

Agenda for BPBCA BOG February 26th, 2026, Regular Hybrid Meeting - 02/26/26

Date and time: 02/26/26 6:00 PM to: 02/26/26 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, David Weiss, BOG Member, Kelly Fecteau, BOG Member, Al Capozza, Treasurer, Jim Moffett, Association Manager, Colleen Hayes, Tax Collector

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

Topics

1. Call Meeting to Order, Establish Quorum, & Opening Remarks

2. Zoom Info & Link

Note <https://us02web.zoom.us/j/87525526560?pwd=5lbGoRFxCpLGbj90RlaVAnt1NmxEmT.1>

Note Meeting ID: 875 2552 6560

Passcode: 339859

Phone Only: +3052241968

One tap mobile

+13052241968,,87525526560#,,,,*339859# US

Note <https://us02web.zoom.us/j/87525526560?pwd=5lbGoRFxCpLGbj90RlaVAnt1NmxEmT.1>

3. Additions to Agenda

4. Meeting Minutes

4-1. Regular Meeting Minutes of January 26th, 2026

Note see attached minutes.

 [Minutes of BPBCA BOG January 29th 2026 Regular Hybrid Meeting 01 29 26.pdf](#)

4-2. Special Meeting Minutes of February 16th, 2026

Note see attached minutes.

 [Minutes of BPBCA BOG Hybrid Special Meeting 02 16 26.pdf](#)

5. Chair's Opening Remarks

6. Public Comments & Correspondence

Note see attachment.

 [Privitera Email exchange.pdf](#)

7. Discussion of Coastal Consulting/Sound Engineering Associates Repair Assessment Report (Waterfront Task Force)

Note see attachment #1

 [BPBCA - Consultant SEA report - initial suggested edits questions - final.pdf](#)

Note see attachment #2

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

Note see attachment #3

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

Note see attachment #4

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

8. New Bylaw for Consideration and Comment – Conflict of Interest (C. Chapin)

Note see attachment.

 [Conflict of Interest By Law - For Consideration - 2026-02-26.pdf](#)

9. Black Point Boundary Expansion Update (B. Bayne, C. Chapin, D. Reis)

10. Guide to Property Maintenance Document Discussion (C. Chapin, D. Weiss)

Note see attachment.

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

11. Budget Calendar for FY 2026/27 Review (A. Capozza)

Note see attachment.

 [BP Budget Calendar-2026-2027.docx](#)

12. Summer Rec Program Update (K. Fecteau)

13. Reports

13-1. Beach Association Manager (J. Moffett)

Note see attachment.

 [Feb 2026 Managers Report.pdf](#)

13-2. Tax Collector (C. Hayes)

Note see attachment.

 [Tax Collector Feb Report.pdf](#)

13-3. Treasurer (A. Capozza)

Note see attachment #1

 [Black Point-Budget vs Actual -thru 2-24-2026 YTD-Operations.pdf](#)

Note see attachment #2

 [Black Point-Budget vs Actual -thru 2-24-2026 YTD-Rec Prog.pdf](#)

Note see attachment #3

 [Black Point-Budget vs Actual -thru 2-24-2026 YTD-LT Capital Fund.pdf](#)

Note see attachment #4

 [Black Point-Budget vs Actual -thru 2-24-2026 YTD-Balance Sheet.pdf](#)

Note see attachment #5

 [R_D -1-28-26 to 2-24-26.pdf](#)

13-4. Zoning/ZBA (D. Weiss)

Note see attachment.

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

13-5. Men's Club (R. Diachenko)

13-6. Women's Club (H. Maguire)

13-7. Wrecking Crew (et al)

14. Further Public Comments

15. Chair's Closing Remarks

16. Adjournment

Tasks from previous meeting(s)

Tasks from previous meeting(s)

Previous meeting: BPBCA BOG January 29th, 2026, Regular Hybrid Meeting - 01/29/26

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.