

Minutes of BPBCA Annual Hybrid Informational Meeting - 08/30/25

Date and time: 08/30/25 9:00 AM to: 08/30/25 10:06 AM

Present: Brooke Stevens, Recording Secretary , Jim Schepker, BOG Chair, Peter Baril, BOG Member, Colleen Chapin, BOG Member, Bill Bayne, Vice-Chair, Dominick Reis, BOG Member, Kelly Fecteau, BOG Member, David Weiss, BOG Member

CC: Also Present: , Al Capozza, Treasurer, Jim Moffett, Association Manager, Colleen Hayes, Club Liaison & Tax Collector, Absent:, Will Fountain, Emeritus

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

Topics

1. Zoom Link

Note <https://us02web.zoom.us/j/86861812496?pwd=FBAJK7TXMPY4SKLtL9UPYLtoKUmeBk.1>

Note Meeting ID: 868 6181 2496

Passcode: 565011

Phone Only: 6469313860

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Note <https://us02web.zoom.us/j/86861812496?pwd=FBAJK7TXMPY4SKLtL9UPYLtoKUmeBk.1>

2. Call to Order & Attendance

Note Chair Schepker called the meeting to order at 9:03 a.m. and led those assembled in the Pledge of Allegiance.

3. Chair's Opening Remarks

Note Mr. Schepker asked if there were any additional items or announcements to be discussed.

*Mr. Baril noted that approximately 600 copies of the telephone directory (75%) have been delivered, and he thanked his team of volunteers; additional copies will continue to be distributed over the coming weeks or people can see him after the meeting if they haven't obtained a copy.

Note Mr. Schepker gave a gentle reminder about traffic & safety and a reminder on stop signs, speed limits (20 mph), helmet requirements for children on e-bikes/scooters, and licensed operation of golf carts.

Note Mr. Schepker expressed appreciation for the generosity, thoughtfulness, and technical contributions of Black Point members. While a full list of recent contributors had been shared at a prior Board meeting, he emphasized again that much of the community's success depends on the efforts of volunteers. He encouraged members to become involved with the Men's Club, Women's Club, or Wrecking Crew, noting these groups are the primary engines driving the many volunteer programs and opportunities at Black Point.

Note Mr. Schepker announced that a new member-initiated program, the Black Point Buoy Tree Project, will be introduced in more detail later in the meeting. The project offers an opportunity to purchase hand-painted buoys created by a local youth and family, with proceeds benefiting the Cahill Foundation Fund.

4. Public Comments

4-1. Joan Hayes of 51 Whitecap

Note Ms. Hayes thanked Larry Connors for his countless hours of working for Black Point. She noted his diplomacy, integrity and determination. She also thanked Jim Schepker noting she nominated him for the Board because she knew he would be good, but he has exceeded all her expectations.

4-2. Suzanne & Alex Smith of 35 Sea Crest Road

Note Suzanne and her son Alex Smith introduced the Black Point Buoy Tree Project, a creative winter initiative inspired by family tradition and in remembrance of Mary Cahill. Community members are invited to paint buoys, which will be displayed as a buoy tree during the winter season.

*Each buoy costs \$35, with only 40 available. Proceeds will benefit the Cahill Education Fund.

Sales began at the meeting, with buoys available at a table in the back.

4-3. Sharon Sklar of 20 Sunrise Avenue

Note Ms. Sklar asked whether the buoy tree would be permanent or holiday-related, and where it would be located.

Note Ms. Smith replied that the Buoy Tree Project is a seasonal installation only, running from November through January. It is not holiday-specific, and the final location is still being determined.

4-4. Lil Diachenko of 25 Sunrise

Note Ms. Diachenko recognized Tom Kelly for his work in producing an updated Black Point Cookbook, following in the tradition of his mother who created an earlier version. Copies are available for purchase outside and feature a collection of community recipes.

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4-5. Cheryl Colangelo of 39 Whitecap

Note Ms. Colangelo expressed gratitude to the Board and community members for their hard work and goodwill throughout the year.

5. Reports

5-1. Treasurer (A. Capozza)

Note Mr. Capozza detailed his report and shared the following in regard to the period ending June 30th (prior year results):

Operations-

*Total receipts= \$382,000 over budget due to higher investment interest & Clubhouse rentals.

*Disbursements= \$366,000 (under budget by \$11,000).

Note Major expenses-

- *\$75,000 contribution to capital fund.
 - *\$68,000 payroll (officers, tax collector, zoning, beach patrol).
 - *\$50,000 waterfront maintenance (beach cleaning, seaweed removal, racks/floats, sand.
 - *\$42,000 long-term capital maintenance (Bellaire access repair, surveys, geese lines).
 - *\$31,000 insurance.
 - *Capital purchases= utility golf cart, buoys & lines, engineering work.
- Net operations= + \$16,000 compared to last year.

Note Recreation Program-

- *Receipts= \$56,000 vs. \$58,000 budget.
 - *Disbursements= \$55,000.
- Net= \$544.

Note Capital Fund-

- *Ending balance= \$330,000.
- *Purpose of this fund is to maintain/replace ~\$2M in capital assets.

Note Current Fiscal Year (July – Aug 26th):

- Operations-
- *Receipts= \$414,000 (92% of annual budget already collected, mostly taxes at \$407,000).
 - *Disbursements= \$157,000 (35% of annual budget) \$100,000 added to capital fund, \$13,000 payroll, \$6,000+ for grass cutting, \$6,000 in East Lyme property taxes.
- Net to date= + \$256,000.
- Projection through year-end= projection to break-even.

Note Summer Program-

- *Receipts= \$47,000 (vs. \$56,000 budget).
- *Disbursements= less than budget, producing + \$7,500 net.

Note Capital Fund-

- *Balance as of Aug 26th= \$431,000.

Note Mr. Schepker expressed appreciation for the Finance Team, highlighting their expertise and professionalism in managing the Association's investments. The team was commended for successfully earning interest on funds, utilizing online banking effectively, and providing valuable insights to the Board. Their contributions were recognized as a significant asset to the organization.

Note The Waterfront Task Force, comprised of Bill Bayne, Peter Baril, and David Weiss, with significant support from Colleen Chapin, was recognized for their hard work addressing waterfront issues. The team's persistence and dedication in dealing with unreliable contractors—who often miss appointments, fail to return calls, or submit incomplete proposals—was commended. Their tenacity and commitment were acknowledged as critical to moving projects forward.

Note It was reported that insurance costs are lower than originally anticipated in the budget. With an additional policy set to be implemented in January, costs are still expected to remain under budget.

5-2. Tax Collector (C. Hayes)

Note Ms. Hayes acknowledged the Board's efforts and praised Mr. Moffett for a successful summer, noting that Black Point appears better than ever.

Note Ms. Hayes reported that taxes were due on July 1, with a grace period until August 1. Of the 552 properties, most paid on time. There are 22 properties that have not yet paid and will incur interest, totaling \$14,863.53. Two outstanding properties remain from the previous season, totaling \$442.78.

Note Mr. Schepker expressed gratitude for the strong support received for last year's budget, noting that only nine opposed while over 100 were in favor. The support was acknowledged as having a significant positive impact on the Board's ability to manage finances effectively and on Ms. Hayes' work in collections.

5-3. Association Manager (J. Moffett)

Note Ms. Moffett noted another successful season at Black Point and shared the following:

- *Daily grooming will continue through Monday, then switch to weekends through September, weather permitting.

- *Kayak racks are expected to be removed around Halloween.

- *Docks and other facilities are being maintained as needed.

- *Attendees were encouraged to reach out with any questions.

Note Mr. Schepker mentioned how Hurricane Aaron caused minor local effects, including high water, seaweed accumulation, and temporary loss of some gangways. Mr. Moffett was commended for his 24-hour responsiveness during these events.

5-4. Rec Program (K. Fecteau)

Note Ms. Fecteau provided an update as the new liaison for the Recreation Program, highlighting a successful eight-week season:

- *Attendance peaked at 90 children in one day during the week of the Fourth of July, with an average of 60 children per week.

- *The program employed 24 volunteers, including one Director and two Junior Directors. Key volunteers, Kate and Finn Hopkins, were recognized; Finn will not return next season, but a suitable replacement has been identified.

- *The program provided children with their first real job experience, offering structured responsibilities, feedback, and opportunities to volunteer daily rather than every other day.

- *A succession plan is being developed to ensure continuity of leadership and program quality in the future.

- *The compensation structure for volunteers is being reviewed for more consistency; this year, participants received a \$25 bonus over eight weeks, averaging roughly \$3 per week.

- *Overall, the program was praised for its strong management, positive impact on children, and continued growth and planning for future seasons.

5-5. Zoning/ZBA (D. Weiss)

Note Mr. Weiss reported how he and Mr. Schepker met with Jim Ventres, the Zoning Enforcement Officer, to review ongoing issues with Black Point Beach Club homeowners. Key zoning issues include:

- *One property had an unregistered boat.

- *Several properties had multiple unregistered vehicles; one property removed a car, while another still has one unregistered car.

- *One property has seven vehicles registered in Florida.

Note Updates on these matters are ongoing, with legal consultation planned for unresolved issues. No Zoning Board meeting occurred in August and Mr. Weiss and Mr. Schepker are scheduled to meet again with Jim Ventres in approximately two weeks to review outstanding issues before the next meeting.

5-6. Men's Club

Note Rick Diachenko, President of the Men's Club shared some of the following:

- *A Video from last year's Cardboard Boat Race will be uploaded to the website under the Men's Club tab.
- *Mary Cahill provided last year's introduction for the race.
- *Men's Club membership increased by 40%.
- *Significant donations were made to the Cahill Scholarship Fund.
- *New and returning events included a talk on the Nehantic Indian tribe at Black Point, the Annual Golf Tournament, Murder Mystery Night as well as various music and trivia events.
- *A big thanks was given to all volunteers listed in the last Black Pointer newsletter.

Note Projects Completed include the following:

- *Installed LED lights in the main room and tent.
- *Finished granite countertop in the kitchen.
- *Added storage cabinets.
- *Acquired soccer goals for youth program.

Note Pending Projects include the following:

- *Cornhole sets.
- *Refinishing of the Bocce court.

Note Events & Activities also include some of the following:

- *50th Annual Kazoo Band.
 - *51st Road Race.
 - *16th Season of Bocce.
 - *Cardboard Boat Race (today at 2:00 PM, 10 boats registered so far).
 - *Ongoing initiatives include the Black Point Cookbook with legacy and new recipes and Buoys for Christmas (supporting the Cahill Scholarship Fund).
- Upcoming / Seasonal Plans:
- *Winter events may include karaoke with Christmas carols.
 - *Super Bowl and NCAA Finals gatherings planned for regular beaches.

5-7. Women's Club

Note Current President Jocelyn Williams gave thanks to the Board of Governors, Jim Moffett for operational support, and Suzanne Smith for her work on the Black Pointer and cleaning of the Clubhouse.

Note Ms. Williams gave some of the following summer highlights:

They celebrated a meaningful and fun 70th summer with energetic Tuesday night meetings and community events including a Food Truck Festival, Ice cream social and Bingo night. The 70th Anniversary celebration on Saturday evening was highlighted as elegant, fun, and memorable. Appreciation was extended to all members and volunteers for contributing to the club's success.

Note Upcoming / Fall Activities:

- *Setback Tournament- Starts September 2, meets weekly at 6:30 PM; 15 teams currently signed up.
 - *Book Club- Led by Nancy Ehrman, first meeting September 16, 1–3 PM, monthly meetings.
 - *Dance Classes- Led by Marcy Brody, Wednesdays at 7 PM, starting September 10.
 - *Craft Night- Led by Carolyn Boyle, create sea glass Christmas trees; two sessions available- October 27 or 30 at 6:30 PM.
- Sign-up and information available via the Women's Club Facebook page and Black Point website.

Note Incoming Board for next term:

- *President- Heather McGuire.
- *Vice President- Kathy Deknis.
- *Treasurer- Carla Wright.
- *Secretaries- Meg and Kira Sullivan.

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Note Outgoing President Jocelyn Williams expressed gratitude and confidence in the new Board for the Women's Club.

5-8. Wrecking Crew

Note Leslie Doherty acknowledged the “Wrecking Crew,” a group of volunteers who contribute their time and talents freely, saving the community money.

Recent projects included:

- *Refreshing mulch throughout the grounds.
 - *Upgrades to the pickleball court.
 - *Whitecap refresh earlier in the year.
 - *Installation of lights at Woodland.
 - *Purchase, care, maintenance, and installation of various equipment.
- Volunteers are encouraged to participate in ongoing and future projects.

Note Larry Connors provided an update on the Clubhouse doors:

- *Entrance doors (front and back) are being replaced to meet ADA compliance and include panic bars for safety. Installation ran into minor roadblocks but is expected to be completed by the end of next week.
- *Riverhead Building Supply coordinated the process, with shipments coming from Portland, Maine.
- *Community members and volunteers including Mike Johnson and Jim Moffett are assisting with oversight.

Note Appreciation was expressed for all volunteer efforts and the teamwork involved in maintaining and improving community facilities.

6. Further Public Comments

6-1. Rick Diachenko of 25 Sunrise

Note Mr. Diachenko made a suggestion to form a group to review the Master Plan for the property at the top of Billow. He also commented that geese buoys may not be necessary at beaches, as removing them at Main Beach improved aesthetics and reduced seaweed accumulation.

6-2. Jeff McGuire of 35 Woodland

Note Mr. McGuire further inquired about the Long-Term Capital Fund & Insurance. Mr. Capozza detailed the following:

Capital Fund (FY2025)-

*Total fund as of August 26- \$430,000.

*Investments include a mix of 7-month and 13-month CDs at 4–4.35% interest.

*Interest is added to the capital fund, not used for operating expenses.

Insurance-

*Current policy considered adequate for Clubhouse replacement costs.

*Next renewal (spring) will reassess to ensure coverage matches increased reconstruction values.

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6-3. Kathy Schneider of 58 Nehantic

Note Ms. Schneider expressed concern regarding a vacant and blighted house. She noted that the property has broken windows and a tree growing through it. Ms. Stevens replied that the proper procedure involves contacting the town's Zoning Enforcement Officer (Bill Mulholland), who also serves as the Blight Officer for East Lyme, and documenting the issues with photos.

6-4. Debbie Sinning of 16 Sea View

Note Ms. Sinning inquired about the Recreation Program and the Board discussed how the 2025 summer program started slowly, with initial concerns about expenses leading to budget cuts, but the program ended with a surplus and plans are underway to ensure some of the surplus is retained for the 2026 program to support activities without further cuts.

6-5. Dan McMahon of 47 Sea Breeze

Note Mr. McMahon expressed appreciation for volunteers, particularly Leslie Doherty for coordinating morning yoga classes.

6-6. Garrett Hickey of 8 Sunset

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Note Ms. Fecteau replied that not all volunteers received \$25 this year; a sliding scale was used. She discussed the need to establish a consistent, structured plan for volunteer compensation going forward to avoid setting unclear precedents.

Note Mr. Hickey also inquired about the previously set aside funds (approx. \$5,000) for a multi-purpose court that was not built. The Board confirmed discussions are ongoing about how to reallocate these funds and other financial decisions, with announcements expected in future meetings.

6-7. Shevon Hickey of 8 Sunset

Note Ms. Hickey said as a longtime Club Member and former Director she believes that the Rec Program should have its own dedicated budget, rather than being forced to spend surplus funds by year-end or return them to the general fund. She added that Program costs have tripled since previous years, affecting enrollment and program offerings. Cuts to advertised activities are a concern; ensuring adequate funding for 2026 is important.

Note Ms. Hickey also raised concerns about potential cuts to swimming lessons and combining groups. Emphasis on safety and proper instruction given prior incidents of drowning. Ms. Fecteau and Ms. Hayes discussed how Directors and Junior Directors are WSI-certified and counselors follow American Red Cross training up to Level 6.

Note Ms. Hayes said that changes in scheduling (1.5-hour gap between Club and swim) were made based on parent feedback to allow time for lunch, sunblock, and transition to the beach. Swimming levels were not combined in instruction; low attendance for higher levels led to adjusted groupings. Private swim lessons are cost-prohibitive compared to the Club Program; structured group lessons remain the safest and most efficient option.

6-8. Patti DeAngelis

Note Ms. DeAngelis emphasized the importance of informing parents and renters that the swimming program is overseen by certified, trained instructors. Concern noted that some families have withdrawn their children in past years due to uncertainty about supervision and instruction quality. The Board/staff will ensure this information is communicated clearly at the start of the program to encourage participation and confidence in safety.

6-9. Garrett Hickey of 8 Sunset

Note Mr. Hickey raised a concern about low participation in swimming lessons, partly due to lack of awareness among families that lessons are taught by WSI-certified instructors and that children receive a Red Cross certificate of completion, necessary for future lifeguard or counselor roles. He suggested better promoting the program and potentially require participation for older kids (e.g., age 13) who wish to volunteer or work as counselors.

Note The Board/staff will review ways to increase awareness and participation in Red Cross swimming lessons to ensure safety and skill development.

6-10. Alice Baril of 17 Sea View

Note Ms. Baril noted that a few years ago a survey was conducted regarding environmental planning and potential development at the top of Billow Road. The documentation from that survey could be used to inform future plans for the area. The Board acknowledged the idea and agreed it's worth considering for potential development or environmental management in the future.

6-11. Sally Cini of 28 Sea Breeze

Note Ms. Cini expressed appreciation for the board’s careful review and thoughtful management of community funds, noting the detailed attention given to spending decisions.

6-12. Roberta Martin of 27 Woodland

Note Ms. Martin expressed concern that clearing 1.3 acres of land would eliminate natural habitats for animals and birds, potentially leading to increased wildlife in residential areas (such as coyotes on streets). She emphasized preserving existing natural areas, suggesting there’s no need to remove trees for property expansion or increased taxes.

Note The Board acknowledged the concerns, and the sentiment favored maintaining natural spaces.

Note Mr. Schepker expressed gratitude to all Board members for their ongoing paperwork, field work, and labor, including efforts over the upcoming Labor Day weekend.

7. Adjournment

Decision MOTION (1)

Mr. Bayne moved to adjourn the August 30th, 2025, BPBCA Annual Informational Meeting at 10:06 a.m.
Ms. Fecteau seconded the motion.
Motion carried, 7-0-0.

Note Respectfully Submitted,
Brooke Stevens, Recording Secretary

Next Meeting

Meeting title:	Bpbca special hybrid meeting
Date and time:	09/11/25 06:00 pm to: 09/11/25 07:00 pm
Location:	BP Clubhouse, 6 Sunset Avenue, Niantic, CT & Via Zoom