

Agenda for BPBCA BOG August 28th, 2025, Regular Hybrid Meeting - 08/28/25

Date and time: 08/28/25 6:00 PM to: 08/28/25 8:00 PM

Organizer: Brooke Stevens

Participants: Recording Secretary, Jim Schepker, BOG Chair, Bill Bayne, Vice-Chair, Peter Baril, BOG Member, Colleen Chapin, BOG Member, Dominick Reis, BOG Member, Kelly Fecteau, BOG Member, David Weiss, BOG Member, Will Fountain, Emeritus

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

Topics

1. Call Meeting to Order, Establish Quorum

2. Zoom Info & Link

Note <https://us02web.zoom.us/j/84127735676?pwd=mD0H3iKqIOMZLzDuTo1ESAUu5mXY99.1>

Note Meeting ID: 841 2773 5676

Passcode: 780215

Phone Only: 6469313860

One tap mobile

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Note <https://us02web.zoom.us/j/84127735676?pwd=mD0H3iKqIOMZLzDuTo1ESAUu5mXY99.1>

3. Additions to Agenda

4. Approval of Meeting Minutes

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

Note see attachment.

 [Minutes of BPBCA BOG July 24th 2025 Regular Meeting 07 24 25.pdf](#)

5. Chair's Opening Remarks

6. Public Comments & Correspondence

Note see attachment.

 [Hickey_email_exchange.pdf](#)

Note see attachment.

 [Mark_email_exchange.pdf](#)

7. Summer Rec Program Update (K. Fecteau)

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

9. Discussion and Vote to Approve Coastline Scope of Work Proposal for EGI Project (B. Bayne, P. Baril, D. Weiss)

Note see attachment.

 [BPBCA Kayak Dock SOW from Coastline Consulting Aug 13 2025 \(1\).pdf](#)

10. Discussion and Vote to Approve Coastline Scope of Work Proposal for East Shore Waterfront Projects (B. Bayne)

11. Clubhouse/Entry Driveway Project Update (B. Bayne, C. Chapin)

12. Discussion and Vote to Approve Contractor Proposal for Shoreline Railing Repair Projects

Note see attachment.

 [Finish Works.docx quote for railing repairs August 26 2025.docx](#)

Note see attachment.

 [Finish Works Garrett Kusman Cert of Insurance.pdf](#)

13. Endowment Fund Update (B. Bayne)

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

15. Reports:

15-1. Beach Association Manager (J. Moffett)

15-2. Tax Collector (C. Hayes)

Note see attachment.

 [TAX COLLECTOR REPORT 8-23-2025 for 2024-2025.xlsm](#)

Note see attachment.

 [TAX COLLECTOR REPORT 8-23-2025 for 2025-2026.xlsm](#)

15-3. Treasurer (A. Capozza)

Note Final Reports for Last Fiscal Year Ending 6/30/25-see attachment.

 [Black Point-Budget vs Actual -thru 6-30-2025-YTD-FINAL-Bal_Sht.pdf](#)

Note Final Reports for Last Fiscal Year Ending 6/30/25-see attachment.

 [Black Point-Budget vs Actual -thru 6-30-2025-YTD-FINAL-LT Cap Fund.pdf](#)

Note Final Reports for Last Fiscal Year Ending 6/30/25-see attachment.

 [Black Point-Budget vs Actual -thru 6-30-2025-YTD-FINAL-Rec Progm.pdf](#)

Note Final Reports for Last Fiscal Year Ending 6/30/25-see attachment.

 [Black Point-Budget vs Actual -thru 6-30-2025-YTD-FINAL.pdf](#)

Note Treasurers' Report- August 2025

 [Black Point-Budget vs Actual -thru 8-26-2025 YTD.pdf](#)

Note Treasurers' Report- August 2025

 [Black Point-Budget vs Actual_REC_Program-thru_8-26-2025_YTD.pdf](#)

Note Treasurers' Report- August 2025

 [Black Point-Budget vs Actual -LT Cap Fund thru 8-26-2025_YTD.pdf](#)

Note Treasurers' Report- August 2025

 [Black Point-Budget vs Actual -Bal Sheet thru 8-26-2025_YTD.pdf](#)

Note Treasurers' Report- August 2025

 [R-D 7-23-25 to 8-26-25.pdf](#)

15-4. Zoning/ZBA (D. Weiss)

15-5. Waterford Data Center (K. Fecteau)

15-6. Men's Club

15-7. Women's Club

15-8. Wrecking Crew

16. Further Public Comments

17. Chair's Closing Remarks

18. Adjournment

Note Respectfully Submitted,
Brooke Stevens, Recording Secretary

Tasks from previous meeting(s)

Tasks from previous meeting(s)

Previous meeting: BPBCA BOG July 24th, 2025, Regular Meeting - 07/24/25

Open Tasks From Previous Meeting(s)

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

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

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

Owned by Bill Bayne, BOG Member

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.