

Agenda for BPBCA BOG October 23rd, 2025, Regular Hybrid Meeting Agenda - 10/23/25

Date and time: 10/23/25 6:00 PM to: 10/23/25 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

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/84792633842?pwd=7F2lginh9bwN1CeXFU8KxIWVbBib.1>

Note Meeting ID: 847 9263 3842

Passcode: 939211

Phone Only: 646-931-3860

One tap mobile

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Note <https://us02web.zoom.us/j/84792633842?pwd=7F2lginh9bwN1CeXFU8KxIWVbBib.1>

3. Additions to Agenda

4. Meeting Minutes

4-1. Minutes of September 11th, 2025

Note see attachment.

 [Minutes of BPBCA Special Hybrid Meeting 09 11 25.pdf](#)

4-2. Minutes of September 25th, 2025

Note see attachment.

 [Minutes of BPBCA BOG September 25th 2025 Regular Hybrid Meeting Amended 09 25 25.pdf](#)

5. Chair's Opening Remarks

6. Public Comments & Correspondence

Note see attachment.

 [Boillat_email_exchange.pdf](#)

Note see attachment.

 [K. Fecteau response to Boillat.pdf](#)

Note see attachment.

 [Lastarza_email_exchange.pdf](#)

Note see attachment.

 [K. Fecteau_response_to_Lastarza.pdf](#)

Note see attachment.

 [Hayes_email.pdf](#)

Note see attachment.

 [Hickey_email.pdf](#)

Note see attachment.

 [Hickey_email_2.pdf](#)

Note see attachment.

 [Schepker_response_to_Hickey_email_2.pdf](#)

Note see attachment.

 [Costa_email_exchange.pdf](#)

Note see attachment.

 [Branse_response_to_Costa_email.pdf](#)

Note see attachment.

 [Costa_response_to_Brans_email.pdf](#)

Note see attachment.

 [Garrett_Hickey_email_exchange.pdf](#)

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. Estuary Gateway Project Update (P. Baril, B. Bayne, D. Weiss)

Note see attachment.

 [Black_Point_Kayak_Dock_Application_Drawings_10.16.25.pdf](#)

Note see attachment.

 [EGI_Info.pdf](#)

10. Hard Courts Refurbishment Update (P. Baril)

11. Clubhouse Doors Update (C. Chapin)

12. Endowment Fund Update (B. Bayne)

13. Rec Program Update (K. Fecteau, M. Reichelt)

14. Reports:

14-1. Beach Association Manager (J. Moffett)

Note see attachment.

 [October 2025 Managers Report.pdf](#)

Note see attachment.

 [Rules Regs of BPBC Association \(Rev. 10 25\).pdf](#)

14-2. Tax Collector (C. Hayes)

Note see attachment.

 [TAX COLLECTOR REPORT 10-16-2025 for 2024-2025.xlsm](#)

Note see attachment.

 [TAX COLLECTOR REPORT 10-16-2025 for 2025-2026.xlsm](#)

14-3. Treasurer (A. Capozza)

Note see attachment.

 [Black Point-Budget vs Actual -thru 10-21-25 YTD.pdf](#)

Note see attachment.

 [Black Point-Budget vs Actual -LT Capital Fd-thru 10-21-25 YTD.pdf](#)

Note see attachment.

 [Black Point-Budget vs Actual -Bal Sht-thru 10-21-25 YTD.pdf](#)

Note see attachment.

 [r-d 9-24 to 10-21-25.pdf](#)

Note see attachment.

 [Black Point-Budget vs Actual -Rec Prog-thru 10-21-25 YTD.pdf](#)

14-4. Zoning/ZBA (D. Weiss)

14-5. Men's Club

14-6. Women's Club

14-7. Wrecking Crew

15. Further Public Comments

16. Chair's Closing Remarks

17. Adjournment

Note Respectfully Submitted,
Brooke Stevens, Recording Secretary

Tasks from previous meeting(s)

Tasks from previous meeting(s)

Previous meeting: BPBCA BOG September 25th, 2025, Regular Hybrid Meeting Amended - 09/25/25

Open Tasks From Previous Meeting(s)

Task ☐ Mr. Schepker asked Ms. Fecteau to look into card reader systems and bring back options to the rest of the Board. He and others suggested that a card system would need to support a significant number of users and integrate with a locking mechanism.

Owned by Kelly Fecteau, BOG Member

Task ☐ All kayaks must be removed from storage racks by October 31st. Mr. Moffett will post a reminder on Facebook and coordinate a notice for the Association website.

He will also relocate two kayak racks to Whitecap for winter storage; other racks will remain in place.

Owned by Jim Moffett, Association Manager