

Minutes of BPBCA BOG August 28th, 2025, Regular Hybrid Meeting - 08/28/25

Date and time: 08/28/25 6:00 PM to: 08/28/25 7:35 PM

Present: Brooke Stevens, 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, Absent:, 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

Note Chair Schepker called the Meeting to order at 6:00 p.m. and did roll call; a quorum was present.

Note The Pledge of Allegiance was recited by both the Board and the meeting attendees, followed by a greeting to one's neighbor.

Note Mr. Schepker extended thanks and recognition to community members:

1. Jim Moffett, Skip Guzy, and Mike Johnson – cleaned Clubhouse gutters and installed new solar lights at Woodland Drive entry (funded by the Men's and Women's Clubs).

Note 2. Rich Diachenko & Jocelyn Williams – for their leadership of the Men's and Women's Clubs and their recent program organization. Various members assisted in hosting/leading events including trivia, karaoke, bocce, Mystic-Noank Community Band, and Murder Mystery Night.

Note 3. The Baker family (Caitlin, Paul, Sherry), Natalie Nicholas, Barbara Hills, Lauren & Carolyn Elevado, Kathy Ogle, and Fran Barrett – who organized Black Point's first Red Cross Blood Drive.

48 donors participated; some walk-ins were turned away due to capacity. The event was in support of a local family member battling acute myeloid leukemia.

Note 4. Colleen Chapin, Skip Guzy, and Mike Johnson – who oversaw the bidding, purchase, and upcoming installation of the new double doors for the Clubhouse (installation expected early next week).

Note 5. Local youngsters assisted Bruce Cohen, Executive Director of Giving Guard, by helping rake seagrass into his truck.

Note Mr. Schepker encouraged members to share any additional names of contributors that may have been missed.

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

+16469313860,,84127735676#,,,*,780215#

3. Additions to Agenda

Note Mr. Baril said he would like to give a brief update regarding the telephone directory:

*About 80% of the directories distributed.

*Assisted by 8–10 distribution captains.

*Expect to reach 90% distribution in coming weeks; remainder to be delivered to Mr. Moffett.

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](#)

Note Corrections Noted by Mr. Schepker:

1. Section 6A- Incorrect date listed; should state August 8 as the date the clubhouse Recreation Program ended.

2. Section 6B- two paragraphs contained repeated member comments.

3. Section 11- A paragraph regarding the endowment fund was repeated twice.

Decision MOTION (1)

Ms. Chapin moved to approve the July 24th, 2025, Minutes with the above corrections.

Mr. Bayne seconded the motion.

Motion carried, 6-0-0.

Note Minutes as corrected:

 [minutes \(7\).pdf](#)

5. Chair's Opening Remarks

Note Mr. Schepker noted the upcoming Board votes this evening for the Estuary Gateway Initiative application and permit work as well as the Eastern Shore Repairs – stairwell and railing repair projects.

Note Mr. Schepker briefly discussed the following Member Inquiries & Feedback:

*Renter Inquiry- Asked how to learn more about activities at Black Point.

*Seaweed Removal Concern- A Member raised concerns about removal practices, particularly at the Beach by Whitecap. The Board has twice offered to meet on-site; awaiting the Member's response.

Note *The BlackPointer- A family inquired about the community publication.

Note *Noise Concerns- A Member suggested adding rules specifically addressing late-night beach noise, similar to existing regulations on construction and loud machinery. Mr. Bayne and Mr. Moffett will draft language for review at September meeting.

Note *Golf Cart Parking- A Member questioned why a sticker could not replace a hanging tag for parking.

Note *Estuary Gateway Initiative Feedback- A Member highlighted the planning, sketches, and enthusiasm shared by over 50 attendees at the August 4th Clubhouse meeting.

Note Mr. Schepker encouraged Members to use the website contact form to submit questions/concerns noting that it's automatically shared with both the Board and Secretary.

6. Public Comments & Correspondence

Note see attachment.

 [Hickey_email_exchange.pdf](#)

Note see attachment.

 [Mark_email_exchange.pdf](#)

6-1. Alice Baril of 17 Sea View

Note Ms. Baril said she wanted to publicly thank Jim Moffett for his extraordinary work managing unforeseen beach issues during the past week. She acknowledged the effort wasn't perfect but was the best possible under the circumstances.

Note There were no additional comments from the floor, Zoom, or phone participants.

7. Summer Rec Program Update (K. Fecteau)

Note Ms. Fecteau deferred to Matt Reichelt, the Recreation Program Director, who highlighted some of the following:

- *The average attendance was between 50–70 kids; the peak was 94 kids during July 4th week.
- *They had a record volunteer turnout of 24 volunteers.
- *There were early concerns about low registration which led to some program cuts, but attendance ultimately met projections, leaving a small surplus.
- *They would like to see the surplus funds carried forward into Club 2026.

Note *In terms of staffing, two Club workers will be transitioning out next year, and replacements are under consideration from the current volunteers. Finn Hopkins is leaving for employment in his degree field and they're proposing that Alex Elevado fill a leadership role along with Kate Hopkins and himself.

Note *Despite budget adjustments, there was no reduction in fun or experience for the participants. Children had a positive camp experience overall.

Note Mr. Schepker praised Mr. Reichelt for vigilance in adjusting expenses to align with revenue, preventing possible budget overages.

Note Ms. Fecteau commended the program's success and Mr. Reichelt's leadership. She suggested creating consistent guidelines for end-of-season compensation for counselors/volunteers, rather than varying the practice each year.

8. Waterfront Task Force Update (P. Baril, B. Bayne, D. Weiss)

Note Mr. Bayne led the WTF update and discussed some of the following with the other Board Members:

- *The recommendation has been finalized to repair or replace railings along the waterfront.
- *There are damaged or missing sections near the boat launch sidewalk and there are locations where railings were never installed at all.
- *After three months of contractor outreach, a suitable solution was secured.
- *Additional railings have been proposed for the Clubhouse entry doors (suggested by Colleen Chapin and coordinated with Larry Connors).

Note *The statement of work for Eastern Waterfront Consulting is currently under review by task force members.

*Formal recommendation to the Board is expected by the upcoming weekend.

*There is a possible need for a special meeting (via Zoom) next week to review and approve.

Note Ms. Chapin noted that a special meeting must be publicly noticed at least 24 hours in advance and be open to all members.

Note Mr. Bayne explained that the goal is to align the kickoff with EGI project so both efforts can proceed in parallel, and the kickoff meeting with engineering/survey consultant is targeted for late next week.

Note He added that preliminary grant application drafting underway for EGI projects by Meg Parulis. They're awaiting updated protocols from CT Port Authority for the 2025–26 SHIP grant program and the information from current due diligence and needs assessments will be used to strengthen their applications.

9. Discussion and Vote to Approve Coastline Scope of Work Proposal for EGI Project (B. Bayne, P. Baril, D. Weiss)

Note see attachment.

 [BPBCA Kayak Dock SOW from Coastline Consulting Aug 13 2025 \(1\).pdf](#)

Note The Board discussed how the Estuary Gateway Initiative (EGI) scope includes due diligence sessions with the Black Point community, preparation of application drawings, pre-approvals from DEEP and completion of permanent application, pending DEEP's support.

Note Mr. Baril raised that the proposal did not explicitly include permit fees required with applications. He noted that these are estimated at \$2,000, and that these fees must eventually be funded.

Note Mr. Bayne clarified that permit fees are incurred later, at the end of the process, potentially in mid-2026 or the next fiscal year, and fees must be posted with the community vote on construction costs. The current proposal covers the due diligence to determine if a permit is achievable, not the actual construction phase.

Note Ms. Chapin questioned whether permit fees should be included now in approval to avoid delays later. Task 3 (pre-application consultation) determines eligibility, while Task 4 includes the actual application submission.

Note Mr. Bayne responded that the permit application is included, but fees themselves are not. He added that agencies could still deny permits, making upfront fee payments premature.

Note Ms. Chapin suggested authorizing both the Coastline proposal amount (\$5,650) and possible permit application fees (\$2,160) now, totaling \$7,810, to streamline approval. She recognized this would impact the current fiscal year's capital allocations. Mr. Reis confirmed the calculations but raised concern that fees may not be exact. He suggested being cautious about approving an uncertain amount.

Note Mr. Connors clarified that \$660 must accompany the DEEP/Army Corps joint permit application. The \$2,000 relates to local permits and postings, which fall under construction, not this phase. Only the \$660 is directly tied to current due diligence work.

Note Ms. Chapin asked if fees covered multiple iterations in case agencies request revisions and Mr. Bayne confirmed that back-and-forth with DEEP is expected and some iterations are already included in the contracted work.

Note Mr. Baril emphasized that current deliverables are 65–75% complete drawings, which is adequate for DEEP submission. Full structural engineering and construction documents will be an additional cost during the construction phase.

Note The Board had an in-depth discussion about changing the approval from \$5,650 + \$660 to a clean \$6,500 to allow flexibility if fees adjust slightly.

Decision MOTION (2)

Mr. Bayne moved to approve the allocation of \$6,500 from Capital Funds to cover Coastline Consulting's due diligence and associated DEEP/Army Corps permit application fees.

Ms. Chapin seconded the motion.

Motion carried, 6-0-0.

Note Funds will be drawn from the current Capital line, not long-term reserves and local permit fees (\$2,000) will be addressed separately in the construction phase.

Note Ms. Chapin clarified the funding source for the approved allocation. She explained that the money would come from the beachfront signage budget line, which currently has around \$2,300. Since signage is a lower priority for now, those funds are being reallocated to cover the Coastline Consulting expenses.

10. Discussion and Vote to Approve Coastline Scope of Work Proposal for East Shore Waterfront Projects (B. Bayne)

Note This item was tabled.

11. Discussion and Vote to Approve Contractor Proposal for Shoreline Railing Repair Projects

Note see attachment.

 [Finish Works.docx quote for railing repairs August 26 2025.docx](#)

Note see attachment.

 [Finish Works Garrett Kusman Cert of Insurance.pdf](#)

Note Ms. Chapin reported limited progress on the overall Clubhouse/entry project but emphasized significant movement on the railing replacement and repair initiative.

Note Bill Bayne and Larry Connors coordinated vendor outreach, product selection, and pricing for new and replacement railings. The plan includes installing new railings along the waterfront and at the Clubhouse, replacing or repairing existing rails, and ensuring accountability by using a contracted vendor rather than relying solely on volunteers.

Note *The quoted cost for railing purchase and installation is \$12,990.

*Additional railing materials were secured by Larry Connors for \$730 (tax-exempt).

Rounded total project cost= \$13,000.

Note The Board discussion acknowledged potential extra costs if mounting surfaces such as concrete bases are compromised during installation. A \$1,000 contingency was considered prudent, though Members agreed to proceed with a \$14,000 allocation to cover both project costs as well as contingencies.

Note *Funding will come from the Capital Budget line for Waterfront/Right-of-Way Repairs, originally \$17,500, plus a carried-over \$3,100 accrued liability reserved for the Sea View walkway railing repair.

Note *After this \$14,000 expenditure, approximately \$7,000 remains available for additional right-of-way projects, including the pending Blue Heron seawall repair (the initial bid was \$4,600; awaiting a second bid).

Note Mr. Baril inquired whether galvanized steel materials will be used for durability and Mr. Bayne confirmed that it will.

Note Mr. Baril added that the contractor must provide a valid certificate of insurance naming Black Point as an additional insured and Mr. Bayne replied that he will be obtaining the necessary insurance documents.

Decision MOTION (3)

Ms. Chapin moved to approve \$14,000 for the purchase and installation of waterfront and Clubhouse railings. \$3,100 to be drawn from the accrued liability for Sea View railing repairs, with the remaining balance from the current capital allocation.

Mr. Reis seconded the motion.

Motion carried, 6-0-0.

Note Mr. Reis and Ms. Chapin thanked Mr. Bayne and Mr. Moffett for their efforts in securing contractors and noted the challenge of finding vendors. Ms. Chapin noted the generosity of Mr. Connors. The Board gave a special thanks to Mr. Connors for his volunteer support, sketches, and assistance in securing railings.

Note Mr. Connors will proceed with purchasing the railings and once materials are delivered, installation will begin.

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

Note No immediate bids are being sought due to lack of budgeted funds.

Note Ms. Chapin is assessing space and cost considerations for potential inclusion in the 2026–27 budget cycle.

13. Endowment Fund Update (B. Bayne)

Note Mr. Bayne shared that the endowment fund is now ready to move forward after resolving IRS-related complexities tied to Black Point's quasi-municipality status.

Note The Board plans to partner with the Hartford Foundation for Public Giving, which will act as fiduciary — managing investments, acknowledging donors, and handling 501(c)(3) compliance and tax filings.

Note The endowment will operate independently of the Board. Draft agreements with Hartford Foundation and a governance framework will be finalized by the Endowment Committee, then reviewed by the Board for approval.

Note A Kickoff meeting is scheduled for September 2nd at 2:00 PM in the Clubhouse, with a Hartford Foundation representative attending.

Note **Committee Members include Sharon, Bruce, Brian Comer, Larry Connors, Margie D'Agata, Diana Kycia, Anita Schepker, and Sherri Weiss.**

Note The next steps are for the Committee to finalize agreements with legal review and bring agreements back to the Board for review and approval before fundraising can begin.

Note Appreciation was expressed to Anita Schepker as well as the other volunteer Committee Members supporting the process.

14. Hard Court Refurbishment Project Update (P. Baril, C. Chapin)

Note Mr. Baril reported that he, Mr. Reis and Mr. Guzy met with the vendor and discussed logistics. They believe the work will be completed in one week but have a two-week window in the event any difficulties arise such as weather.

Note Some of the following was highlighted:

- *The resurfacing project for the tennis and pickleball courts will be done by Maisono Brothers, represented by John Balcony and Juan Cortez.

- *Juan will act as the on-site project manager.

- *The scope of work includes scarifying existing cracks, filling cracks, coating with acrylic paint (blue and green color scheme for pickleball, maintaining the current layout for tennis.)

Note *The project start date is Tuesday, the day after Labor Day.

- *Contractors will have onsite access to water and bathroom facilities.

- *Parking arrangements will prevent interference with other activities, particularly the Bocce finals.

- *Hard courts will be unavailable starting Tuesday, which will be posted on the website with visual updates of planned work.

- *First one-third payment to the Contractor has already been issued.

15. Reports:

15-1. Beach Association Manager (J. Moffett)

Note Mr. Moffett detailed some of his daily duties for the Board and reported some of the following:

- *He handled issues such as cars parked in Sea View boat launch by contacting owners directly.

- *He issued 94 citations this season for non-compliance with parking rules; most vehicles (95%) had valid hanging tags.

- *He clarified that stickers are vanity and do not confer parking privileges and said warnings issued when needed.

Note *He's been using leaf blowers, maintaining ramps, clearing debris, repainting lines for golf carts.

- *He Monitors early morning construction activities to ensure compliance with permitted hours.

- *Collaborates with volunteers and vendors for beach upkeep.

Note *He manages kayak storage and retrieval, especially after storms.

- *He coordinates with volunteers for seaweed removal and other seasonal cleanups.

- *The floating docks are scheduled to be removed starting Tuesday, depending on tides and weather.

Note Mr. Moffett noted that the Beach Bash event was a success, and he's already planning it for again next summer.

Note He detailed how they've had a regular collaboration with the Giving Garden, including volunteer activities for harvesting and transporting fresh eelgrass.

Note He gave a special thanks to Jimmy Barone and Mike Nebelung for assistance with beach maintenance.

Note Mr. Schepker reported that they will be harvesting seaweed on Sunday at 9am and are seeking volunteers. Volunteers are encouraged to bring long-handled pitchforks to help remove the seaweed for the Giving Garden. The Giving Garden's current harvest includes up to 2,000 lbs. of produce per Tuesday, which is then distributed to local food banks.

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](#)

Note Ms. Hayes reported that taxes were due August 1st, and 552 members paid on time. 22 members remain outstanding.

Note She asked the Board to consider whether to follow a model similar to Attawan, filing liens in January rather than immediately. Collection efforts will continue in the meantime.

Note Ms. Hayes explained that from 2024-2025, two properties remain outstanding, totaling approximately \$400. One property already has a lien, and the other has paid the principal tax but not the accrued interest; Collection efforts are ongoing.

She noted it would not make sense to place a lien for a small amount (\$40), but, if necessary, both properties could have liens applied.

Note Ms. Fecteau asked if the collection rates are typical and Ms. Hayes replied that this her second summer managing taxes but that there are slightly more outstanding properties than the previous year (approximately 5–6 more properties), but largely the same homeowners as last year. Some issues were also due to bills not being received, though state law holds taxpayers responsible for knowing their due date.

Note Ms. Hayes also shared the following:

*Bills are typically sent by the end of May.

*No action is taken until after the August 1 due date.

*Post-due-date follow-up includes monthly overdue statements sent to delinquent members, phone calls to homeowners when only a few accounts remain unpaid, researching alternate addresses if the bill is not received.


Special circumstances have arisen, such as mail being discarded by an elderly family member, which delayed payment until direct contact was made. Reminders for 2025 taxes were sent out on August 7, a few days after the due date, to allow for mail delivery delays.

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](#)

Note Final Reports for Last Fiscal Year Ending 6/30/25-see attachment.

 [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](#)

Note Mr. Capozza detailed some of the following:

*Fiscal Year Ending June 30th, total receipts= \$382,000 (exceeded budget by \$4,500, driven by higher Clubhouse rentals and interest income).

*Total disbursements= \$366,000.

*Surplus= \$16,000.

*Rec Program: Receipts \$56,000 vs. disbursements \$55,400= surplus of \$544 (rolled into operating surplus unless Board directs otherwise).

Note A brief discussion was raised about whether Rec Program surpluses should account for indirect costs (insurance, utilities, payroll) before being counted as extra.

Note *Capital Fund balance= \$333,000.

*Overall fund balance= \$406,000 (with \$76,000 unassigned).

*Higher-than-expected interest income- nearly \$15,000 vs. \$12,300 budgeted.

Note *Beach maintenance exceeded budget by \$8,400 due to heavy seaweed and storm cleanup needs. Anticipated future budget increases may be needed.

Note July–August Update:

*Receipts= \$414,000 (including tax collections).

*Disbursements= \$157,000 (major items: \$50,000 invested into CD, payroll \$10,000, waterfront \$4,800, social events \$3,400, insurance \$3,200).

*Net position= +\$257,000.

Note Rec Program:

Receipts \$54,565; disbursements \$47,000= surplus of \$7,500. Future discussion planned on allocation.

Note Capital Fund balance (Aug 31)= \$431,000.

Note Board Questions & Clarifications:

1. Curb stops- the expense posted in current fiscal year instead of prior, reducing current capital.
2. Electronic voting- placed under website budget line; \$10/month.
3. Zoning expenses- Cease-and-desist letters currently in “miscellaneous” should be coded to Zoning for clarity.
4. Contingency/Emergency funds- \$25,000 line removed due to lack of formal Board approval. Discussion on how emergency expenditures (such as storm damage) would be authorized—Board would need to approve allocation from unassigned funds.

15-4. Zoning/ZBA (D. Weiss)

Note Report delivered by Mr. Schepker on behalf of Mr. Weiss.

Note Mr. Schepker reported monthly meetings with Zoning Enforcement Officer (Jim Ventres):

*It's an ongoing coordination to review enforcement issues, including hedges, fences, unregistered vehicles, and discarded boats on properties.

*Mr. Ventres provides updates on letters sent, calls made, and home visits conducted to address member concerns.

*Enforcement actions sometimes involve legal support from the Association's attorney (Halloran & Sage); recent billing of \$208 was related to a cease-and-desist order.

*A traffic study is referenced in the community's Master Plan and Mr. Ventres is researching vendors and cost estimates to potentially include in a future budget. Further updates expected at the September meeting.

15-5. Waterford Data Center (K. Fecteau)

Note Ms. Fecteau contacted all of Ms. Garrow's previous sources regarding the proposed data center.

Note No changes since April, when representatives met with the Waterford Selectman's office regarding a name and representation update. Ms. Fecteau noted a new Facebook group, Concerned Citizens of Waterford and East Lyme, which residents are encouraged to follow for updates. She also spoke with a local neighbor actively monitoring the issue.

Note Waiting for the Developers to return to the Connecticut Siting Council with another proposal; currently, no new movement has occurred.

15-6. Men's Club

Note There was no report.

15-7. Women's Club

Note There was no report.

15-8. Wrecking Crew

Note There was no report.

Note Mr. Schepker noted that Agenda Item #10 was skipped because the proposal was not publicized in advance. This item may instead be addressed at a special meeting in the next 1–3 weeks.

16. Further Public Comments

16-1. Larry Connors of 50 Indianola

Note Mr. Connors expressed gratitude to Jim Moffett and Jim Schepker who helped tremendously with the Clubhouse door project. He thanked the Board for approving the rails and thanked the Waterfront Task Force for bringing the Estuary Gateway Initiative to this point.

16-2. Colleen Hayes of 20 Sea Breeze

Note Ms. Hayes raised a concern regarding recent discussions about the Recreation Program and the use of the Clubhouse. She asked for clarification on whether the Board was considering charging groups (such as the Women's Club or other regular users) for Clubhouse use. She expressed that use of the Clubhouse is a benefit of Association membership and voiced concern about potentially adding fees.

Note Mr. Reis clarified the intent:

*The Board is not focused on charging groups but rather on understanding and rationalizing the full costs of the Recreation Program and Clubhouse operations.

*The effort is more about analyzing true program costs (beyond just direct expenses) and less about imposing new charges.

*At this point, no changes are planned to allocate or pass on hard costs to programs or events using the Clubhouse

Note Mr. Schepker reinforced this explanation and emphasized that the Board is not seeking to raise expenses or introduce new charges for the Clubhouse or Recreation Program. Any suggestion otherwise would be a misunderstanding of the Board's discussions. The Board's intention is to review costs for internal budgeting purposes, not to increase fees for members or community groups.

Note Ms. Hayes expressed relief and appreciation for the clarification, noting that there had been some concerns in Black Point about the possibility of new fees.

17. Chair's Closing Remarks

Note Mr. Schepker delivered closing remarks:

*He thanked the Board for their dedicated work throughout the summer in supporting the Black Point community.

*He acknowledged the many educational, recreational, and cultural activities that strengthen the Association.

*He urged members to maintain safety in the final weeks of summer, particularly regarding children and grandchildren using e-scooters and e-bikes- helmets are required, riders must obey traffic limits and signs and drivers of scooters must be licensed drivers.

*The Annual Informational Meeting will be held at 9:00 AM this coming Saturday at the Clubhouse. The focus will be member comments and questions and there will be no Board votes.

*Refreshments from Flanders Bakery will be provided.

18. Adjournment

Decision MOTION (4)

Ms. Chapin moved to adjourn the August 28th, 2025, Regular Meeting of the BPBCA BOG at 7:35 p.m.

Ms. Fecteau seconded the motion.

Motion carried, 6-0-0.

Note Respectfully Submitted,
Brooke Stevens, Recording Secretary