

Place a **Green** sticker next to the objectives/actions you consider high priorities or a **Red** sticker next to the strategies you think are not necessary or low priorities.

Goal 1: Improve the Financial Sustainability and Fiscal Accountability of the Association

Objective 1.1: Enhance Capacity to Fund Major Capital Projects

Actions:

- Create and maintain an up-to-date Capital Improvement Plan (CIP) to guide and prioritize use of Capital Improvement Funds. This should focus on critical infrastructure that has community-wide benefits.
- Establish a dedicated Capital Improvement Fund for critical infrastructure projects that have community-wide benefits. Consider funding this program through annual contributions as opposed to large one-time assessments.
- Create a policy framework regarding the use of Capital Improvement Funds. The intent is that these funds would be used exclusively to fund major capital investments and emergency repairs to Association assets such as piers/groins, clubhouse improvements, resiliency projects, beach improvements, storm cleanup, etc.
- Explore alternative mechanisms for funding long-term financial obligations (e.g. line of credit, loans, etc.).

Objective 1.2: Explore Alternative Funding Mechanisms and Revenue Generating Opportunities.

Actions:

- Consider establishing user fees for certain facilities and programs (e.g. recreational facilities & programs, boat storage), with stipulation that funds are used to maintain and improve those facilities/programs.
- Consider private fundraising as way to fund smaller capital or maintenance projects. Commemorative items such as bricks/plaques and naming rights should be considered as potential fundraising tools.
- Revisit the Association Application process for renting the clubhouse. Consider loosening some of the requirements in order to facilitate greater rental use, which could create additional revenue for facility improvements.

Goal 2: Strengthen and Build Organizational Efficiency and Structure to Support a Proactive, Collaborative, and Accountable Association Governance

Objective 2.1: Maintain Up-to-Date Bylaws, Rules, and Policies

Actions:

- Establish an Ad Hoc Committee to review Association Bylaws, Beach Use Rules, and Policies, as well as enforcement strategies. Conduct public outreach as part of this effort and develop recommendations to the Board of Governors for implementation.
- Maintain current rental policy in the near-term. However, this policy as well as enforcement mechanisms should be revisited periodically, with input from Association members, to ensure that it is meeting intended objectives.
- Periodically review the zoning regulations and enforcement strategies, and update as necessary.
- If necessary, coordinate with the East Lyme Building Department and Fire Marshal to address any blight issues that pose a threat to health, safety, or public welfare.
- Consider changes to the Business Zone regulation to allow greater flexibility in uses to improve marketability of the property.

Objective 2.2: Promote Civic Participation

Actions:

- Implement hybrid meetings. This could be achieved through physical investments in IT infrastructure at the clubhouse or by using another local facility (such as Town Hall meeting room or library) where such infrastructure is available.
- Consider hosting an annual "Volunteer Fair" to market volunteer and civic opportunities to residents. This could be used to improve civic awareness of association governance and recruit new and prospective board and commission members.
- Upgrade BPBCA Website to improve user friendliness and interactivity.
- Create off-season electronic issues of the Black Pointer, making it a year-round publication. Continue print publications during the summer season.

Objective 2.3: Strengthen Partnerships between the Association, the Town of East Lyme, and neighboring Beach Associations.

Actions:

- Designate a Liaison who can represent Association interests to Town Departments and elected officials and communicate relevant Town news to residents.
- Partner with the Town of East Lyme on grant opportunities, specifically those pertaining to coastal resiliency and Town-owned infrastructure (roads, stormwater management, sewer).
- Ensure greater Association participation in the Town's next Plan of Conservation and Development, Hazard Mitigation, and Coastal Resilience Plan updates.
- Consider strengthening partnerships with neighboring beach associations in the areas of collective purchasing and equipment sharing.

Are there any strategies you believe should be addressed that aren't addressed above? If so, write your strategies on a sticky note and place them below the goal your strategy addresses.

Write your post it notes and stick them here

Rental Policy ?
VRBO

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Goal 3 Invest in and Improve the Waterfront to Support Long-Term Resiliency and Association Community Access

Objective 3.1: Modernize and Maintain Groins and Piers

Actions:

- Leverage existing engineering reports and conduct additional studies to better understand and document conditions and prioritize projects.
- Conduct preliminary design and develop cost estimates for priority projects identified.
- Develop a capital and financial plan for pier reconstruction and rehabilitation projects. Consider separate funds for major capital improvements and ongoing maintenance/repair. (See Goal 1)

Objective 3.2: Maintain and Improve the Beaches and Swimming Areas

Actions:

- Initiate a periodic beach nourishment program, with a focus on the Main Beach. Consult with DEEP to better understand state and federal permitting requirements prior to developing and implementing a beach nourishment plan. (Note that beach nourishment is a temporary erosion mitigation strategy that typically lasts 5-years or less).
- Consider cooperative purchasing of beach nourishment services, equipment, or other operational expenses with neighboring associations that may result in lower costs.
- Consider implementing more frequent seaweed/eelgrass removal on designated beaches. Meet with DEEP to discuss potential eelgrass management strategies on the state side of the coastal jurisdiction line.
- Ensure that beach maintenance strategies do not exacerbate erosion (such as excessive removal of rocks or underwater vegetation).
- Work with the Town of East Lyme Public Works Department to ensure that stormwater outfalls along Niantic Bay are properly maintained and have proper erosion control measures in place (such as adequate dissipators and rip-rap)
- Maintain and enforce proper separation of uses at the different beach areas.
- Make accessibility improvements, with a focus on the Main Beach. Improvements may include beach grading improvements, mobi-mat expansions, and surface treatments/accessibility upgrades at beach access points. Designate and sign a portion of the Main Beach closest to Niantic Drive as an "accessible" area, with priority given to those in need of accommodations.

Objective 3.3: Enhance Access to the Pattagansett Estuary

Actions:

- Meet with DEEP to better understand regulatory requirements to building a permanent boardwalk/kayak launch to the Pattagansett Estuary.
- If necessary, conduct a site survey to determine the location of the Coastal Jurisdiction Line and Mean High Water Line.
- Based on conversations with DEEP, develop preliminary designs and cost estimates and obtain all necessary state and local approvals.
- If building an improved facility on existing association land is not feasible, consider alternative strategies for estuary access, such as leasing kayak launch rights at properties with adequate facilities along the estuary.

Objective 3.4: Strengthen Stormwater Management to Protect Water Quality

Actions:

- Work with the Town of East Lyme Department of Public Works to implement stormwater best management practices, particularly for areas that outfall onto the beaches.
- Run an awareness campaign on water quality.
- Educate homeowners on Pest and Pet Waste Management and the impact of improper pet waste disposal on water quality.
- Consider strengthening stormwater management requirements in the zoning regulations for new construction. Consider requiring on-site stormwater management techniques such as rain gardens and subsurface stormwater detention/infiltration systems.

Objective 3.5: Build a More Sustainable and Resilient Black Point

Actions:

- Plan for climate change and sea level rise as part of coastal infrastructure investments.
- For properties in the coastal flood zone, consider adding "freeboard" requirements in the zoning regulations to account for the 2050 sea level rise projections from the State of Connecticut.
- Improve coordination and collaboration with the Town of East Lyme in the areas of emergency preparedness and disaster preparedness.
- Consider installation of an emergency generator at the Clubhouse in order to enhance its use in emergency situations. Consider working with the Town of East Lyme on potential grant funding opportunities.
- Work with the Town to install emergency evacuation route signs.

Are there any strategies you believe should be addressed that aren't addressed above? If so, write your strategies on a sticky note and place them below the goal your strategy addresses.

Write your notes on them!

In Goal #3 - Objective 3.2 - You mention "With an emphasis on Main Beach" that is a statement that is not in accordance with our goals and

Imperative that both Smith + Main Beaches be maintained equally. Do not prioritize one over the other. We'll put same amount of resources

Daily Removal of seaweed

All Large Beaches need to be maintained. Just one

Both Main + South beaches should be maintained + prioritized equally. This is a wonderful idea

Beach should be maintained on a regular basis

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Goal 4 Foster a Healthy and Vibrant Lifestyle for All Community Members through Safe and Comfortable Access to Resources

Objective 4.1: Modernize the Clubhouse to Support Year-Round Use

Actions:

- Complete winterization improvements to the clubhouse including insulation and heating system.
- Make energy efficiency upgrades to lower operating costs. Improvements include LED lighting, weather sealing, and energy efficient appliances (when in need of replacement).
- Study potential expansion of the clubhouse building as part of a larger site/feasibility study (see Objective 4.2).

Objective 4.2: Leverage Available Land at the Clubhouse to Expand Community Amenities

Actions:

- Establish an Ad-Hoc Committee to oversee a comprehensive study of the recreational/social programs and properties, inclusive of the Clubhouse Property and the Clay Courts on Nehantic Drive. This process should incorporate extensive outreach with the community to determine community-wide program and facility usage and needs.
- As part of the study, evaluate existing facility and program usage, identify site constraints and limitations, desired facilities and programs, development of conceptual plans, cost estimates for improvements, and potential funding opportunities.

Objective 4.3: Build a Connected Community Through Programs and Events

Actions:

- Continue annual community-wide events sponsored by the Association.
- Bolster off-season programs and events through the provision of year-round community space at the clubhouse.
- Support existing social clubs and encourage the establishment of new clubs/organizations by leveraging space and amenities at the clubhouse.
- Celebrate the Centennial of the BPBCA through community events and the publication of historical materials/booklets.

Objective 4.4: Maintain a Safe Multi-Modal Transportation Network for All Users

Actions:

- Consider strengthening enforcement procedures and regulations for traffic safety violations through partnerships with the Town of East Lyme Police Department.
- Consider the expansion of handicap parking spaces at the Nehantic Drive parking lot to support proposed accessibility improvements to the main beach (see Objective 3.2).
- Consider converting one or more lots into a designated drop-off areas for loading and unloading (for example, 15-minute maximum parking).
- Consider creating separate, designated vehicle and golf cart parking spaces at beach or Whitecap parking areas. Golf cart spaces could be restriped to smaller dimensions to create additional spaces.

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Build community -
Create
community
garden

Community
garden

Limit pickle ball
courts. Too noisy!

more drop in
for members
at club house
Bacc - shuffle
board

More
approved
parking area

Enforce dog leash rules
for safety of all
residents.

family/dog
access to
dedicated
piece of land