when he experienced challenges.

7-6. Kim Craven of 46 East Shore Drive

Note Ms. Craven reported not receiving her Black Point tax tag and mentioned a neighbor had the same issue, despite speaking with Ms. Hayes and receiving a temporary tag. She asked if this was a widespread problem.

Note Mr. Schepker confirmed they had received three instances of member inquiries regarding unreceived tax tags and encouraged the resident to submit a formal member inquiry via the website so the Board can track it.

Note The issue of mail forwarding was discussed, with some municipal mail potentially not having forwarding notices, causing it to be returned to sender. The general unreliability of mail forwarding in recent years was also noted. It was suggested that the website has instructions on how to follow up if tax bills are not received.

7-7. Dr. Goyal of 16 East Shore Drive

Note Dr. Goyal raised concerns about golf carts hitting their fence, noting two incidents: one with an unknown person last year, and a recent one where the responsible person came forward.

Note Plastic chains and plastic bollards were installed as visual deterrents, but they are not enough as golf carts are still parking very close to the fence, almost touching it. The "no parking close to the fence" signs are very low and not at eye level.

Note Mr. Baril presented a proposal to install rubberized wheel stops (bumper guards):

- *Approximately \$1,000 for 12-wheel stops, including spikes and shipping.

- *36 feet long, 4 inches high, 6 inches wide, sufficient for golf carts.

- *To be installed by volunteers, offset 10-12 inches from the fence, with spikes driven into the turf.

- *The purpose is to be a functional deterrent, unlike the current visual ones.

Note Mr. Schepker worried that pushing golf carts back with these bumpers might cause them to protrude onto the asphalt more, creating another issue. Mr. Moffett confirmed there is currently about a 1.5-foot overlap onto the pavement in some spots.

Note He also questioned if a 4-inch bumper would be sufficient to stop a golf cart if someone accidentally pressed the gas, fearing potential injury or continued fence damage.

Note The general consensus was that while not foolproof against deliberate action, it would be a significant improvement and an effective deterrent for most users.

Decision MOTION (5)

Mr. Bayne moved to purchase and install 12 bumper guards with spikes to protect the fence, for a cost of approximately \$1,000.

Mr. Baril seconded the motion.

Motion carried, 5-1-0.

Nay- Mr. Reis.

8. Board Liaison Roles

Note see attachment.

 [BOGBPBC Liaison Board Roles 20253.xlsx](#)

Note The meeting then moved to a discussion on board liaison roles due to recent vacancies. The Chair provided an updated document outlining opportunities for Board representation.

Note *Clubhouse- Ms. Fecteau volunteered as liaison.

*Data Center- Mr. Bayne volunteered.

*Directory & Resource Guidebook- Mr. Baril remains the liaison.

*Insurance- two openings were noted. Ms. Chapman stated she was not the right person for a permanent role, though she had helped consolidate information. Mr. Reis volunteered for one position. Mr. Bayne also seemed to indicate willingness to stay involved.

*Finance Committee- previously had one opening. Mr. Reis and Mr. Weiss have both volunteered. Mr. Schepker and Mr. Bayne are also on the Committee.

Note Ms. Chapin raised concerns about potential quorum issues with too many Board members on one committee. The Chair clarified that one member could be an alternate.

Note The discussion moved to a proposal to re-name the "Investment Committee" to a broader "Finance Committee" to provide more overarching financial guidance. The bylaws state that the Board shall annually appoint standing committee members to advise the Board and may not act for the Board unless expressly authorized by the Board to do so. This change would require a Board vote.

Note MOTION (6)

Ms. Chapin moved that the existing Investment Committee be renamed to a Finance Committee and have guidance oversight for financial questions, for financial issues such as investment long-term financing, banking, financial policies and procedures, including, but not limited to, these areas.
Mr. Bayne seconded the motion.

Note The Board discussed the membership composition.

Decision MOTION (7)

Ms. Chapin moved to rename the existing Investment Committee to the Finance Committee, providing guidance and oversight for financial matters affecting the Association, including but not limited to investment, long-term financing, banking, and financial policies and procedures. The Committee's membership shall be composed of three sitting board members, the Treasurer, and up to two at-large community members.
Mr. Reis seconded the motion.
Motion carried, 6-0-0

Note Mr. Schepker continued to review and confirm the various Board liaison roles.

Note *Legal- Mr. Schepker, Mr. Reis, and Mr. Bayne were assigned as liaisons.

*Waterfront Task Force- Mr. Baril, Mr. Bayne, Mr. Weiss, and Ms. Fecteau (as a backup) are the liaisons.

*Infrastructure Task Force- Mr. Baril, Mr. Bayne, and Mr. Weiss are the liaisons. This task force focuses on non-coastal assets and grounds away from the water.

*Master Plan- the committee will be comprised of two Board members, two at-large community members, the Zoning Enforcement Officer, and the Chair of the Zoning Commission. No additional Board members are needed.

The Master Plan is open to all community participation.

Note *Remote Voting- Ms. Chapman is the sole liaison, and this is deemed sufficient.

Note *Rules and Regulations / Policies and Procedures- a discussion arose about the scope of this committee. Ms. Fecteau expressed a preference for "Rules and Regulations," while Mr. Bayne preferred a broader "Policies and Procedures" to encompass overall governance.

Note It was decided that one committee would cover both, potentially called "Governance" or "Rules and Regulations / Policies and Procedures." Ms. Fecteau and Mr. Bayne will work together on this, with Ms. Fecteau focusing on "R&R" and Mr. Bayne on "Policies and Procedures."

Note *Technology and Website- Ms. Chapman is the liaison and is deemed sufficient.

*Zoning Liaison- Mr. Weiss is the sole liaison and is deemed sufficient.


*ZBA Liaison- Mr. Weiss is the sole liaison and is deemed sufficient.

Note *Revenue Generation / Grant- Mr. Baril and Mr. Bayne are the liaisons for Revenue Generation (Grants), which focuses on grant writing. This is deemed sufficient.

Note *East Lyme Beaches Liaison- this role aims to establish a consistent connection with other East Lyme beaches and the town to address community needs and ensure Black Point is recognized as an intrinsic part of East Lyme.

Note Under Mrs. Cahill's leadership, the East Lyme Council of Beaches was established to address tax investments and sewer development, but it has been dormant. The current opportunity is to rekindle this effort for coastal resiliency. Mr. Baril, Mr. Bayne, Ms. Fecteau, and Mr. Weiss are the liaisons. Mr. Schepker will be the contact for this.

Note *Welcoming Committee- this idea, often raised by the Men's and Women's Clubs, was deemed more of a social welcome wagon and not a governance function for the Board. It was suggested to ask the Men's or Women's Club to take on this role. Ms. Fecteau volunteered to be the liaison to work with these Clubs if they take on the role.

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

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

Note The Finance Committee (Bill Bayne, Dominick Reis, and Al Capozza) presented recommendations for reinvesting the Association's long-term capital funds. The strategy prioritizes FDIC-insured accounts and shorter-term maturities to ensure access to capital for upcoming projects like waterfront repairs or the gateway project, while still earning competitive rates.

Note Recommendations:

*Thomaston Savings Bank (\$250,000)

\$172,000 will be withdrawn.

The remaining balance will be renewed at 4% for 13 months.

Note *Bank of America CD-

Existing funds will be rolled into a 7-month CD at 4% upon maturity at the end of July.

Note *New Funds (\$100,000)

\$50,000 will be placed in Thomaston Savings Bank for a longer term.

The other \$50,000 will be invested in a new online CD, possibly with Goldman Sachs, for 9 months at a 4.2% APR. This leverages better rates and flexibility found in online banking.

Note All investments are FDIC-insured up to \$250,000.

Note *The Committee estimates the reserve fund could earn \$15,000 to \$16,000 this year through these strategies, which is about 4% of the Association's annual energy spending budget.

Note *The Committee also believes interest rates are heading towards a reduction, making it beneficial to lock in at the current higher rates.

Decision MOTION (8)

Mr. Reis moved to approve the Finance Committee's plan for reinvestment opportunities for the long-term capital funds.

Ms. Chapin seconded the motion.

Motion carried, 6-0-0.

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](#)

Note The Board discussed its insurance coverage and a recommendation for a new agency. The review was led by Mr. Schepker, with support from Mr. Bayne and Ms. Chapin. Special thanks were given to Arlene Garrow and Peter Meggers for their significant work on this project.

Note Earlier this year, it was discovered that the Association Manager's golf cart, while privately insured, did not provide liability coverage for the Association. This coverage was added to the had to have list.

Note The Board decided to seek bids from four local insurance agencies with Association coverage experience to ensure due diligence. Two agencies dropped out early due to the complexity of Black Point's needs, including substantial member ties, a recreation program, extensive coastline, a Clubhouse and playground, and 10 beach access lanes.

Note The process proceeded with two finalists: Agent A (current provider) and Agent B. Both offered policies rated A or A+.

Note Agent A (Current Provider):

*Could only provide estimates of coverage costs, as some policies don't expire until August 1st.

*Estimated annual average cost- \$35,000.

*Unable to provide necessary golf cart coverage for the Association. To cover this, an additional \$5,000 annual stipend for the manager's private vehicle use and \$2,000 annually for liability insurance would be needed.

*Total estimated annual cost- \$42,000.

Note Agent B:

*Was able to find coverage for the golf cart.

*Total fixed premium cost (including golf cart coverage) initially was \$40,000 but now confirmed at \$37,000.

*Agent B offers better coverage, including the crucial golf cart liability, at a lower firm price.

Note Mr. Bayne emphasized the complexity of insuring such entities and the importance of proper coverage to avoid being "non-insurable." He thanked Arlene Garrow and Peter Meggers for their work. He also noted that property values are increasing, which may lead to double-digit increases in insurance costs in future years, necessitating a review of coverage limits.

Decision MOTION (9)

Mr. Bayne moved to approve Agent B as the new insurance agent for the coming fiscal year.

Ms. Fecteau seconded the motion.

Motion carried, 6-0-0.

Note Mr. Schepker will notify the new agent and the former agency immediately to ensure coverage is in effect by July 1st. The golf cart can be used by the Association Manager starting July 1st, exclusively for Black Point business within Black Point boundaries. Other beach patrol personnel are not permitted to drive the vehicle.

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

Note Matt Reichelt, the Summer Recreation Program Director, provided an update:

*The Club operates with 10 staff members, Matt as Camp Director, and two Junior Directors.

*There are currently 26 volunteers. He plans to keep all 26 volunteers daily due to the success seen this week, rather than splitting them into A/B schedules.

*\$30,000 was generated from sign-ups, on par with last year.

*Daily kid enrollment for the week was 64 (Monday), 60 (Tuesday), and 57 (Wednesday and Thursday), which is typical, though slightly lower than last year's high of 70.

Note *Upcoming events include an ice cream truck, Critter Caravan, and free programs secured from Matt's work in Old Lyme, such as an Energizer truck (teaching about electricity) and a six-week electric boat program for ages 9 and up (covering engineering and welding).

*The Club Fair is scheduled for July 18th, with new elements planned.

Note Swim Lessons-

*Only 11 kids are currently enrolled in swim lessons across all six levels.

*Matt is considering combining all six swim levels into one 30-minute block (instead of a 1-hour block) to optimize payroll, especially with the July 4th week being typically the busiest.

Note Mr. Reichelt expressed gratitude for the Board's support and highlighted the positive atmosphere, noting that staff and kids love the Club, making connections, and fostering a great community.

Note Mr. Bayne shared an anecdote about a neighbor who rented a nearby house specifically so their children could participate in the Black Point program, even while their own house was under renovation, which demonstrates the program's value.

Note The Board thanked Matt and his team for their efforts.

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

Note see attachment.

 [WTF_Grant_Update.pdf](#)

Note Mr. Barill and Mr. Bayne provided an update on the Waterfront Task Force:

*Coastline Consulting completed in-water surveys, including submerged aquatic vegetation, last week. A report is pending.

*The Waterfront Task Force will hold a call tomorrow morning to define the next scope of work, including surveys of eastern waterfront assets and the Estuary Gateway Initiative on the western waterfront.

*Deliverables from Coastline Consulting (surveys, reports) will be shared with the Board once available.

*Property surveys of right-of-ways from 2021-2022 are being tracked down to ensure they are readily available.

*The Board will have visibility on the cost and scope proposals for the next steps with Coastline Consulting.

Note *Efforts are underway to repair or replace broken and missing railings along most beachfronts, particularly the rusted railings at the bottom of the Cahill way.

*A welding fabricator is needed to re-weld and install flanges.

*Only one quote has been received so far, with seven vendors contacted (five booked until October, two potentially available in the next month).

*Final quotes are expected next week, and a recommendation will be made to the Board.

Note A quote of \$1,600 for the Cahill railings was mentioned. There was a discussion about whether to move forward with the single quote due to safety concerns and the current fiscal year's budget. It was clarified that there's no carryover process for funds from the current fiscal year. The consensus was to wait for a second bid, if possible, but the need to address the safety issue promptly was acknowledged.

Note Jim Allen, a community member and East Lyme Harbor Management Commission member, informed the Board about the Connecticut Port Authority's SHIP program, which offers grant money for small harbor improvements. The Board previously missed an application deadline but learned the program has been renewed.

Note The plan is to pursue two applications: one for the Estuary Gateway and one for the Eastern Waterfront. The legislation was updated on April 1st, but new grant protocols have not yet been released by the Connecticut Port Authority. Megan Parulis, a community member with grant writing experience, will assist with the application process.

Note Mr. Bayne discussed how the Board is committed to pursuing these grants to raise revenue for the community, regardless of the ultimate success.

Note Mr. Schepker thanked Mr. Bayne and Mr. Baril for recently conducting tours of the shoreline area for new Board members, despite the tours taking longer than expected.

13. Clubhouse Doors Update (C. Chapin)

Note Ms. Chapin confirmed that the Clubhouse door replacement is on track for August. Larry Connors has secured permits, and all payments have been settled. The project is scheduled to occur after the Club closes for the season, with delivery on August 18th and installation on August 19th and 20th.

Note The Board briefly discussed how a quote has been received from a vendor to rebuild the seawall at the Blue Herring Right-of-Way for \$4,600. This vendor is currently working on the Weiss' new seawall, who just received their DEP permit. The Board is awaiting a second quote and hopes to piggyback on the ongoing work to keep costs down and within the \$5,000 budget. A vote on this will likely occur at the July meeting.

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

Note Diana Kycia who led the project, provided an update on the Remote Voting Technology used for the Annual Meeting. She thanked the team involved: Anita Schepker, Cheryl Colangelo, Jerry Johnson, Jocelyn Williams, Sharon Bruce, Garrett Hickey, Gei Johnson-Reis and Griffin Bruce.

Note Ms. Kycia noted some of the following:

*All designed processes were executed as planned.

*Ms. Chapin was commended for launching the Black Point website with extensive content.

*24 registrations were received, with 58% of those participating in the vote (10 via e-ballot, 4 in person).

*Procedures to prevent double voting (in-person and online) worked effectively.

*The system works, enabling broader voter participation.

*The heavy lift of initial setup is complete.

Note The E-ballot Platform was praised for affordability (\$989/month for 100 voters), ease of use, excellent customer service, and real-time tabulation of results (allowing for follow-up with non-voters).

Note Ms. Kycia observed that many voters needed assistance with the email-dependent, multi-step authentication process. Voters needed to authenticate within a 1-hour window before the meeting (by 8:00 AM), which was problematic for some. Zoom procedures (breakout rooms, PIN authentication, name changes) which also required significant one-on-one assistance.

Note Ms. Kycia added that some voters expected to vote and log off, not realizing they needed to stay for the meeting, and announcing voting for Board members before the ballot was activated caused confusion.

Note She thinks offering Zoom practice sessions for technical comfort before the next Annual Meeting will be helpful. She also plans to retain the use of Google Drive for document retention and Google Form for registration.

Note It was briefly discussed how the platform could be used to survey the community outside of formal voting. Initial feedback from a pilot survey was positive, with participants recommending it to others and stating they would use it again. The current subscription for 100 voters is \$989/month. To accommodate all 600 potential voters in the community, it would cost approximately \$400/year.

Note Board members lauded the tremendous effort and success of the team, especially given the tight timeline.

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

Note Mr. Capozza and Mr. Bayne led this discussion, focusing on clarifying budget language.

Note Mr. Bayne noted that various waterfront initiatives are still in due diligence, and the Clubhouse doors project is already allocated.

Note The \$1,600 quote for the rusted railings on Cahill Way was discussed again. Concerns were raised about not being able to issue a check and get the work done by the end of the current fiscal year (June 30th) due to vendor backlogs caused by recent weather.

Note There was confusion about whether funds could be carried over to the next fiscal year. Mr. Capozza clarified that surplus funds typically go to the surplus account (equity), not necessarily directly carried over for specific projects.

Note It was suggested to vote on approving the \$1,600 for the repair, regardless of the vendor selection, to ensure it's in the budget. No formal vote was taken at this point, but Mr. Schepker indicated he would handle the matter.

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

Note Mr. Bayne and Ms. Chapin provided an update on plans for the Clubhouse entry and driveway:

*The current front entrance is not ADA compliant and presents challenges due to non-existent railings and two steps down.

*Larry Connors, Jim Moffett, and Bill Dewey explored solutions. A central railing between the double doors was deemed problematic as it would obstruct the door's opening.

*The proposed solution is for two railings on either side of the door, firmly secured to the concrete pad and asphalt. This would offer stability for stepping down.

Note *This solution is not making the front entrance ADA compliant; the rear entrance will serve as the accessible entrance. The goal is to make it better from a safety and usability standpoint.

*Mr. Connors believes this could be done after the Clubhouse doors replacement, potentially with leftover funds.

*The next month will focus on design, material choices, and financial estimates.

Note Mr. Bayne suggested that prefabricated safety railings could be purchased for \$150-\$300 per section, potentially allowing for inexpensive installation by volunteers if they have the right equipment. However, Ms. Chapin expressed caution about volunteer installation due to the importance of stability and safety.

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

Owned by Bill Bayne, BOG Member

Note Rear Entrance (Accessible Entryway & Parking):

*This project has not been officially kicked off or budgeted.

*Initial ideas discussed include a holistic approach to creating a truly accessible rear entrance.

*The concept is reclaiming space to create dedicated parking for golf carts and cars (two of each, placarded) in conjunction with an accessible path along the building side of the porch, aiming to minimize current issues with picnic tables blocking the path.

*This could be a larger project due to nuanced slopes and topography, requiring proper ADA compliance.

Note The discussion broadened to the general parking situation behind the Clubhouse, often described as a "disaster" during events. Challenges are the limited space for additional permanent parking. Potential solutions include managing parking on the day of events, potentially using temporary spray-painted lines. It was noted that residents often use the lawn for parking during events, and historically, this has been allowed as long as cars are not parked on the road. The main concern is organized parking for large events.

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

Note Mr. Baril and Ms. Chapin provided a brief update on the hardcourt refurbishment project:

*They will coordinate with Skip Guzy and others in July/early August to bring the vendors, who have signed the contract, out to finalize the design layout for pickleball orientation in conjunction with the existing tennis court.

*The goal is to firm up the construction schedule, which is anticipated to be sometime after Labor Day, once the Club season is finished.

18. 2025 Telephone Directory Update (P. Baril)

Note Mr. Baril provided an update on the 2025 Telephone Directory Project:

*The project is in the home stretch, with only 8-10 stragglers remaining to confirm information.

*There was a very good response from members regarding changes to the Directory.

*He plans to go to Quality Printers next week to provide all the information, at which point he will know the completion date for the books.

19. Endowment Fund Update (B. Bayne)

Note see attachment.

 [BPBCA-Community Endowment update - June 26 25 BOG meeting.docx](#)

Note Mr. Bayne in partnership with Anita Schepker, reported on the progress of establishing an endowment fund. They encountered a snag due to the Association's quasi-municipal status and the particular treasury guidelines for 501(c)(3) deductibility. They have since connected with the Hartford Foundation for Public Giving, an organization that manages a large endowment and hundreds of funds, including those for similar entities.

Note The goal is for Black Point to have its own endowment, governed by a volunteer committee responsible for fundraising and leadership. Mr. Bayne and Ms. Schepker have been researching different types of qualified funds and identified a donor-advised fund that the Hartford Foundation would manage. They would act as the 501(c)(3) entity, accept donations, process tax-deductible letters, and professionally invest the funds.

Note An independent committee, classified as a subcommittee of the Board, will chair and manage the endowment, oversee fundraising, and define governance. A template for endowment governance is already in place. The process is about 85% complete, with a few remaining questions for the Hartford Foundation. Once these are answered, a kickoff meeting will be held with the community committee established to run the endowment.

Note In terms of the previously authorized \$3,600 for this initiative, Mr. Bayne does not expect to spend the full amount, and any remaining funds will likely fit within next year's legal budget.

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

Note Mr. Schepker distributed a to-do list of coastal and non-coastal projects to board members. This list serves as a high-level overview of potential upcoming projects and helps in big-picture planning. Board members are encouraged to provide feedback if anything is missing or incorrect.

21. Reports

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

Note see attachment.

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

Note Mr. Moffett provided his report highlighting some of the following:

*A big thank you was extended to Tony, Steve Fogerty, and the Chair for securing a new pew, outside the doorway, under the patio.

*The East Lyme Police Department is not doing a golf cart registration day at the Clubhouse; residents must go to the Police Department in town to register in person.

Note *Daily, he conducts walkthroughs of the Clubhouse and beaches, picks up trash, coordinates rentals, facilitates meetings (setting up chairs/tables, managing Zoom), handles garbage, distributes mail, writes his "Manager's Corner" article for the Black Pointer, and meets daily with Mike Nebelung to discuss beach conditions such as seaweed removal and other issues.

Note *Daily beach cleaning started on June 14th, with daily grooming continuing through Labor Day.

Note *There's a new \$300 annual fee from the Ledge Light Health District for water sampling and contamination testing at beaches. This is a new, unexpected, but essential service cost for the Association.

Note *In terms of 4th of July planning the parade and picnic are traditionally rain or shine.

*The decision to cancel would be made by 10:30 AM on July 4th and communicated via subscriber notice and phone calls and texts.

*If canceled, the event would be postponed to July 5th (Saturday).

Note *In terms of maintenance & repairs he's done significant repair on the swim raft at Seabreeze and Mooring.

*Weeds have been cut down at Dinghy Beach.

*Still waiting to hear from East Lyme Public Works about the water runoff issue in front of the Clubhouse (into the pedestrian way), which poses a safety risk.

*Mulch dropped off at the Black Point entryway.

*He worked with Mike Johnson to refresh the bocce court and re-stain picnic tables.

*Added signs at the Nehantic parking lot.

*Conducted minor maintenance at the Sea View boat launch and the walkway between Sea View and Sea Breeze.

*Coordinated the Black Point cleanup day at Whitecap, removing all debris.

*Added windscreens at the hard courts.

Note A new, productive relationship has begun with Bruce Cohen from the East Lyme Giving Garden. They will take seaweed from Black Point for use in their garden. Mr. Moffett will coordinate with them for pickups.

Note Mr. Moffett reported that he also refilled lending libraries throughout the community.

Note Mr. Moffett and the Board also discussed the following:

*The East Lyme Police Department has started its summer beach patrol.

*An officer will patrol Black Point for 4 hours (7-11 PM) on Sunday nights during concerts and one weekend a month, coordinated with events.

*The officer will also monitor the Clubhouse area, with lights on the basketball courts going out at 10:45 PM to encourage kids to leave.

*The concert on Sunday night will run from 7-10 PM.

*Music will end at 10:00 PM due to neighbor concerns about loud music affecting young children's bedtime.

Note Mr. Moffett was advised to ask rental applicants if they plan to have a DJ or live band. Ideally, music should be played indoors. This information should be collected on the application, and neighbors who might be affected should be notified in advance so they can make other plans.

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](#)

Note Ms. Hayes was not present, so her report was given by Mr. Schepker:

Real Estate Taxes- of \$355,485 due, \$355,042 has been collected, leaving a shortage of \$442.

Accounts Outstanding- of 574 total accounts, 572 have paid in full, with two outstanding. One lien has been filed. The numbers are very good.

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](#)

Note An overlooked agenda item regarding multi-use funds reallocation was raised and Mr. Capozza and the Board discussed how the Recreation Program had a \$5,000 surplus at the end of the last fiscal year. This surplus was intended for multi-purpose courts but was not specifically earmarked and flowed into the general fund.

Note Mr. Capozza explained that Ms. Hayes is requesting to reallocate this \$5,000 surplus specifically back to the Recreation Program, as the original multi-purpose court project (a new build, not the current hardcourt refurbishment) is no longer on the table. She wants to use it for Club related expenditures, possibly new equipment.

Note There was further clarification that the \$5,000 was for a different multi-purpose court project, not the current hardcourt refurbishment/pickleball courts.

Note A broader discussion ensued about costs currently borne by the Association that should potentially be allocated to the Club or rentals. It was suggested that the \$5,000 surplus might cover some items the Club should have paid for but never paid for.

Note The issue of defining maintenance versus new capital projects was raised again, leading to confusion about how items like the bike rack (new capital) and doors (maintenance, despite being new replacements) are categorized.

Decision The issue of multi-use funds reallocation and the broader allocation of costs between the Association, Club, and rentals will be tabled for a bigger discussion at the next meeting, potentially involving the Finance Committee. It was suggested that a unified capital project line might simplify future budgeting.

Note Mr. Capozza gave his report for July 1 - June 23.

Note Operations:

*Total Receipts- \$381,000 (about 1% increase for the budget).

*Increase of \$2,700 from zoning fees (\$1,000), anonymous donations (\$1,000), and other sources (\$600).

Year-to-Date Disbursements- \$342,000 (increase of \$19,000 over last month).

Note Contributing Increases-

*Waterfront Maintenance: \$9,700 (beach cleanings, seaweed, rock removal).

*Maintenance of Long-Term Capital Assets- \$4,000 (final payment for the Bellaire access way), putting this line item over budget by approximately \$4,300.

*Playground: \$1,500 (mulch).

*Small Items/Supplies- (tax bill printing).

Note *Financial Standing (as of June 23rd)- Positive \$38,000. He noted that the year remains open for about 15 days into July to account for remaining receipts.

Note Long-Term Capital Fund Balance- \$328,000.

*A minor discrepancy was noted between the total long-term capital fund balance (\$328,267) and the committed amount for long-term capital projects (\$328,567), with a \$300 difference to be clarified.

Note Rec Program & Utilities-

*No change in the rec program.

*Utilities are substantially within budget, primarily due to usage and propane rates.

*The increase in rentals drives higher utility usage and cleaning services, suggesting that current fees may not fully reflect these costs.

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

Note Mr. Weiss was not present, but a report was given on his behalf. He attended recent Zoning Board meetings and highlighted two key points for the BOG:

1. Zoning

Jim Fox (Chairman) and Keith Turner (Alternate) have terms expiring on June 30th (though typically end of July). They both wish to be reappointed for a three-year term.

Decision MOTION (10)

Ms. Chapin moved to reappoint Jim Fox and Keith Turner to the Zoning Commission for a three-year term.

Ms. Fecteau seconded the motion.

Motion carried, 6-0-0.

Note 2. Hedge Heights

The new attorney (Mark Branse) has recommended that the Zoning Board relinquish its authority on hedge heights near intersections to the BOG.

The attorney has stated that most municipalities do not have the Zoning Board handle this subject.

Note Mr. Schepker discussed how a meeting is scheduled with Jim Ventres (ZEO) next week to discuss this. There is confusion, as Mark Branse previously conveyed different information in March. The goal is to understand why this recommendation is being made and how to address the three non-compliant intersections that pose safety concerns.

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

Note Mr. Bayne provided an update on the proposed Waterford Data Center:

*No formal petition has yet been submitted by Old Dominion to the state to begin construction.

*A bill requiring due diligence on the impact to the electrical grid (which was previously rejected) is being resurrected by Nick Menapace and other legislators.

*If approved and found detrimental, this could halt the data center project.

*The Siting Council has deferred to this rejected bill.

*Local legislators are actively working to push this bill back into approval.

*Residents are encouraged to continue writing letters and cards to the relevant agency expressing their concerns.

21-6. Men's Club

Note No report was given.

21-7. Women's Club

Note No report was given.

21-8. Wrecking Crew

Note No report was given.

22. Further Public Comments

22-1. Mark Guyot of 5 Park Court

Note Mr. Guyot thanked the Board for their work, especially on the waterfront project. He raised concern about the overgrown reeds at the kayak area/paddle access, noting that there is currently no access to the area, and asked if anything is being done about it.

Note Larry Connors explained that the Department of Energy and Environmental Protection (DEEP) has advised against cutting the "fragmites" (reeds). While historically a pathway existed, DEEP's concern is that clearing these reeds would allow other vegetation to grow, making the area more visible to state vegetation specialists. This could potentially complicate future permitting for any work in the area. DEEP explicitly recommended not cutting the fragmites to maintain the current ecological conditions, even if it impacts access.

Note Mr. Bayne added that they are currently in the due diligence phase with their engineering partner, and more clarity on the future of this area is expected in a few months.

Note Mr. Guyot also inquired about the placement of buoys in the fishing area, noting that they are directly in the middle of the fishing area.

Note Mr. Moffett clarified that these lines and buoys were installed last year due to complaints about boats entering the swimming area. While he acknowledged that it might interfere with fishing, the addition of four swim buoys (up from three) was an attempt to reduce the need for the full line. The demand to replace the line was made, and it was put back for safety reasons.

22-2. Kim Craven of 46 East Shore

Note Ms. Craven raised a safety concern regarding a buoy near the boat ramp that reads "rock." She noted that it looks similar to other swim buoys and lacks a line, leading people to drift over and swim in the boat ramp's path without realizing it marks rocks.

Note Mr. Moffett explained that the "rock" buoy and swim buoys are specifically required by the Coast Guard, who dictate their appearance and reflectivity. He is aware of swimmers in that area and actively monitors the boat launch, asking swimmers to move and sending staff to ensure children are not in the path of launching boats.

22-3. Garrett Hickey via the Chat function

Note Mr. Hickey reiterated a long-standing suggestion: to make the club program its own entity with a separate budget, bank account, and insurance. He mentioned proposing an extensive plan to the board in 2016-2017, which included a sports hybrid camp in conjunction with Mitchell College. He offered to volunteer to help Ms. Hayes, Mr. Reichelt, and others with this initiative.

Decision The Board acknowledged his offer and the previous discussion about reallocating recreation program funds. They will follow up with Mr. Hickey to review his past proposal and see how it aligns with current efforts to better track and allocate costs related to the Club Program.

23. Chair's Closing Remarks

Note Mr. Schepker delivered closing remarks, welcoming the busy summer season as a sign of a vibrant community. He emphasized the importance of safety due to increased activity on roads and beaches:

- *Slow down and come to full stops at stop signs.
- *Use turn signals at intersections.
- *Give pedestrians and pets plenty of room.
- *Ensure children obey traffic rules, wear helmets, and have licenses if operating golf carts.
- *Trim hedges, especially at intersection corners, to improve visibility.

Note He urged everyone to contribute to making Black Point a happy and safe place.

24. Adjournment

Decision MOTION (11)

Mr. Bayne moved to adjourn the June 26th, 2025, BPBCA BOG Meeting at 9:08 p.m.

Ms. Fecteau seconded the motion.

Motion carried, 6-0-0.

Note The next BOG meeting is scheduled for July 24th, 2025.

Note Respectfully Submitted,
Brooke Stevens, Recording Secretary

Task Summary

New Tasks

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***