

Minutes of BPBCA BOG October 23rd, 2025, Regular Hybrid Meeting - 10/23/25

Date and time: 10/23/25 6:00 PM to: 10/23/25 7:30 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

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. Following the roll call, attendees were asked to stand for the Pledge of Allegiance and to greet one another.

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. Chair's Opening Remarks

Note Mr. Schepker noted that Mr. Bayne and Secretary Brooke Stevens are both joining remotely due to travel and medical reasons, respectively. It was also noted that Mr. Weiss is absent due to international travel as well as the time difference.

Note Mr. Schepker offered thanks to the following:

*The seagrass raking team volunteers who filled two pickup trucks in just 40 minutes. Special mention was made of Jim Barone, for stepping in at the last minute to handle end-of-season beach cleaning.

Note *The Elevado Family was thanked for providing water access during cleanup work at the White Gap parking lot.

Note *David and Kathy Ogle were recognized for their continued expertise in creating beautiful floral arrangements at the Clubhouse entry way.

Note *Larry Connors was thanked again for the installation of the new accessible rails at the Clubhouse entrance.

Note Mr. Schepker also reviewed the member inquiries received via the website which included A question about an address outside the Black Point boundaries, a traffic speed concern at the corner of Billow and East Shore, with a request for an update on the possible traffic study (to be addressed in the zoning report), and a formal request to create an "associate membership" for residents on specific, pre-existing community streets (South Trail, Sea Spray Avenue, Sunrise, etc.), which has been forwarded to legal counsel for guidance and review.

Note Additionally, three emails regarding the summer Recreation Program and its funding were received, and this topic will be addressed later in the agenda. From the previous meeting's virtual comments, the Board also received concerns about the nighttime security of the hardcourts, a suggestion to create a Rec Program Committee, and an update request on the Estuary Gateway Initiative.

4. Additions to Agenda

Note There were none.

5. Meeting Minutes

5-1. Minutes of September 11th, 2025

Note see attachment.

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

Note Mr. Schepker had the following corrections:

*A sentence regarding work at Whitecap should be adjusted to add the phrase "subject to DEEP approval" at the end of the note.

"Mr. Bayne explained that concrete-capped groins require engineering assessments, while stone groins can only be repaired within their original footprint with minor adjustments subject to DEEP approval."

*In a note regarding community program numbers, the figure was corrected from 58 to 500+. (Mr. Schepker noted this was a correction to a point originally made by Bill Bayne).

"Mr. Schepker offered special thanks to the Waterfront Task Force members—Peter Baril, Bill Bayne, David Weiss, and Scott Bayne—for their expertise and leadership on coastline issues, emphasizing their role in protecting and enhancing the value of Black Point's 500+ properties."

Note Minutes corrected-

 [Minutes of BPBCA Special Hybrid Meeting 09 11 25 \(1\).pdf](#)

Decision MOTION (1)

Mr. Reis moved to approve the Meeting Minutes of September 11th, 2025, as amended.

Ms. Chapin seconded the motion.

Motion carried, 6-0-0.

5-2. Minutes of September 25th, 2025

Note see attachment.

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

Note Mr. Schepker had the following corrections:

*Change "storage" to "installation" regarding clubhouse doorways.

*Change "privately maintained" to "properly maintained."

Note Corrections identified by Bill Bayne:

*The first item should include "welding repairs".

Corrections identified by Mr. Reis:

*Item 13- change the month from "November" to "October."

*Add Al Capozza to the "Present" list.

Note Corrections identified by Mr. Capozza:

*Section 16-3- Change total revenue to \$424,000 (from \$404,000).

*Section 16-3- Change payroll to \$59,000 (from \$56,000).

*Section 16-3- Change disbursements to \$2,800 (from \$2,000).

*Section 16-3- Remove the word "deposit" and "212-positive."

Note Minutes corrected-

 [Minutes of BPBCA BOG September 25th 2025 Regular Hybrid Meeting Amended 09 25 25 \(1\).pdf](#)

Decision MOTION (2)

Mr. Bayne moved to approve the Meeting Minutes of September 25th, 2025, as amended.

Ms. Chapin seconded the motion.

Motion carried, 6-0-0.

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](#)

6-1. Larry Connors of 15 Indianola

Note Mr. Connors explained that Christina will be presenting the site plans and drawings, but only for kayak, due to limited space. The intent is to utilize whatever space is feasible. He requested that, if possible, Christina address certain considerations without adding them to the formal drawings. He stated that he is raising this issue earlier in the meeting so Christina will not need to remain for the entire agenda.

Decision MOTION (3)

Ms. Chapin moved to advance item #9 immediately following Public Comments.

Ms. Fecteau seconded the motion.

Motion carried, 6-0-0.

6-2. Ashley Boillat of 42 Old Black Point Road

Note Ms. Boillat raised concerns regarding road safety and increased traffic. Mr. Bayne clarified there is no dedicated parking on-site; it is a drop-off point only.

6-3. Patty Hayes of 58 Nehantic

Note Ms. Hayes after rejoining the meeting, apologized if the question was repetitive and asked whether the design includes a pull-off area from Black Point Road that would allow a golf cart or vehicle to stop briefly for access, or if any parking is available.

7. Estuary Gateway Project Update (P. Baril, B. Bayne, D. Weiss) * Formerly item #9*****

Note see attachment.

 [Black Point Kayak Dock Application Drawings 10.16.25.pdf](#)

Note see attachment.

 [EGI_Info.pdf](#)

Note Christina from Coastline Consulting reviewed the existing site conditions of the property on Old Black Point Road, including land and water characteristics. She explained that surveys were conducted both on land and offshore to document site conditions and water depths. The application drawings encompass the entire area, with references indicating nearby properties.

Note She described the proposed project elements, which include:

*A 4-ft x 20-ft fixed access dock.

*A 4-ft x 102-ft ADA-compliant access ramp with a compliant slope.

*A 12-ft x 20-ft floating dock with a center cutout designed specifically for kayak launching.

*Kayak launch features are intended to improve safety and ease of use.

*Pile-supported structures with maximum pile sizes shown for permitting purposes (not to exceed, but smaller materials may be used.)

Note Christina emphasized that the drawings represent maximum dimensions for permitting and that material choices (such as timber vs. aluminum) can be adjusted later without requiring redesign, as long as sizes are not increased.

Note She showed examples of similar permitted docks and kayak launches completed by her firm and explained that the proposed design is comparable but tailored to site constraints.

Note Christina outlined the permitting process, which requires review by both the Connecticut Department of Energy and Environmental Protection (DEEP) and the U.S. Army Corps of Engineers.

Note The process includes:

- *Environmental impact analysis and mitigation documentation.
- *Pre-application consultation with DEEP.
- *Formal application submission and agency review.
- *The full process typically takes 9–12 months.

The current phase is a pre-application step, intended to gather agency feedback before committing additional funds. Any changes requested by DEEP would be incorporated into the final application. Transparency with members was emphasized throughout the process.

Note Christina clarified that no parking is proposed at the site. As with most of Black Point Road, a 10-foot strip between the road and the property exists for temporary pull-off or drop-off use. Vehicles or golf carts could briefly stop there before proceeding to the Clubhouse. No new parking areas are shown or proposed.

Note She also explained that the angled ramp alignment allows access to deeper water within property boundaries while maintaining required coastal setbacks and enabling an observation deck.

Note The kayak launch is purpose-built, incorporating safety rails and support features that make launching and exiting kayaks safer and easier. She noted this design has been successfully used elsewhere and was chosen deliberately.

Note Mr. Connors noted that while permanent kayak racks are not shown on the drawings, there may be room to accommodate portable or modular racks. He explained that temporary structures typically receive less regulatory scrutiny than permanent installations. He also mentioned the possibility of discussing minor grading or fill near the drop-off area, which would require agency input.

Note He also emphasized cost control, stating that the goal is to achieve functionality at the lowest feasible cost without committing to a budget the organization cannot support. Any final project would require member approval as part of a future budget cycle, potentially in the 2026–2027 timeframe.

Note Mr. Bayne addressed Freedom of Information Act (FOIA) concerns, clarifying that meetings with consultants included no more than three Board Members at a time, which does not constitute a quorum. Waterfront Task Force members involved included Mr. Bayne, Mr. Baril, and Mr. Weiss, and care has been taken to avoid FOIA violations while still ensuring adequate expertise is present.

Note Christina explained that pre-application timelines are flexible and depend on DEEP responsiveness. Construction timing restrictions may be imposed but would not affect the design. While permit drawings are sufficient for many contractors, she recommended that final construction drawings be reviewed and stamped by a structural engineer. Agencies generally do not regulate material choice (such as timber vs. aluminum), as long as permitted dimensions are not exceeded.

Note The Board expressed appreciation for the experience and expertise of the consulting team and thanked Christina and the Task Force Members for their work.

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

Note Mr. Bayne reported that work on the railing repairs has begun, consistent with repairs previously approved in the Board's budget. He noted that attendees may have already observed new railings installed at the Club entrance, which were completed earlier in the week. He thanked Ms. Chapin and Mr. Connors for their involvement and stated that the work looks very good.

Note He explained that contractors removed remaining railings that had survived prior storms and relocated usable sections to other areas where repairs were needed. In several locations, damaged railings were repaired by reinforcing snapped sections, tightening connections, and restoring them to safe condition. Similar repairs were completed at Sea View, particularly along staircases leading from the beach.

Note Mr. Bayne noted that the new safety railings follow recommendations from other vendors and feature a two-rail design, intended to reduce storm damage by minimizing material exposure. The railings are fabricated in eight-foot modular sections, allowing individual sections to be repaired or replaced if damaged. He anticipates completion within the next few days, followed by installation of a safety rail on the ramp leading to a bench area and final work on the beach walkway.

Rusted lower sections of railing will be cut out, fitted with new flanges, bolted into place, and cleaned up. He estimated that all work should be finished by Tuesday or Wednesday of the following week and noted the great job being done by the contractor.

Note Mr. Schepker reported that a deteriorating section of the seawall had been repaired around two weeks ago. The work, completed by Ocean Construction, addressed serious structural concerns that likely would not have survived the winter. By coordinating with the contractor already performing seawall work, the repair was completed at relatively low cost.

Note The storm-damaged access ramp to White Cap was removed earlier in the year. Mike Nebelung assisted with removal and site clearing, and Classic Concrete installed a new reinforced ramp using rebar. The prior ramp lacked reinforcement and had failed structurally. The new ramp now provides safe access from pavement to the beach at a modest cost.

9. Hard Courts Refurbishment Update (P. Baril)

Note Mr. Schepker noted that recent projects included resurfacing work completed in March and September. Concerns were raised regarding tennis and pickleball court maintenance and usage. A contractor provided recommendations on cleaning and maintenance, which were forwarded to the Beach Manager, including guidance on footwear to reduce surface wear.

Note The Board discussed recent purchases of security signage, CCTV monitoring signs, solar-powered lighting, and camera systems. It was noted that both Wi-Fi and cellular camera options exist, and testing will be required to determine connectivity feasibility. Members cautioned against using power washers on court surfaces.

Note Discussion followed regarding gate access and locking procedures for the courts. Concerns were raised about ensuring proper egress while still securing the courts at night. Combination locks have been shared with pickleball users, and there is ongoing discussion about whether gates should be locked nightly. It was suggested that users uncomfortable with single-exit access could open multiple gates while playing and relock them afterward.

Task ☐ The Board agreed that the issue should be revisited before the next spring season, with the expectation that cameras and signage may help deter misuse.

10. Clubhouse Doors Update (C. Chapin)

Note Mr. Schepker reported that the door replacement project is nearing completion. Mr. Connors and his assistants were specifically acknowledged for continuing to drive the project to completion. The remaining work includes installation of weather stripping on the two-door entry set. Once installed, the doors will close more smoothly when the automatic closers are not engaged.

Note Mr. Moffett was asked to check the hinge stops at the top of the two-door entry to ensure they are properly adjusted. This will prevent the doors from swinging too far and contacting the newly installed railings.

11. Endowment Fund Update (B. Bayne)

Note Mr. Bayne provided an update on the Endowment Fund. He reported that a meeting is scheduled for the following week, noting that progress has been slowed due to several participants dealing with medical issues.

Note The upcoming meeting will focus on:

- *Reviewing draft governance agreements.

- *Selecting officers.

- *Contacting the Hartford Foundation to finalize remaining details.

The goal is to present the completed governance documents to the Board while simultaneously submitting them for review by a not-for-profit attorney. Mr. Bayne emphasized that this work remains ongoing and is moving forward.

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

Note Ms. Fecteau began by thanking Matt Reichelt, the Recreation Program Director, for attending the meeting. She emphasized that it was important for Mr. Reichelt to be present given recent emails and discussions and reaffirmed that the Recreation Program remains a top priority for the Board.

Note She shared that since assuming oversight of the program, she has gained a strong understanding of its operations and finances. One key issue identified involves fundraising revenue, which has historically been rolled into excess program funds and then transferred to the general fund. Ms. Fecteau stated her intention to propose that fundraising dollars remain within the Recreation Program, recorded under a designated line item. This change would provide clearer insight into true excess operating funds and allow for more informed financial decisions.

Note She also noted that a parent survey has not been conducted in several years. A parent volunteer has offered to assist in compiling contact information so a survey can be distributed this winter. The goal is to gather parent feedback on program growth, desired changes, and future direction. Based on conversations with Mr. Reichelt, Ms. Fecteau expressed confidence in the program's current leadership and overall quality.

Note She stressed the importance of balancing tradition with innovation, noting that children can lose interest without periodic updates. With many summer camp options available, keeping the program engaging is essential.

Note Mr. Reichelt discussed ongoing planning and ideas for program improvement. He noted regular collaboration with staff, including weekly discussions with Ms. Fecteau.

Note Key priorities and proposed changes include:

- *Staffing*

He plans to hire two additional counselors to better manage group sizes.

The current age grouping (ages 9–12) spans a wide developmental range and would benefit from being split to better meet participants' needs.

- *Program Schedule*

He proposed starting the program 30 minutes earlier, with an end time of 12:00 p.m., to provide more value and structure for participants.

- *Swim Lessons*

He recommends revising the current swim lesson model.

Attendance has been low for the past two years, with only a small number of children consistently participating.

He suggested reducing swim lessons from four days per week to once or twice per week, reallocating staff time to earlier program hours and expanded club activities.

Swim lessons would not necessarily be eliminated but restructured to better align with participation and effectiveness.

- *After-Club Activities*

Increased focus on after-Club programming was identified as a priority to enhance engagement and maximize use of Club facilities.

Note The idea of a parent advisory group (similar to a PTA) was discussed. While Mr. Reichelt and his staff are fully capable of running the program independently, parent input would be welcome for event planning, activities, and large-scale events such as carnivals.

Note He added that many families prefer enrolling children in external swim programs once per week, rather than daily lessons within a Club setting, which further supports the proposed swim lesson changes.

Note Mr. Reichelt stated that he plans to greet families outside the building daily during drop-off to encourage open communication and address concerns directly.

Note Ms. Fecteau noted that the proposed earlier start time would be reviewed to ensure it does not legally reclassify the program as a “camp,” which is subject to different regulations. Preliminary guidance suggests the program remains compliant, but further confirmation will be sought.

Note Ms. Fecteau emphasized that all proposed changes are flexible and data driven. Parent feedback from the upcoming survey will guide final decisions, and adjustments can be made in future seasons if participation trends change.

Note The Board thanked Mr. Reichelt for his leadership and commitment to the program.

13. Reports:

13-1. 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](#)

Note Mr. Moffett detailed his attached report and noted that his recent and ongoing activities include:

- *Weekly coordination related to security.
- *Acquisition of a new dump truck.
- *Seasonal power washing.
- *Removal of the tent at the end of the season.
- *Monitoring of the concrete ramp installation.
- *Oversight of general site upkeep.

Note He has posted reminders on Facebook regarding kayak rack usage, advising members that kayaks must be removed by October 31st.

Note Mr. Moffett reviewed winter operations procedures, stating that the general policy is to plow when snowfall exceeds four inches. He explained that plowing typically includes roadways with driveways and requested guidance on whether sidewalks and beach access areas should also be cleared, given year-round foot traffic. Mr. Schepker noted that snowfall thresholds and scope would be clarified and confirmed.

Note Ms. Chapin reiterated that all kayaks must be removed from racks by October 31st. Failure to do so may result in the Association removing stored kayaks, including cutting locks, if necessary, which is costly and inconvenient. Members were urged to comply to avoid these issues.

Note Mr. Moffett confirmed that the revised Rules and Regulations (October 2025) have been condensed and formatted for clarity. The Board discussed posting the updated version on the Association website and providing printed copies at the Annual Meeting.

13-2. Larry Connors of 15 Indianola

13-3. 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](#)

Note Ms. Hayes reported that for the current fiscal year:

*13 properties remain outstanding, totaling \$6,572.72.

*From the prior fiscal year, 2 properties remain outstanding, totaling \$442.78.

Note Because the Board will not meet again until late January, Ms. Hayes asked whether she should send notices of intent to lien in early January or wait until the next meeting. She noted that notices were sent in January last year and suggested adopting a formal policy so members understand that unpaid taxes after year-end will result in a lien notice.

Decision MOTION (4)

Mr. Reis moved to modify sending letters of intent to lien to any delinquent property owners whose taxes remain unpaid as of December 31 of each year.

Ms. Fecteau seconded the motion.

Motion carried, 6-0-0.

Note Ms. Hayes suggested adding clear information to the website stating:

*Taxes are due July 1st.

*Interest on unpaid taxes is mandated by state law at 1.5%.

*Interest cannot be waived, even in hardship cases (including death of a homeowner.)

*Homeowners are responsible for updating their mailing address with the town, as USPS forwarding cannot be relied upon.

She noted that she recently received a request to waive interest charges, which could not legally be granted.

Note Board members agreed this is an opportunity to better explain how Association taxes work and to proactively reduce confusion.

13-4. 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](#)

Note Mr. Capozza presented a financial report covering the period from July 1st through October 31st.

Note Operations Fund:

Total receipts= approximately \$431,000, representing an increase of about \$6,800 from the prior month.

Contributors to the increase included-

*Additional taxes and interest (~\$3,000).

*Zoning fees (~\$3,000).

*Other miscellaneous income (~\$500).

Note Total disbursements= approximately \$243,000, an increase of nearly \$32,000 from the prior month.

Major contributing expenses included-

*Final payment for the Ashford Court restoration.

*Costs associated with the White Cap Grant and seawall work.

*Payroll (~\$5,300).

*Insurance (~\$2,000), including a \$175 refund.

*Beach cleaning (~\$2,000).

Note Mr. Capozza reported that the operations fund is currently projecting a positive balance of approximately \$2,000 through June 30th. Overall spending is tracking in line with the approved budget.

Note Recreation Program Financials:

*Revenue- approximately \$55,000, compared to a budget of \$56,000.

*Total disbursements- approximately \$48,000, an increase of about \$1,400 from the previous month.

The increase was primarily due to advance purchases of supplies for the upcoming season.

*The net result for the Recreation Program is a positive balance of approximately \$6,100, which will remain within the Program. Mr. Capozza noted that prior requests for funding reductions were related to enrollment levels at the time and that no Program funding requests had been denied.

Note Long-Term Capital Fund:

*The long-term capital fund balance as of October 31st stands at approximately \$433,800. Overall spending remains consistent with budget expectations.

13-5. Zoning/ZBA (D. Weiss)

Note Mr. Schepker provided an update regarding legal and zoning issues in the absence of Mr. Weiss, who was unable to attend.

Note Two matters are currently being addressed with outside legal counsel:

*1. Unauthorized vehicles parked on Association property, including vehicles without valid Connecticut or Florida registration. Legal guidance is being sought to pursue enforcement actions and remove the vehicles.

*2. Traffic study and zoning concerns, for which counsel has been asked to recommend qualified professionals experienced with similar regional association issues.

Note The Board is awaiting cost estimates and additional information before bringing any proposals forward to the Membership.

13-6. Men's Club

Note There was no report.

13-7. Women's Club

Note There was no report.

13-8. Wrecking Crew

Note There was no report.

Note Mr. Schepker thanked Board members, staff, and volunteers for their leadership and efforts, noting the community's strong engagement and the cost savings achieved through volunteer work.

14. Further Public Comments

Note Mr. Connors shared some of the following:

He has concerns after reviewing displayed project images.

He observed that while the ramp meets a 1:12 pitch requirement, there is an approximate 9-inch drop at the end of the ramp.

He stated this configuration is not ADA compliant, as the ramp currently terminates on gravel rather than a concrete pad.

Wheelchair accessibility requires a concrete platform, and a two-step concrete landing could resolve the issue.

He would email the Waterfront Committee with these concerns.

Note Mr. Connors also raised material concerns regarding the use of pressure-treated lumber, noting that modern treatments contain copper compounds that can react negatively with aluminum, especially in wet or marine environments. He cautioned that this interaction must be considered during construction to prevent corrosion.

Note He requested that the Board consider funding an A-2 boundary survey (estimated \$2,500–\$3,000) for a possible vote at the January meeting. He explained that:

*The association must confirm exact property boundaries before construction.

*A neighboring Association Member's mailbox appears to be within the area of concern.

*Coastal Jurisdiction Line (CJL) placement is critical because different regulatory approvals apply above and below it.

*The project must proceed sequentially and that construction should not move forward without this survey.

Note p

14-1. Larry Connors of 15 Indianola

14-2. Colleen Hayes of 20 Sea Breeze

Note Ms. Hayes reiterated the requests outlined in the letter previously submitted to the Board regarding excess funds accrued by the Recreation Program. She emphasized that when families register for Kids Club, the fees paid are intended to directly benefit the children. Retaining surplus funds within a separate Kids Club budget ensures those funds are used for their intended purpose.

Note She acknowledged the Board's stated commitment to overseeing the appropriate use of funds but stressed that maintaining a distinct budget line provides stronger accountability. She noted that prior expenditures improved the Clubhouse in ways that benefited both the children and the broader community, which she believes was the intent of the prior Board.

Note Ms. Hayes expressed concern that the community letter—signed by many property owners—had not been directly addressed during the meeting and stated her hope that it is being taken seriously. While she understands the Board cares deeply about the Kids Club, certain decisions—such as the installation of pickleball courts that eliminated a full tennis court previously used for children's lessons—may not fully reflect the needs of families currently enrolled in the program.

Note She acknowledged the difficulty of balancing competing interests but urged the Board to consider keeping surplus Kids Club funds separate for future planning. She further explained that her concern is not solely about reallocating funds to the general fund, but about the justification recorded in prior minutes that it costs \$14,000 to operate the Kids Club. She questioned this figure, noting that the program runs for approximately seven weeks, which would equate to roughly \$2,000 per week or \$133 per hour to use the Clubhouse and facilities.

Note She argued that if this hourly cost were accurate, then the Association's rental rates would represent an extreme bargain, which suggests the calculation may be overstated. She urged the Board to carefully distinguish between true incremental costs attributable to the Kids Club versus general association maintenance expenses that would exist regardless of whether the program operates—such as landscaping, tick spraying, and general property upkeep.

Note Ms. Hayes stated that Association assets are available to all members, and therefore their baseline maintenance costs should be borne by the Association as a whole. Any cost allocation to the Kids Club, she argued, should reflect actual additional usage, such as incremental utilities or program-specific expenses.

Note She concluded by emphasizing that if the rationale for moving funds to the general fund is that Kids Club fees subsidize Association expenses, then the same cost-allocation logic should be applied consistently across all programs that use Association facilities.

14-3. Sheri Ellis (address unknown)

Note Ms. Ellis spoke regarding the Kids Club funds, echoing points made by Ms. Hayes. She emphasized that funds raised for the Kids Club should be kept in their own separate line item and should not be reallocated. \$4,000 had previously been designated for the multi-use court, yet there has been no transparency on how that money was used. Any surplus should be returned to the Kids Club fund and used exclusively for activities and expenses benefiting the children.

Note Ms. Ellis clarified that the situation with the Kids Club should not be conflated with the Women's Club or Men's Club. She argued that just as parents are held accountable for paying fees, other programs should similarly account for their fundraising and leftover funds. She stressed that if money is being used for something directly benefiting the Kids Club, it must remain for that purpose. Any shared benefits for the broader community should be accounted for separately.

Note She strongly stated that funds raised specifically by parents for their children's programs should not be commingled with general Association funds. She compared the situation to a school PTA; funds raised for students cannot be used for unrelated school expenses. Kids Club funds should not be diverted to maintain the Clubhouse, which is an Association-wide responsibility. The Association's general funds should cover facility maintenance.

14-4. Andrea Montovani of 41 Sea View Avenue

Note Ms. Montovani:

- *Emphasized the importance of listening to parents.
- *Noted that the Rec Program contributed over \$9,000 last year (e.g., July 4th event).
- *Stressed that funds raised by parents should stay within the program, not go to the general fund.
- *Questioned why money would be moved to the general fund if the intention is to support the kids' programs.
- *Warned about setting a dangerous precedent for future Boards.
- *Highlighted that \$6,000 of parents' money went to the general fund instead of being used for kids.
- *Asked: "Why are we changing the precedent to keep money in the program?"
- *Recommended tracking fundraising money separately and keeping it within the program.

Note Ms. Fecteau explained that historically some funds were rolled into the general fund, but they are now separating fundraising money. She confirmed leftover funds from last year (approx. \$500) can be tracked separately.

14-5. Garrett Hickey of 8 Sunset

Note Mr. Hickey highlighted some of the following:

- *Historically, children had to pass seven levels of swim lessons to work in the Club; currently, this is not required.
- *His recommendation is to reinstate a requirement for Club participants to complete six swim levels to ensure safety and competence in the ocean.
Reducing lessons or making them optional risks a generation of kids unable to swim safely in open water.
- *He suggested that completion should be documented and certified, potentially including online winter lessons.
- *The Critters program and other Club activities should have clear calendars and schedules for participants.
- *Starting the program at 8:30 a.m. and running 3–3.5 hours is too long for young children and counselors; timing adjustments are recommended.
- *He proposes a survey to gather input on swim lessons and program structure from participants and parents.

14-6. Julia (Last name & address unknown)

Note Julia emphasized the need for a parent advisory or PTO-type group to ensure Board representation for families and raised concerns about program scheduling conflicts. Questions were also asked about whether the Rec Program has a separate budget and how delinquent dues are handled; the Board clarified that unpaid dues trigger monthly letters with escalating interest.

Mr. Hickey again highlighted the importance of multiple days of swim instruction for children, warning that reducing lessons would leave kids unprepared for the ocean and suggested offering additional lessons as an optional paid program for families seeking more instruction.

14-7. Via the chat, Peter Meggers

Note Mr. Meggers recognized the sudden and unfortunate passing of longtime Black Point resident, Jay Arcata.

14-8. Wendy Bourget of 1 Osprey

Note Ms. Bourget asked for clarification about tax liens which Ms. Hayes provided. Ms. Bourget also detailed her past experience with Club and various swimming programs and echoed the sentiments of the members who recommended that swimming lessons not be reduced.

14-9. Bob Trocki of 27 Sea Crest Ave

Note Mr. Trocki explained that fundraising for the Rec program has historically been rolled into excess funds, and tracking these funds is important. Last year's excess totaled about \$6,000. He clarified that no prior Board formally approved keeping excess funds separate, so the current Board follows the bylaws by putting them into the general fund.

He noted that donations like \$4,000 from Women's Club events for the multi-use courts are separate from the Rec program. Historic surpluses vary year to year, and \$14,000 in annual overhead (including liability insurance for children in the program) is legitimately covered by the Association.

Note There was no further Public Comment.

15. Chair's Closing Remarks

Note Mr. Schepker wrapped up the meeting by reviewing upcoming Board meeting dates, outlining ways for members to stay informed, and thanking both the community and Board Members for their contributions. He wished everyone a safe and happy holiday season.

16. Adjournment

Note The October 23rd, 2025, Regular Meeting of the BPBCA BOG adjourned at 7:30 p.m.

Note Respectfully Submitted,
Brooke Stevens, Recording Secretary

Task Summary

New Tasks

Task ☐ The Board agreed that the issue should be revisited before the next spring season, with the expectation that cameras and signage may help deter misuse.