

Imagine Black Point in 2034, what do you see?**Responses**

- I see a year round retirement community
- Continued decline in property maintenance should be addressed with blight rules. Beach erosion and sea wall deterioration
- Complete access and use of backwater area. This is a missed opportunity. Many folks do not use beach to sit on and prefer water activities. Change charter to minimize control
- Maintain South Beach the same as Main Beach. Circulate bonfire. Send security to all beaches. Better sand at beaches. Kayak launch.
- Being overrun by golf carts and being driven by unlicensed drivers
- Kayak access improvement, keep the community atmosphere moving forward. Concern for too much growth and development. Assessments can be a concern with population >65 on fixed incomes
- Probable increase of short-term rentals and associated property value increases. Use of our facilities by property owners. Challenges on keeping beaches private
- No change, except repair South beach
- More year round people. Less ABB. Better enforcement of rules and zoning. Pier on back water
- One way streets should be discussed by association not just a committee. Golf carts will continue to be a nuisance. Hedges need to be addressed - some intersections are blocked
- Hopefully much the same. Average age will increase. Costs will rise and require higher taxes. Capital funding to increase
- South beach needs to be maintained as other beaches. Bring back bonfires. Security at South Beach?
- I envision an inclusive community with recreational options for all ages, well maintained beaches, and equally enforced rules and regulations to maintain our beautiful association
- Year round facility that accommodates members & visitor rentals. Backwater piers that invite kayak usage. New piers to replace all current piers (except steel pier)
- Likely younger group of residents (aging population). Golf carts at the rate of growth, could present issues. Homes built within the community but are not part of the association. More attractions invite more visitors - how to control
- BP buys the land at tip of south beach area and now has more land to work with. They have an improved south beach, they have a way to keep people not members of the association from using the beach.
- More winter residents. Parking available. New area approved for handicapped. More clubhouse activities. East of club house cleared for usage. More boat/kayak parking. More kayak access and entry points
- Year round clubhouse with year round activities. Lockers on the beach
- Reduced rental property or longer minimum rental period (i.e. 2 weeks or 1 month). Addresses climate change challenges on beach. Focus on nourishment on select beach areas. Year round clubhouse use. Tennis practice wall (unused area) More community activity on beach
- Greater number of full-time residents with opportunities for additional off-season social and recreational activities. Newer constructed permanent homes with associated increase in property values
- Noise from data center + silo construction at Millstone. More frequent beach erosion
- Hopefully a thriving community. Will rules that were in force 10 to 50 years ago still be? Will the beaches still be respected? Beach erosion issues from storms. What condition will the beaches be in?

- Beach erosion - less beach. More people as most homes are now year round. Better street lighting. Older population
- Increased focus on meeting wants/needs of the have more as opposed to the have lesses. Challenge - growth and accomodation for year round residence while maintaining regard for health of physical environment. Increased unsupervised or illegal use of golf carts. Safety needs to be adressed by BP, not the Town of East Lyme. CHarter allows BP to enforce.
- Piers and groins are still troublesome. Playground has expanded. Hopefully access to Black Point Road Kayak. Year round population increases. More services wanted
- Based on present contributions to long-term capital expenses, still a shortfall to properly achieve improvements/maintenance. More year round community with different expectations from the residents. Challenges of moving from a summer place to year-round
- To remain the great community is is only been maintained to achieve. Keep up with the maintainance, especially the beaches. Costs to continue to maintain and make sure funds will be there.
- It is my hope that all of our beaches are in good condition and are handicaip accessible. Our beaches are our top priority. I'm concerns about the newly approved housing project that will have access to West Land in BP. This needs to be addressed and my hope is that stress point for traffic is dealt with. I also see that we will have memberships for non-BP residences, but close enough to walk to our beaches. Today, we do not have a program like this, and if we don't develop this program, people will be using our community without any financial support. I also believe that we will be financig capital projects with long-term financing. We need to invest in this community.
- Year round activities and more year round residents. Still trending older with continued upgrading of homes. Focus on the shoreline - erosion issues. As more residents are year-round, there will be more interest and involvement with the Town of East Lyme. Increase recreational facilities greared at older adults bocci, pickleball, etc.
- Focus on health/wellness activities a next generation of families who have 10-18 year old children. I moved here in 2020 so not much time for comparison. What drew us to BP was the strong sense of community, private beaches, and the fact there are multiple beaches to enjoy. Lots of rocks at South Beach with limited maintenance. I witness more confrontation than productive collaboration.
- In 2033 BP has changed from a cottage community to an area of high end homes. Long standing families have moved out and many out of state people have moved in.
- I'm very much concerned about our beaches. As a child I grew up lyaing/swimming at a beach at the end of Bluew Heron CT ROW. It no longer exists (nor the two large piers). I'm hoping this does not continue and choose to save all beaches that are left. In 10 years I hope my grandchildren have a beach to play on.
- The challenges are too many golf carts and weather impacted beaches with erosion
- The beaches seem to have more erosion, in particular the smaller beaches in between Main and South. Improved access to the water, restoring the sand every year would be very helpful.
- Roadways are the same. Older homes are being upgraded. Vacant lots are built on. Wealthier owners have moved in. Population is changing from middle class to upper/wealthier residents.
- One of the biggest challenges to Black Point will be the regulation of our waterfront and recreational resources from those outside the community. Already we are seeing an increase in utilization of our piers (especially South Beach) for fishing. Groups are entering and parking in our designated parking spots, and worse, up on lawns. There is almost no security presence at South Beach and we now have 5 homes being built off of West Lane whose occupants will assume they can use our facilities, due to proximity. Who is going to regulate?

- My hope is BP becomes a more diverse community in the years ahead. There is definitely a lack of people of color. We have become more ethnically diverse, but our population is still dominated by the ethnicities that originally settled in the area. One way to do that is to encourage participation from newer members on the BOG and zoning commissions. Some Board and zoning commission members seem like they want to turn us into a HOA. Some want to open up access to our beaches to people who live outside the community boundaries. Please stop this! Respect the rights of individual homeowners. Also, please stop people who border the common areas along the beach from treating this land as their own.
- In ten years, a generational change will be significantly changing the demographic makeup of residents, including those needed for volunteer leadership positions. Succession planning - education, recruitment, retention, and institutional knowledge transfer - for board and zoning positions is a challenge to consider. Ten years from now senior services, like accessibility and assistive and emergency care, will be an important reality for the development of the community. Related to the above...and beyond it...Ten years from now, how much more BP land will be covered by tacky plastic buildings? Will there be trees, gardens, and permeable ground for storm water? Will there be a community talking to each other on the street, in front yards, and on porches? Or will there just be a steady drone of air conditioners and a lack of communal spaces where people invest in engaging each other?
- In 10+ years, BP will have moved further towards a predominantly year round population. Older/original BP housing stock will have been replaced with new builds that will (unfortunately) tend towards cookie cutter designs and maximized site footprints.
- New or continuing challenges (also can be opportunities): 1) welcoming new residents who weren't "born" into BP 2) creating a sense of ONE BP family -- vs. the tension between old owners vs. newcomers, or Main vs South Beach, etc. 3) community safety - dealing effectively with the huge safety issue of golf carts 4) short term rental issues 5) general maintenance of common areas and beaches 6) use of the beaches (i.e. boat beach) 7) same rules for all people -- often seems like rules only apply to some
- In 10 years...I believe there will be more year -round homeowners. The club house should be winterized to maximize usage. Also in preservation of the water front the shore line erosion needs utmost diligence to retain it's shoreline.
- I would like to see the same level or increased community engagement. Better beach clean up. A kinder and more considerate climate. Less spent on Board salaries.
- I would like to see South beach get ride of the rocks that cover the beach and add some real sand I would also like to see West lane and the portion of Sunset ave from West lane to Sea Spray be made one way before some child is hit by a car or truck. That section of roadway is to narrow and the tight turns make it very dangerous
- I would like the aesthetics of our neighborhood to remain as close to as it currently is. That means there aren't higher-rise homes, there isn't a buildup of homes that have to be set up off-ground level (understanding this is an issue that comes from FEMA). I support any initiative that would enable the BPBA to purchase additional land to be used for community purposes.
- I would hope that the only significant change is a strengthening of the coastal resources and an increase in accessibility to all beaches and clubhouse services. I would also hope that zoning hasn't continued to allow maximal lot coverages so that the little open space we have remains. To the extent practical commitment to increasing the tree canopy would be smart, but there are negative perceptions regarding storms so that will be an uphill battle. By 2033 there should be some financial accountability and some additional revenue opportunities to handle the escalating infrastructure

costs.

- I worry that BP will lose it's country charm and look an overbuilt - loss of green space. I would hope that it is still a wonderful, safe and friendly community.
- I worry it won't be as organized with many of the community members "checked out" of the association's concern.
- I hope it hasn't changed all that much. I would hope the Town has paved some of our roads. I would hope that we don't lose shrinking green space. I see our beach swim area possibly being all eel grass. I see a peaceful community, a nice place to walk in a great town.
- I am concerned that BPBCA has not protected the interest of owner's of lots, in the political subdivisiion, to have exclusive use the facilities along with the rest of the land of Plan 1 and Plan 2 of BPBCA. The Town employees and the residents of East Lyme has full use of the area and it now not barred and secluded, for the land owners and their guests of BPBCA, as the Deeds have stated.
- Fix roads
- dogs are allowed to sit with their owners while on leash at the right of ways Floating dock to the backwaters for ease of drop in of kayaks, paddle boards
- Beaches, "all beaches" are in pristine condition, piers & breakwater spines are fully maintained, with residents completely populating and enjoying our most important amenity. Further, our Clubhouse has been updated for even heavier use by our residents. Expanded association event calendar, fluent use for our kids camp, and a full calendar of private events via resident rentals making this asset a profit center. Lastly, all association grounds, playscape, sports amenities, beautifully maintained for use. We have a unique, wonderful community with loads of supporting assets, so our financial plan and capital reserves should be funded in complement thereof!