

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_Branse_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 attachment forthcoming.

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