

Agenda for BPBCA BOG September 25th, 2025, Regular Hybrid Meeting Amended - 09/25/25

Date and time: 09/25/25 6:00 PM to: 09/25/25 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/87277559495?pwd=9d9HZJpaEt5HWafRG0HRJLL60vJmRb.1>

Note Meeting ID: 872 7755 9495

Passcode: 924124

One tap mobile

+13052241968,,87277559495#,,,,*924124# US

Phone only: 305-224-1968

Note <https://us02web.zoom.us/j/87277559495?pwd=9d9HZJpaEt5HWafRG0HRJLL60vJmRb.1>

3. Additions to Agenda

4. Meeting Minutes

Note see attachment.

 [Minutes of BPBCA BOG August 28th 2025 Regular Hybrid Meeting 08 28 25.pdf](#)

4-1. Minutes of August 30th, 2025

Note see attachment.

 [Minutes of BPBCA Annual Hybrid Informational Meeting 08 30 25.pdf](#)

4-2. Minutes of August 28th, 2025

4-3. Minutes of September 11th, 2025

Note attachment forthcoming.

5. Chair's Opening Remarks

6. Public Comments & Correspondence

Note see attachment.

 [caruso_email.pdf](#)

Note see attachment.

 [Guyout_email.pdf](#)

Note see attachment.

 [Lustig_email.pdf](#)

Note see attachment.

 [MikeJohnsonMail.docx](#)

7. Coastal Projects Update: Blue Heron Seawall/White Cap Ramp Repairs/Board Vote (P. Baril, B. Bayne, D Weiss)

8. Coastal Railings Update (B. Bayne)

9. Hard Courts Refurbishment Update (P. Baril, C. Chapin)

10. Clubhouse Doors Update (C. Chapin)

11. Discussion on Beach Noise Rules & Regs Revised Language/Board Vote (J. Schepker)

Note see attachment.

 [BPBC_Rules_Regs_Sept2025PROPOSED.pdf](#)

12. Discussion on Proposed 2026 Meeting Calendar/Board Vote (J. Schepker)

Note see attachment.

 [BOG'25mtg.cal..docx](#)

13. Endowment Fund Update (B. Bayne)

14. Rec Program Discussion of Year-end Funds Allocation/Board Vote (K. Fecteau, D. Reis)

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

16. Reports

16-1. Beach Association Manager (J. Moffett)

Note see attachment.

 [September_2025_Managers_Report.pdf](#)

16-2. Tax Collector (C. Hayes)

Note see attachment.

 [TAX_COLLECTOR_REPORT_9-22-2025_for_2024-2025.xlsm](#)

Note see attachment.

 [TAX_COLLECTOR_REPORT_9-22-2025_for_2025-2026.xlsm](#)

16-3. Treasurer (A. Capozza)

Note see attachment.

 [Black_Point-Budget_vs_Actual_-thru_9-23-2025_YTD-Rec_Prog.pdf](#)

Note see attachment.

 [Black Point-Budget vs Actual -thru 9-23-2025 YTD.pdf](#)

Note see attachment.

 [Black Point-Budget vs Actual -thru 9-23-2025 YTD-LT captl fund.pdf](#)

Note see attachment.

 [Black Point-Budget vs Actual -thru 9-23-2025 YTD-Bal Sheet.pdf](#)

Note see attachment.

 [R-D --8-27 to 9-23-25.pdf](#)

16-4. Zoning/ZBA (D. Weiss)

16-5. Waterford Data Center (K. Fecteau)

16-6. Men's Club

16-7. Women's Club

16-8. Wrecking Crew

17. Further Public Comments

18. Chair's Closing Remarks

19. Adjournment

Note Respectfully Submitted,
Brooke Stevens, Recording Secretary

Tasks from previous meeting(s)

Tasks from previous meeting(s)

Previous meeting: BPBCA BOG August 28th, 2025, Regular Hybrid Meeting - 08/28/25

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.