

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

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**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

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## 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

### 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)

### 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

## 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](#)

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 [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)

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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.