

Minutes of 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

Present: Brooke Stevens, Rec Secretary (* Ms. Stevens was not in attendance), Jim Schepker, BOG Chair, Bill Bayne, Vice-Chair, Colleen Chapin, BOG Member, Peter Baril, BOG Member, David Weiss, BOG Member, Kelly Fecteau, BOG Member, Dominick Reis, BOG Member, Jim Moffett, Association Manager, Al Capozza, Treasurer

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

Topics

1. Call Meeting to Order, Establish Quorum

Note Chair Schepker called the 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 and to greet one another.

Note Mr. Schepker recognized and thanked numerous volunteers for their recent contributions:

1. Bike Rack Improvements-

*Larry Connors, Mike Johnson, and Jim Moffett for removing a rusted bike rack and installing a new one, as well as relocating another to free up two golf cart spaces.

2. Black Point Golf Tournament-

*Organized by Peter Bogue and Heather McGuire, with assistance from June Wiehn, Joyce Atcheson, Judy Halleran, and Maura Stamm.

*Raised \$5,700 for the Cahill Scholarship Fund.

Note 3. July 4th Parade & Cookout-

*Nearly 1,000 hamburgers/hot dogs served.

*Thanks to all volunteers.

4. Other Events Supported-

*Men's & Women's Club activities, bocce contests, setback tournament, Niantic Tribal Leaders' visit, comedy night, food truck event, comedy bingo, trivia night, cornhole tournament, Flying Solo band concert, and craft night.

Note 5. 2025 Black Point Telephone Directory & Resource Guide-

* Led by Peter Barill with support from Bob Gunther, Lil Diachenko, and Tyler Brown.

6. Lighting Improvements-

*Skip Guzy and Mike Johnson replaced Woodland Drive glass bulbs with solar-powered iron lamps.

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#

3. Additions to Agenda

Decision MOTION (1)

Ms. Chapin moved to add a Finance Committee item regarding a \$50,000 investment to this evening's agenda.

Mr. Bayne seconded the motion.

Motion carried, 7-0-0.

Note Mr. Schepker explained that at the previous meeting, \$50,000 was approved for investment in an online bank. Mr. Reis added that at a Finance Committee meeting he and Mr. Capozza had initially considered Goldman Sachs, but that option was unavailable to non-individual investors. The Finance Committee has located an alternative FDIC-insured online bank offering a 4.35% interest rate for a 6-month CD (which is a shorter term than the originally discussed 9 months).

Decision MOTION (2)

Mr. Reis moved that the Board of Governors authorize an online CD investment in the amount of \$50,000 with a financial institution that is FDIC insured at a term no less than 6 months and a rate no less than 4.2%.

Mr. Weiss seconded the motion.

Motion carried, 7-0-0.

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](#)

Note Mr. Bayne had the following correction:

1. Section 12 & 15 mentions the \$1,600 quote to repair the rails at the Cahill Way staircase and that amount should be \$2,800.

Mr. Schepker had the following corrections:

2. Item 7-7 on page 8, the bumper guard quote, there was one nay vote and that was his and not Mr. Reis'.
3. Item 12, 5th note, page 13, there's a reference to a "SHIP" program and it should read "SHIPP."
4. Item 13, 2nd note, "Blue Herring Drive" should be "Blue Heron Court."
5. Clarification of remote voting monthly rate discrepancy (actual amount under \$500)- **Ms. Chapin will provide Ms. Stevens with the exact numbers.
6. Item 21, 2nd note, page 14, there's a reference to Tony donating the bench out back. His name is "Tony Orsini."

Note Mr. Baril had the following correction:

7. Section 7-4, page 7, the ongoing problem is cars not pulling all the way up to the third, which is the far parking area for golf carts. As a result, we've been placing golf carts and cars on the west side.

Note Mr. Reis had the following correction:

8. His name is spelled "Dominick", and it should be "Dominick."
9. In the call to order the meeting is labeled as "Special" when it should be "Regular."
10. Corrections for the May 24th Hybrid Meeting did not address his misspelled name, and the corrections of his children's names should read "Nick and Blythe."

Note 11. In Section 9 the recommendations are listed as-

"Recommendations:

*Thomaston Savings Bank (\$250,000)

\$172,000 will be withdrawn.

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

Mr. Reis suggested reworking that section to read "Thomaston Savings Bank (\$250,000) \$172,000 of the maturing balance will be withdrawn and moved to Bank of America and \$50,000 of the \$100,000 in New Funds will be invested with Thomaston Savings Bank, bringing the total invested to approximately \$128,000 at a rate of 4.0% and a 13-month term."

Note For "**Bank of America CD-

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

Mr. Reis suggested reworking that section to read "Bank of America (\$78,000) \$172,000 will be transferred to from Thomaston Savings Bank, bringing the total invested to approximately \$250,000 at a rate of 4.0% with a 7-month term."

Note For "**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,"

Mr. Reis suggested reworking this section to read "New Funds (\$100,000) as previously discussed, \$50,000 will be invested with Thomaston Savings Bank. The remaining \$50,000 will be invested in a new online CD, possibly with Goldman Sachs, for 9 months at 4.2%. This leverages better rates and flexibility found in online banking."

Note 12. Item 14, Remote Voting, it reads "Gei Johnson-Reis", and it should be "Geri Johnson-Reis."

Decision MOTION (3)

Mr. Reis moved to approve the Meeting Minutes of June 26th, 2025, as amended.

Mr. Weiss seconded the motion.

Motion carried, 7-0-0.

Note See Minutes as corrected:

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

Note Mr. Schepker gave a special thanks to Ms. Stevens for compiling the detailed 21-page minutes despite not attending the meeting.

5. Chair's Opening Remarks

Note Mr. Schepker noted some of the following:

*Only two Board votes expected tonight- the Finance Committee item (which has already been completed) and potential ZBA Commission appointments.

*Three member inquiries have been received recently regarding-

1. Clubhouse temperature management during events/day programs
2. Tax collector postage use
3. Pickleball court scheduling (inquiry from neighboring beach association)

Members wishing to address the full Board should use the "Contact" form on the Association website; submissions will appear as attachments in the next meeting's materials.

6. Public Comments & Correspondence

Note see attachment.

 [Garry_Correspondence.pdf](#)

Note see attachment.

 [Kim_Craven_email_exchange.pdf](#)

Note see attachment.

 [Lizarraga_email_exchange.pdf](#)

Note see attachment.

 [Hickey_email_exchange.pdf](#)

Note see attachment.

 [Condon_email_exchange.pdf](#)

6-1. Skip Guzy of 17 Woodland

Note Mr. Guzy offered the following update regarding the pickleball court resurfacing schedule:

*Contract in place; Rec program ends August 9th.

*Need to determine whether resurfacing should occur immediately or after Labor Day.

*Tape from May repair is lifting, some temporary repairs in place.

*Some pickleballers want the resurfacing as soon as possible; others want to wait into September.

*Would like the BOG to decide when; Court downtime estimated at 5–6 days (weather depending.)

*Impact on events if work spans weekends

*Weather/temperature conditions (contractor prefers warm temps, extreme heat not a problem.)

*Potential to coordinate timing with contractor availability and design/prep meetings.

Next steps-

*Mr. Baril wants to meet with contractor to review layout, colors, schedule options.

*Obtain available work windows before finalizing date.

*Ensure access is blocked during curing period.

*Ms. Fecteau noted that even after the Rec Program has concluding for the season there are other clubhouse activities so they will want to ensure that there are no conflicts.

6-2. Kim Craven of 46 East Shore

Note Ms. Craven asked if individual property tax amounts could be viewed. She noted that taxes can be seen online via the town's system, but there's no list showing all properties and their taxes together.

Note Ms. Craven asked if individual property tax amounts could be viewed. She noted that taxes can be seen online via the town's system, but there's no list showing all properties and their taxes together.

Note Mr. Schepker pointed out that Members can calculate taxes using property assessments and the mill rate. The requested information could be gleaned from the existing public data sources that the town provides. One could then multiple the town assessment information by .00228 (the current mill rate for Black Point).

Note Ms. Craven asked why Members of the Association don't all pay the same rate and Ms. Chapin detailed some of the following:

*The Association operates under a Charter as a special taxing district (quasi-municipality).

*Taxes are apportioned based on property valuation, not a flat rate.

*This method is required by both the Charter and enabling state legislation.

Note Ms. Craven inquired why this information isn't readily available when budget documents are.

Note Ms. Fecteau observed that as of yet, there has never been a need to do.

Note Ms. Craven insisted on a list. Ms. Chapin advised that Ms. Craven could file a public records request. The tax information exists in an Excel file used to generate bills, so producing a compiled list would not be labor-intensive. The Tax Collector could provide the list, potentially as a PDF. Ms. Chapin will ask Ms. Hayes about this.

6-3. Larry Connors of 50 Indianola

Note Mr. Connors and the Board discussed some of the following:

*An informal meeting will be held on August 4 at 7:00 PM to discuss their position, gather comments, questions, and suggestions from members. He encouraged all Board members to attend.

*They're awaiting completion of a contract with Coastline Consulting for tasks approved in the budget on May 24.

*Once signed, Mr. Connors believes their EGI walkway project will no longer need to be tied to larger Eastern Shore waterfront projects being addressed by the Waterfront Task Force.

*Mr. Connors' team (which includes Skip Guzy, Mike Johnson, and Meg Parulis) will likely seek Board approval to work directly with Coastline Consulting on the budgeted tasks, and in making recommendations for construction.

*He emphasized their capability, energy, and desire to move faster if allowed to operate more independently, proposing a direct reporting line to the Board with a dotted-line relationship to the Waterfront Task Force.

Note Board members expressed appreciation for the team's commitment but stressed that the EGI project cannot be fully separated from broader waterfront initiatives due to shared budgets, capital planning, and interconnected infrastructure. The need for a holistic approach rather than isolated planning was emphasized.

Note Mr. Baril expressed concern about losing Board oversight of this effort.

Note Mr. Connors said they're of the opinion that they're lost within the eastern shore project development. He believes they can get this done more efficiently with focus on this one effort.

Note Mr. Bayne raised concerns about maintaining consistent communication with Coastline Consulting and avoiding multiple, uncoordinated points of contact.

Note Capital priorities, involvement of external agencies (Army Corps of Engineers, Department of Energy and Environmental Protection, Autonomy Slam), and feasibility assessments were highlighted by Mr. Schepker as factors affecting project timelines and scope.

Note Mr. Connors acknowledged the financial constraints and noted last year's funding approval, the \$5,700 allocated this year for the required permitting processes, and a substantial (but non-committed) amount in this year's proposed budget for the project. He affirmed awareness of the overall financial realities and agency requirements.

Note Ms. Chapin suggested placing this item formally on the agenda for the next meeting and Mr. Connors could provide a proposal from his group in advance of the meeting so that they can review and discuss it in that meeting.

6-4. Tom Meggers of 15 Sea View

Note Mr. Meggers would like to know why the railings at the walkway in front of DelMastro's (Sea Breeze walkway) haven't been fixed and noted that people could get hurt. Mr. Bayne responded that the project was reassigned two months ago and is on the current meeting agenda. Two vendor proposals are expected for review, and they hope to make a decision soon.

6-5. Sally Cini of 28 Sea Breeze Avenue

Note Ms. Cini expressed gratitude to Peter Baril for creating the new phone book, praising its comprehensive background, history, and rules all in one place. She found it very helpful and enjoyable to read.

6-6. Garrett Hickey of 8 Sunset Via the Chat Feature

Note Mr. Hickey sent the following message via the Chat Feature:

"I have to leave for the sandcastle contest, but my only question or suggestion was about the money the recreation program promised to the multi-purpose court. Is that money going to be returned to the rec program so it can be spent on our kids? I can read a response in the minutes. Thanks!"

Note The Board noted that this will be addressed later in the agenda during the report on Recreation Program issues

6-7. Alice Baril of 17 Sea View

Note Ms. Baril inquired if the Estuary Gateway Initiative meeting has been advertised in the Black Pointer and Skip Guzy confirmed that it has.

7. Summer Rec Program Update (C. Hayes)

Note see attachment.

 [Club Update.pdf](#)

Note Ms. Fecteau reported on the updates from Mr. Reichelt and Ms. Hayes regarding the summer club activities.

Matt Reichelt's update-

- *Two weeks of club remain.

- *The Club Fair exceeded last year's attendance and had strong positive feedback from campers and families.

- *Donations of cake and gift baskets contributed to the fair's success.

- *Last day of Club is August 8th, with the Women's Club Ice Cream Social planned to follow the Talent Show (Talent Show at 6:00 PM; ice cream after 7:00 PM).

Colleen Hayes' update-

- *Summer has been highly successful, with 60–70 campers per day.

- *The Club Fair featured bounce houses, petting zoo, face painting, games, and other activities.

- *The Director, Staff and volunteers have worked hard to keep programs fun and engaging.

Note Ms. Fecteau, as the new Board liaison, will meet with Mr. Reichelt in the coming week for further updates.

Mr. Reis is reviewing Club financial processes and comparing them to the BOG processes.

The goal is to align operations, assess costs, and determine future plans for the Club.

Mr. Reis noted prior email exchanges with Mr. Hickey following the last meeting. Some points raised in Mr. Hickey's email goes beyond the current scope and is being discussed internally.

- *Further updates will be provided at future meetings.

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

Note see attachment.

 [Black Point Beach Club Association - SAV Survey Report 7.21.25 \(2\).pdf](#)

Note see attachment.

 [WTF Update.pdf](#)

Note Mr. Baril and Mr. Bayne reported that the concluding report on the vegetation survey along the eastern waterfront has been completed and is available for public review:

- *The survey confirmed the presence of mixed bed grasses, including widgeon grass, across much of the area.
- *Distribution and density vary with water depth.
- *Presence of healthy vegetation beds means regulatory agencies will likely require that any proposed waterfront improvements be planned and executed carefully to minimize environmental impact.
- *If agency recommendations are followed, future improvements — including repairs to existing structures within their historic footprints — can be completed and maintained without significant adverse effects.
- * No unique vegetation or environmental conditions were found that would prevent maintenance or improvements.

Note Mr. Schepker asked if a similar survey will be needed at the estuary in advance of project work there and Mr. Bayne replied that there has been no indication that this will be necessary.

Note The updated coastal/non-coastal to-do project list with Board members.

Board members were asked to review the list and advise on any needed updates, corrections, deletions, or additions.

 [BOGCapital To-Do List.docx](#)

9. 2025 Telephone Directory Update (P. Baril)

Note Mr. Baril reported that the new telephone directories are now available.

He acknowledged the contributions from those who helped compile the directory and thanked his wife (who preferred no public recognition).

Note *Distribution began today at the market and will continue Friday and Saturday, 9–11 AM.

- *He plans to recruit 10–12 “street captains” to assist with distribution.
- *An announcement will be made in the Black Pointer, on the website, and on Facebook.
- *Residents who haven’t picked up their book by Saturday can contact their assigned street captain to arrange pickup.
- *Directories will not be delivered door-to-door to avoid them being misplaced or damaged.

Note The Board thanked Mr. Baril and his team for their efforts. A comment was made that the directory is a valuable resource, and one member noted that they keep a copy in their car for quick reference.

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

Note Ms. Chapin reported on the progress regarding a railing installation project near the double doors.

Last month, she, Mr. Connors and Mr. Moffett conducted mockups to determine if a railing system could be fitted in the space. A workable design was identified and shared with the Board.

Note *Mr. Connors contacted his supplier and obtained favorable material pricing for action rails.

*His skilled team will handle the installation.

The estimated total cost- \$1,000–\$1,500 (goal is closer to \$1,000, but budget should allow for \$1,500 if needed).

*Installation will occur after the new doors are installed.

*The new doors are still on schedule for installation on the Monday–Tuesday following the end of Club season.

*No delays are currently anticipated.

*For funding, they need to incorporate that with the cost of other railings and at this point all that work will be over the budget line of \$17,500 (including sea wall repairs at Blue Heron); Ms. Chapin and Mr. Bayne will work to get this work cost lowered - including the Clubhouse railings.

*They plan to seek final approval of allocation at the August meeting.

*No additional work has been done on other accessibility needs at the Clubhouse at this time.

Note Mr. Bayne said that in terms of the driveway resurfacing there has been no progress at this time due to budget constraints and funding priorities.

11. Endowment Fund Update (B. Bayne)

Note Mr. Bayne reported that he has received a draft Endowment Fund document from the Hartford Foundation for Public Giving. He also has a draft redlined governance agreement outlining how the Endowment Committee would operate. He and Anita Schepker have been refining these documents, ensuring accuracy and completeness before moving forward.

Note The plan is to finalize the draft documents to a presentable form for the Endowment Committee. Mr. Bayne has drafted an email to schedule a kickoff meeting next week with the seven community members who volunteered to lead the Committee. Once reviewed and finalized by the Committee, the documents will be sent to a lawyer for legal review.

Note The plan is to finalize the draft documents to a presentable form for the Endowment Committee. Mr. Bayne has drafted an email to schedule a kickoff meeting next week with the seven community members who volunteered to lead the Committee. Once reviewed and finalized by the Committee, the documents will be sent to a lawyer for legal review.

Note After legal review, the finalized agreements will be distributed to the Board before any execution. The goal is to ensure the Committee's input is incorporated and that the governance principles align with the intended purpose of the fund.

12. SHIPP Grant Update

Note see attachment.

 [SHIPP Grant Update.pdf](#)

Note Mr. Bayne shared and discussed some of the following:

*The SHIPP Grant Program, administered by the Connecticut Department of Transportation and coordinated through the Department of Ports, provides funding to enhance waterfront assets for public access (e.g., beach replenishments, docks, piers, groins).

*The 2025 program has received legislative approval, with \$20 million allocated for grants.

*Jim Allen, a community member and Secretary of the East Lyme Harbor Management Commission, is involved in a related grant pursuit and has been instrumental in supporting this effort.

*Coordination has occurred with the East Lyme Harbor Management Commission, and the state has been informed to anticipate two grant applications from Black Point.

*Meg Parulis, another community member, brings extensive municipal and grant-writing experience and is assisting in the application process.

Note *Currently two grant proposals are being drafted- one for the Estuary Gateway Project and one for the Eastern Waterfront Project.

*Applications are being populated with current available information despite the lack of official 2025 protocol guidance, which is delayed because the state is still finalizing 2024 project contracts.

*Applications will first go through the East Lyme Harbor Management Commission, then be recommended to the state.

*The aim is to complete drafts in advance so they can be quickly finalized when the state issues updated guidelines.

*If Black Point does not qualify for 2025 funding, the applications will be kept active for possible 2026 submission.

Note *The process is in the preparatory/public relations stage to establish visibility and readiness.

*The Waterfront Task Force will support due diligence efforts as the process advances.

*While success is not guaranteed, pursuing this funding is considered worthwhile.

*The team is committed to persistence despite the slow pace of state processes.

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

Note Mr. Schepker mentioned this list earlier in the meeting. See the third attachment under item #8. The Board was instructed to review that list in addition to the liaison list.

14. Reports

14-1. Beach Association Manager (J. Moffett)

Note see attachment.

 [July 2025 Managers Report.pdf](#)

Note Mr. Moffett referenced his report (see above attachment) and highlighted some of the following:

1. Community Events & Activities

*Summer Vibes Concert (end of June) – Highly successful and well attended.

*Annual Picnic – Considered a success; Mr. Moffett handled setup and procurement in advance so volunteers could step right in.

*Special acknowledgment- Rose Baneville (corner of Bellaire and Sunset) donated \$100 toward the picnic.

*Bonfire Night – Large turnout with hundreds of attendees.

Note 2. Facility & Maintenance Updates

- *Beach Improvements – Installed Mobi-Mats for accessibility.
- *Bee Infestation at playground – Required professional removal.
- *Bike Rack Replacement – Completed with assistance from Larry Connors and Mike Johnson.
- *Curb Stops installed at Nehantic location.

Note 3. Environmental & Sustainability Efforts

- *Partnership with Bruce Cohen of the East Lyme Giving Garden to collect fresh seaweed weekly for composting.
- *Sunday morning beach collections around 9:00 AM.
- *Recognized as a huge win for sustainability and waste reduction.
- *Current seaweed removal costs lower in recent weeks due to calm weather.
- *June saw heavy seaweed removal, exceeding budget.
- *Piling seaweed near South Beach Mobi-Mat – causing wear/damage.

Note There was a brief discussion about shortening/replacing worn Mobi-Mats in next year's budget.

Note Ms. Chapin expressed concern about golf carts and bikes encroaching on private property near Sea Breeze right-of-way. She suggested relocating plastic post/chain barrier to clearly mark public vs. private areas and prevent trespassing. Mr. Moffett said he will see what he can do.

Note Mr. Schepker mentioned the concern from the last meeting about Clubhouse Rentals and noise, and concerns that were raised about late-night noise from DJs and bands at rental events.

Note Mr. Moffett and Mr. Schepker discussed adding a question to the rental application asking if there will be a DJ/band so neighbors can be notified.

Note Mr. Moffett and Mr. Schepker also discussed the decision from the previous meeting, to allow the Market to deliver food at the beach areas. Mr. Moffett noted that they haven't observed an increase in trash at the beach in the past few weeks.

Note Mr. Schepker thanked Mr. Moffett for the management of the 4th of July picnic noting that it ran very smoothly.

14-2. Tax Collector (C. Hayes)

Note see attachment.

 [Tax_Collector_report.pdf](#)

Note Mr. Schepker presented the Tax Collector report on behalf of Ms. Hayes:

1. FY 2024–2025 Collections

- *Outstanding balance- 2 properties still owe a total of \$442.78.
- *Total accounts- 534; 572 paid in full (appears to be an inconsistency in count—likely includes carryover payments).
- *Opening balance- \$355,485.00.
- *Collected to date- \$355,422.22.
- *Balance remaining: \$442.78.

Note 2. FY 2025–2026 Collections (as of July 21, 2025)

- *Collected \$310,000 so far.
- *Outstanding balance- \$422,118.00.

Note 3. Payment Deadline

*Last day to pay without penalty- July 31.

*Contact- bptaxct@gmail.com.

*Payment reminder posted on-

BP website

Email sent to membership

Official BP Facebook page

Note 4. Mailing & Address Issues-

*Increase in mail delivery problems this year compared to last.

*Members reminded to update mailing addresses with the Town of East Lyme to ensure the grand list is accurate.

*Tax bills go to the address of record; if mailing address is Niantic, ensure mailbox is registered with the post office.

*This year, the mailing house mistakenly sent bills standard mail instead of first-class (charged at lower rate).

*Standard mail may cause slower delivery but should not affect correct address delivery.

*Next year may switch to first-class to test improvement in delivery.

14-3. 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](#)

Note The first treasury report for the new fiscal year (July 1 – July 22) was presented by Mr. Capozza:

*Total Receipts amounted to \$294,235.

* Items contributing to this amount are- Taxes Collected (\$288,675), Zoning Fees (\$3,450), Clubhouse Rentals (\$1,750) and all other (\$360).

Note *Total disbursements- \$79,000.

*Items contributing to this amount are- LT Capital Fund Contribution (\$50,000), Insurance (\$7,706), EL Prop Taxes (\$5,872), Annual Grass Cutting (\$6,250), Miscellaneous (\$2,854), Beach Patrol (\$2,677), Black Pointer (\$1,710) and all others (\$2,680).

Note *\$214,000 positive for the month; estimating \$1,000 positive come June 30, 2026.

Note Mr. Reis noticed that grass cutting is pre-paid for the entire season and asked if there have been any issues with that arrangement. Mr. Moffett replied no, there have not been any issues.

Note *Rec Program \$43,000 receipts.

*Total Receipts amounted to \$43,347 vs a budget of \$56,000.

Note *Total YTD Disbursements amounted to Payroll (\$15,247) and Rec program expenses (\$2,781) vs a budget of \$56,000.

Note Mr. Capozza said the revenue suggests that enrollment is lower than anticipated. Mr. Bayne noted that it looks like a 20% drop off. Ms. Chapin said last month it sounded like Mr. Reichelt was aware of this and was making arrangements to shuffle staff costs to address this. She added that at the end of August we should have more clarity.

Note Ms. Fecteau will address this item when she does her review with Mr. Reichelt.

Note Mr. Capozza said that \$172,000 has been moved from a Thomaston Bank CD to a Bank of America CD.

14-4. Zoning/ZBA (D. Weiss)

Note see attachment.

 [Zoning_Report.pdf](#)

Note Mr. Bayne attended the last Zoning meeting on behalf of Mr. Weiss (see above attachment.)

Note Mr. Weiss said that Mr. Fox asked for a review of the existing beach rules, particularly Rule 12E, which currently restricts construction and related activities (like lawnmowers, leaf blowers, landscaping) from starting before 8 a.m. or continuing after 6 p.m.

This rule is similar to the Zoning Regulations on construction activities, which are more detailed. He Proposes splitting the existing Rule 12 into 12A and 12B to better align with zoning language-

******(12A) Specific to lawn care and residential landscaping noise restrictions — no activity before 8 a.m. or after 6 p.m. ******

******(12B) Construction-related activities with hours consistent with zoning regulations- Construction work may start at 7 a.m. Monday-Friday between November 1 and April 1. Weekend hours remain 8 a.m. to 6 p.m. ******

The goal is to make rules clearer and consistent between beach rules and Zoning Regulations, so homeowners and contractors understand expectations and limits on construction noise and activity times.

Note Some Board members expressed concern that including detailed zoning regulation language directly in the beach rules could cause confusion. A suggestion was made that instead of reprinting zoning regulations in the beach rules, a reference or link directing residents to zoning regulations for full details should be included.

Note Enforcement concerns were raised — if rules exist (ex. no mowing after 6 p.m.), there should be consequences for violations to maintain respect for neighbors. A few Board members shared anecdotes of neighbors being disturbed by construction or landscaping activity outside allowed hours, emphasizing the need for clear rules and enforcement.

Task ☐ Mr. Fox and Mr. Weiss will collaborate on the final wording and how best to publish it on the website and include it in the Black Pointer.

Note Mr. Weiss detailed how there are two ZBA positions that expire at the end of July. Both individuals were appointed to fill out terms. Tom Wunder is the current Chair and Dan McMahon is currently an alternate.

Decision MOTION (4)

Mr. Weiss moved to renew the terms of Tom Wunder and Dan McMahon to 3-year terms, expiring July 31, 2028.

Ms. Chapin seconded the motion.

Motion carried, 7-0-0.

Note Mr. Weiss noted that Zoning will be making recommendations to the Board about a traffic study including scope of work and cost.

Note It was noted that Mr. Weiss and Mr. Schepker are meeting routinely with Jim Ventres on various issues related to hedges, unregistered vehicles, and the like. When notified some owners have been very responsive on correcting their hedge heights.

Note Zoning is also working on property maintenance guidelines to address potential blight concerns. Mr. Bayne said that since the Zoning Commission has significant experience in Planning & Zoning, they are considering adding that to their role.

Note Ms. Chapin noted there will be no August Zoning meeting but one is scheduled for September. She asked if a public hearing on potential zoning changes will be held in September or October, suggesting it be timed when more community members are in residence, as late September or October can be difficult for non-year-round residents. Mr. Bayne said he will follow up with Zoning.

14-5. Waterford Data Center (K. Fecteau)

Note Ms. Fecteau said she has been in touch with Ms. Garrow and is catching up on all the various aspects regarding advocacy in this area.

14-6. Men's Club

Note There was no report.

14-7. Women's Club

Note There was no report.

14-8. Wrecking Crew

Note There was no report.

15. Further Public Comments

15-1. Alice Baril of 17 Sea View

Note With respect to possibly relocating the plastic chains at Nehantic, Ms. Baril feels that they continue to provide a helpful visual cue and should stay there rather than move to Sea Breeze. She also noted that she has observed instances where bikes are parking in the neighbor's fence since the bike rack was relocated.

Note Ms. Baril asked about the seaweed removal and said she wants to understand better how we balance the budget (expense for removal) with the bugs and smells of deferred removal.

Note Mr. Moffett said he uses his judgment for bulk removal. Stormy weather in May and June caused increased seaweed buildup, negatively affecting the FY24/25 budget. July has been quieter with less seaweed, but he is continuing to monitor the situation.

15-2. Larry Connors of 50 Indianola

Note Mr. Connors said he'd like to know why funds were not allocated this evening for the Clubhouse railings.

Note Ms. Chapin said the safety railing project along the waterfront has exceeded its budget. She will work with Mr. Bayne to find cost-saving opportunities to fully fund it and expects some form of approval at the August meeting.

15-3. Sally Cini of 32 Sea Breeze

Note Ms. Cini said that during the ZBA renewal motion it sounded like the Board was naming the Chair which is not really correct.

Note Ms. Chapin replied that yes, that was a little confusing, but the motion was simply to renew the terms, and one term was for the current Chair.

15-4. Jim Mastria of 8 Bellaire

Note Mr. Mastria said he's concerned that public grants and may result in giving up rights to this private Association and asks that that this be kept in mind as grants become available.

Note Ms. Chapin said we don't know the requirements yet, but the enabling legislation does require private organizations to provide matching dollars to the grant. As the rules are published, we'll know more but we are carefully watching those requirements.

15-5. Wendy Bourget of 1 Osprey

Note Ms. Bourget said she's concerned about the ongoing noise on the beaches at night and asked what we do about that. Mr. Moffett instructed her to call the Police.

15-6. Kim Craven of 46 East Shore

Note Ms. Craven said If we have rules there should be consequences. She asked if we have any consequences with respect to our rules.

Note Ms. Craven also raised the following concerns:

- *Tidal conditions may affect sea wall work hours, potentially conflicting with noise regulations.
- *The Sea View to Sea Breeze walkway has a sand-filled gap that gets washed out by tides, and she suggests exploring a more permanent fix.
- *The Sea Breeze abutter prefers not to manage fence trimming, which should be considered.
- *Swim lines at South Beach are impacting fishing from the pier.

Note Mr. Moffett and Mr. Bayne explained that their installation was to create a barrier for boats moving through the swimming area, balancing safety and fishing access.

16. Chair's Closing Remarks

Note Mr. Schepker addressed the ongoing railing project, noting that the Board is not yet ready to vote since it's not on the agenda. He suggested having further internal discussions over the next week to finalize details. He proposed including a recommendation in his upcoming report to initiate Board discussion. If the board agrees, he and Ms. Chapin will develop a firm recommendation considering budget constraints. The goal is to have an actionable item ready for the August meeting. He emphasized that the railing work and related repairs need to be done sooner rather than later.

Note Mr. Schepker noted that several entertaining and educational programs are planned for the coming weeks. He would like to highlight two events for special attention:

****August 4th at 7 p.m. in the Clubhouse, A member presentation on the estuary gateway proposal, which aims to create a new kayak and pedestrian observation walkway on Association property at the base of Woodland Drive.**

****August 17th from 9 a.m. to 2 p.m. in the Clubhouse, the first-ever Red Cross blood drive at Black Point, supporting a member family facing acute myeloid leukemia. The event has been promoted in recent Black Pointer newsletters. Community support is encouraged.**

Note Mr. Schepker urged everyone to keep Black Point safe this summer by:

****Observing all stop signs.****

****Giving wide berth to pedestrians, pets, and cyclists.****

****Keeping intersection hedges trimmed for visibility.****

****Ensuring children and grandchildren follow traffic rules, especially regarding golf cart licensing and protective gear.****

He stressed that safety is a top priority for the community.

17. Adjournment

Decision MOTION (5)

Mr. Weiss moved to adjourn the July 24th, 2025, BPBCA BOG Meeting at 7:47 p.m.

Ms. Fecteau seconded the motion.

Motion carried, 7-0-0.

Note Respectfully Submitted,
Brooke Stevens, Recording Secretary

Task Summary

New Tasks

Task ☐ Mr. Fox and Mr. Weiss will collaborate on the final wording and how best to publish it on the website and include it in the Black Pointer.