

Agenda for BPBCA BOG January 29th, 2026, Regular Hybrid Meeting - 01/29/26

Date and time: 01/29/26 6:00 PM to: 01/29/26 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, Al Capozza, Treasurer, Jim Moffett, Association Manager, Colleen Hayes, Tax Collector, Will Fountain, Emeritus

Location: BP Clubhouse, 6 Sunset Avenue, Niantic, CT, 06357 & Via Zoom

Topics

1. Call Meeting to Order, Establish Quorum

2. Zoom Info & Link

Note Zoom Link to follow

3. Additions to Agenda

4. Meeting Minutes

4-1. October 23rd, 2025, Meeting Minutes

Note see attached minutes.

 [Minutes of BPBCA BOG October 23rd 2025 Regular Hybrid Meeting 10 23 25.pdf](#)

5. Chair's Opening Remarks

6. Public Comments & Correspondence

Note see attached email.

 [Villeco_email_exchange_1.pdf](#)

Note see attached email.

 [Villeco_email_exchange.pdf](#)

Note see attached email.

 [Tim_Shea_Schepker_email_exchange.pdf](#)

Note see attached email.

 [Branse_Costa_email_exchange.pdf](#)

Note see attached email.

 [Kelly_Hynes_Schepker_email_exchange.pdf](#)

Note see attached email.

 [Danielle_Costa_Schepker_email_exchange.pdf](#)

Note see attached email.

 [Schneider response to holiday email.pdf](#)

Note see attached email.

 [Etienne response to holiday email.pdf](#)

7. Conflict of Interest Policy Statement Discussion (C. Chapin)

Note see attachment.

 [Conflict of Interest Policy - Draft - 2026-01-29.pdf](#)

8. Coastal Projects Update – Railings, Blue Heron/White Cap Ramp Repairs (B. Bayne, P. Baril, D. Weiss)

9. Estuary Gateway Initiative Update (B. Bayne, P. Baril, M. Parulis, D. Weiss)

10. A-2 Survey Required for EGI Project (Estimate attachment)/Board Vote (B. Bayne, P. Baril, D. Weiss)

Note see attachment.

 [SURVEYOR CONTRACTOR EVALUATION for BOG.docx](#)

11. Coastal Consulting – Repair Assessment Report of Select Eastern Waterfront Concrete (Structural) Assets (Attachment) (B. Bayne, P. Baril, M. Parulis, D. Weiss)

Note see attachment.

 [1-8-26 BPBCA Assessment Part 1.pdf](#)

Note see attachment.

 [1-8-26 BPBCA Assessment Part 2.pdf](#)

Note see attachment.

 [1-8-26 BPBCA Assessment Part 3.pdf](#)

12. Clubhouse Doors, Paddleboard and Kayak Rack Repairs Update (J. Schepker)

13. Endowment Fund Update (B. Bayne)

14. Summer Rec Program Update (K. Fecteau)

15. Traffic Study Update (J. Schepker, D. Weiss)

16. “Black Point Boundary Expansion” Update/Discussion (Attachment) (B. Bayne, C. Chapin)

Note see attachment.

 [Expanding Association Boundaries - For Discussion.pdf](#)

17. Connecticut Mandatory Retirement Savings Program (MyCTSavings) Discussion (J. Schepker, A. Capozza)

18. D&O Insurance Coverage Renewal (J. Schepker, A. Capozza)

19. Reports:

19-1. Beach Association Manager) (J. Moffett)

Note see attachment.

 [January 2026 Managers Report.pdf](#)

Note see attachment.

 [December 2025 Managers Report.pdf](#)

Note see attachment.

 [November 2025 Managers Report.pdf](#)

19-2. Tax Collector (C. Hayes)

Note see attachment.

 [Tax_Collector_January_2026.pdf](#)

Note see attachment.

 [tax_collector_report.pdf](#)

Note see attachment.

 [November_11_2025_Tax_Collector_report.pdf](#)

20. Treasurer (A. Capozza)

Note see attachment.

 [R-D_12-31-25_to_1-27-26.pdf](#)

Note see attachment.

 [Black_Point-Budget_vs_Actual_-thru_1-27-2026_YTD-Balance_Sheet.pdf](#)

Note see attachment.

 [Black_Point-Budget_vs_Actual_-thru_1-27-2026_YTD-LT_Capl_Fund.pdf](#)

Note see attachment.

 [Black_Point-Budget_vs_Actual_-thru_1-27-2026_YTD-Rec_Progm.pdf](#)

Note see attachment.

 [Black_Point-Budget_vs_Actual_-thru_1-27-2026_YTD.pdf](#)

Note see attachment.

 [Black_Point_Beach_Club_Association_2025_Compiled_Financial_Statements.pdf](#)

Note see attachment.

 [November_2025_Treasurer_report.pdf](#)

Note see attachment.

 [r_d_10-22_to_11-28-25.pdf](#)

Note see attachment.

 [Black Point-Budget vs Actual -thru 11-28-25 YTD-Balance Sheet.pdf](#)

Note see attachment.

 [Black Point-Budget vs Actual -thru 11-28-25 YTD-LT Capital Fund.pdf](#)

Note see attachment.

 [Black Point-Budget vs Actual -thru 11-28-25 YTD-Rec Prog.pdf](#)

Note see attachment.

 [Black Point-Budget vs Actual -thru 11-28-25 YTD-Operations2.pdf](#)

Note see attachment.

 [r-d -11-29 to 12-30-25.pdf](#)

Note see attachment.

 [Black Point-Budget vs Actual -thru 12-30-25 YTD-Balance Sheet.pdf](#)

Note see attachment.

 [Black Point-Budget vs Actual -thru 12-30-25 YTD-LT Capital Fund.pdf](#)

Note see attachment.

 [Black Point-Budget vs Actual -thru 12-30-25 YTD-Rec Program.pdf](#)

Note see attachment.

 [Black Point-Budget vs Actual -thru 12-30-25 YTD-Operations.pdf](#)

20-1. Zoning/ZBA (D. Weiss)

Note see attachment.

 [January 2026 Zoning Report Update.docx](#)

Note see attachment.

 [January 2026 - ZEO Update.docx](#)

Note see attachment.

 [BPBCA Guide to Property Maintenance \(1\).docx](#)

20-2. Men's Club (R. Diachenko)

20-3. Women's Club (H. Maguire)

20-4. Wrecking Crew (et al)

21. Further Public Comments

22. Chair's Closing Remarks

23. Adjournment

Note Respectfully Submitted,
Brooke Stevens, Recording Secretary

Tasks from previous meeting(s)

Tasks from previous meeting(s)

Previous meeting: BPBCA BOG October 23rd, 2025, Regular Hybrid Meeting - 10/23/25

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

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.