

Minutes of BPBCA BOG January 29th, 2026, Regular Hybrid Meeting - 01/29/26

Date and time: 01/29/26 6:00 PM to: 01/29/26 8:23 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, David Weiss, BOG Member, Al Capozza, Treasurer, Jim Moffett, Association Manager, Matt Reichelt, Recreation Programmer Director, Absent:, Kelly Fecteau, BOG Member

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

Topics

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

Note Chair Schepker called the Meeting to order at 6:02 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.

Note Mr. Schepker emphasized that despite the harsh winter weather, community engagement has remained strong. With approximately 580 properties and now more than half occupied year-round, the association continues to function as an active off-season residential community. This growth in year-round presence has contributed to consistent volunteer participation and community programming.

Note Appreciation was reiterated for the many residents who organized and supported winter social and recreational activities, helping maintain community connection and morale during the colder months:

Bill O'Connor now a now full-time resident, was recognized for assisting with multiple community efforts, including support for Clubhouse programming and beach-related initiatives.

Thanks were extended to book club organizers Lil Diachenko, Jan Guenther and Nancy Erman, whose leadership continues to foster social engagement and year-round participation through reading groups.

Mary Louise Williams was commended for coordinating the annual cold-water plunge event, which drew enthusiastic participation.

Volunteers were acknowledged for installing and maintaining Christmas trees and seasonal decorations throughout the community and along access areas, enhancing the neighborhood atmosphere during the holidays.

A special thank you was extended to Jim Moffett who stepped in and worked tirelessly on snow removal when our contractor was unexpectedly unavailable.

2. Zoom Info & Link

Note <https://us02web.zoom.us/j/9460236028?pwd=MFduSCtuMDc4OXdlb1ZrZ1JOem5vQT09&omn=87113637843>

3. Additions to Agenda

Note There were none.

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](#)

Note Mr. Reis offered some of the following corrections:

A correction was made to clearly document that the \$6,100 surplus remains designated for Recreation Program expenses through June 30, 2026, consistent with the Board's earlier decision. This clarification ensures the financial intent and timeline are properly recorded.

Additional adjustments were made to ensure Larry Connor's comments were properly positioned within the Minutes.

Note Mr. Capozza said page 10, 1st paragraph, should read "Final payment for the Asphalt Court restoration" and not "Final payment for the Ashford Court restoration."

Note Mr. Bayne said item 7, page 4, last bullet point reads "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" should read "Christina outlined the permitting process, which requires review by both the Connecticut Department of Energy and Environmental Protection (DEEP) the U.S. Army Corps of Engineers, along with the East Lyme Harbor Management and the Town of East Lyme."

Note Ms. Chapin noted that page 1, item #3 should read "White Cap" not "White Gap."

Note Minutes as corrected:

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

Decision MOTION (1)

Mr. Reis moved to approve the Meeting Minutes of October 23rd, 2025, as amended.

Mr. Baril seconded the motion.

Motion carried, 6-0-0.

5. 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](#)

5-1. Alice Baril of 17 Sea View

Note Ms. Baril commented on the great job Mr. Moffett did keeping up with the snow. She also thanked Marcy Brody for putting together the wonderful hip hop dance program.

5-2. Joan Hayes of 51 Whitecap

Note Ms. Hayes expressed strong support for the long overdue estuary/kayak access project and noted its thanks to the initiative of Larry Connors and his group. She emphasized the benefits for the broader community which go well beyond kayaking, encouraged the budget allocation to complete the project, and thanked the Waterfront Committee for their efforts.

Ms. Hayes also offered her thanks to Mr. Bayne and said she's hopeful that everyone here will be around to see this project become a reality.

5-3. Tim Shea of 9 Saltaire

Note Mr. Shea shared his experience with permitting requirements related to fences and accessory structures. Speaking as both a contractor and building inspector, he questioned whether current interpretations align with broader standards where certain structures are typically exempt.

He described delays encountered when obtaining a permit for a small fence installation and characterized the process as overly burdensome. He requested that the Board consider opportunities to streamline procedures for residents while maintaining appropriate oversight.

Note Mr. Schepker mentioned his ongoing communication with zoning officials and Mr. Shea said in-person meeting requirements create logistical challenges and asked that the discussion remain open until he can participate directly.

5-4. Kim Craven of 46 East Shore

Note Ms. Craven offered appreciation to the Board for installation of the Sea View and Sea Breeze railing, noting it as a positive improvement for safety and accessibility. She also asked about a community survey that had been distributed to a limited group of residents, reportedly those with children, and inquired why it had not been sent to the broader community.

Note Mr. Schepker explained that the Board's Recreation Liaison was unable to attend the meeting but that a participant involved with the survey effort would provide an update later in the agenda.

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

Note see attachment.

 [Conflict_of_Interest_Policy_-_Draft_-_2026-01-29.pdf](#)

Note Ms. Chapin introduced a draft conflict of interest policy for Board review. She explained that creating the document was prompted in part by a recent insurance renewal, which asked whether the Association has a formal conflict of interest policy in place. She noted that having this type of policy is a standard governance practice and supports the Association's ongoing efforts to strengthen its organizational processes.

Note Ms. Chapin added that the draft was intentionally kept short and straightforward. It was based on commonly used policy language but adapted to fit the Association. The goal is to clearly outline expectations while avoiding overly complex legal wording. She emphasized that the policy was being presented for discussion only, and no vote would take place this evening.

Note She explained that the purpose of the policy is to address both real conflicts and situations that could appear to influence decision-making. She said that when close family relationships are involved, there may be a perception of financial benefit or bias, even if none actually exists. In those cases, disclosing the relationship and recusing oneself from the discussion or vote helps maintain transparency and trust. She added that, in a small community, good judgment and openness are especially important to avoid even the appearance of favoritism.

Note It was asked what the next procedural steps would be, particularly whether adopting a conflict-of-interest policy would require changes to the Association's Master Plan and what that process would look like.

Note Ms. Chapin invited broader discussion before deciding on next steps. She then outlined several key considerations for the Board:

*The Master Plan includes guiding principles such as financial sustainability, asset protection, waterfront stewardship, and good governance.

*A conflict-of-interest policy clearly supports the good governance goal.

*The Master Plan is meant to guide direction rather than function as an operational rulebook.

Note The Board briefly discussed whether a conflict-of-interest policy should instead be incorporated into the Association's Bylaws. Doing so would make it a formal, enforceable requirement, but would also require a more involved amendment process. Ms. Chapin emphasized that this decision depends on how strongly the Board feels about formalizing the policy versus maintaining it as a signed commitment document.

Note Mr. Bayne expressed support for eventually adopting the conflict-of-interest policy as a Bylaw. He noted that formalizing the policy would clearly define expectations and is common practice for organizations, particularly because insurance providers often look for documented governance policies. He added that a broader package of governance policies could be developed in the future if deemed necessary, but he suggests starting with this focused policy, refining it as needed, and then moving it into the Bylaws once the language is settled.

Note Mr. Reis agreed with the general direction and said he likes the idea about a possible future code of conduct. He suggested that over time the Association could build a broader governance framework, with new Board Members formally acknowledging these standards when they join. He described this as a gradual process that begins with the conflict-of-interest policy and expands as appropriate.

Note Ms. Chapin noted the importance of allowing time for both Board and public input before formal adoption. Based on the Board's discussion, the working assumption is that the conflict-of-interest policy would ultimately be incorporated into the Bylaws. As a next step, she will revise the draft to include additional language including a formal acknowledgment or pledge component and submit the document to Association Counsel for review.

Note The updated draft will then be distributed and discussed again at the February meeting, allowing Board Members time to review and provide feedback. If consensus is reached, the policy could be scheduled for a formal vote at the March meeting. This timeline provides an opportunity for thoughtful consideration and public awareness before adoption.

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

Note An update on the coastal repair projects being managed by the Waterfront Task Force was provided. This update focused on recently completed or in-progress repairs, not the larger long-term recommendations expected from the coastal engineering consultants.

Note Mr. Bayne reported the following:

*Rampway repairs have been finished.

*White Cap repairs are complete.

*New steps have been installed around the Main Beach area to improve access.

*Seawall railing repairs are underway. Two railing sections need to be welded and reattached to the concrete base.

*The team is coordinating with the East Lyme Public Works Director to schedule the welding work. Weather conditions may affect timing, but the repairs remain part of the approved budget and planned maintenance.

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

Note Mr. Bayne provide the following update:

*The project team met with DEEP to review initial drawings and specifications. Overall, DEEP supports the general concept and the educational orientation of the project.

* DEEP expressed concerns regarding a proposed large platform, they prefer smaller dimensions consistent with the original 15-year-old permit. (10X10 vs. the larger proposed dimensions).

*The team had a discussion with the consultant about justifying the platform size by emphasizing its use as an ADA-compliant facility for community members who need assistance or a place to sit.

*The inclusion of an educational component was well received by DEEP.

Note Mr. Bayne noted that an A2 survey of the Association-owned parcel is a mandatory preliminary step for the DEEP permit application for the Old Black Point Road section.

9. 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](#)

Note Mr. Baril and the rest of the Board discussed how five contractors were contacted; three showed interest, and two submitted formal proposals (Bernardo and Pfanner Associates). The subcommittee unanimously recommended "Surveyor A" with a bid of \$3,500. This cost includes materials, pins, and Mylar maps.

Note Because the survey is a long-term asset exceeding \$1,000, it is classified as a capital budget item. It was noted that the current year's capital budget is already fully allocated, meaning this expenditure will result in a budget variance unless funds are reallocated from another area.

Note The Board reviewed the current capital budget. Of the \$8,000 allotted for current year capital asset purchases, \$5,000 has already been spent, leaving a \$3,000 balance.

Note Ms. Chapin remarked that the Board has been very, effective at spending capital money thus far. She cautioned that the survey's \$3,500 cost would leave the capital allotment nearly depleted, and that the Board must be smart about managing and careful with expenditures for the remainder of the fiscal year.

Note The Board discussed how the survey is a critical asset.

Decision MOTION (2)

Mr. Reis moved to approve the request for \$3,500 in funding necessary to complete an A2 survey by the recommended surveyor, "Surveyor A," as identified in the proposal materials previously distributed to the Board.

Mr. Weiss seconded the motion.

Motion carried, 6-0-0.

10. 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](#)

Note Mr. Schepker asked about the comprehensive proposal from Sound Engineering Associates (SCA) and Coastline Consulting regarding several Eastern Shore asset repairs.

Note Mr. Baril said due to the complexity and high cost of the proposed repairs, he will submit technical questions directly to the engineers (Tim DiBartolo and Christine Faulkner), so they can refine the report ahead of the next session.

Note Ms. Chapin advocated for a Special Meeting dedicated exclusively to the assessment. She argued that the engineers should be present to facilitate a deep dive into the data and costs, ensuring the Board and the community have the undivided attention required for such a huge and super important initiative.

Note Mr. Schepker designated the February meeting as the primary vehicle for this review. To achieve the same level of focus as a special meeting, he committed to a lean agenda, removing non-essential items to transform the session into a dedicated workshop. This format will prioritize the SCA data as the top item of business, which will allow for the open community dialogue.

Note Mr. Baril suggested a phased approach to repairs based on urgency, to avoid overwhelming the community with the proposal details. He highlighted the critical condition of the Nehantic gateway platform and suggested immediate repairs to ensure safety before the upcoming season. Mr. Bayne agreed, noting the need for practical solutions and the importance of isolating urgent repairs from longer-term projects.

Note Mr. Bayne mentioned the Connecticut Port Authority's grant program and the need to draft applications. He emphasized the proposal's importance for funding the repairs. The goal is to draft two applications by February, requiring collaboration and timely input from the team.

Note The Board discussed formulating a prioritized list of repair phases from the Waterfront Task Force, including rough timeframes for completion. This will assist in managing community expectations and planning.

Note Ms. Chapin remarked on how far the team has come in addressing the project needs, noting the collaborative efforts that have led to significant advancements. She emphasized that they are almost ready to execute the next steps, highlighting the importance of maintaining momentum and continuing to engage with the community for transparency and support.

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

Note Mr. Schepker shared that repairs of the paddleboard racks are planned for next spring. Mr. Connors has volunteered to handle the work with assistance from a few others. The former Clubhouse doors were not weatherproof and did not meet ADA requirements. After delays caused primarily by manufacturing and material shortages, two new sets of double doors were completed as of yesterday. Mr. Schepker expressed appreciation to Mr. Connors, Skip Guzy, Mr. Moffett, and Mike Johnson for overseeing the project and ensuring its successful completion.

12. Endowment Fund Update (B. Bayne)

Note Mr. Bayne reported on progress regarding the endowment fund project. They are preparing two government documents: one between the organization and the Hartford Foundation, and another for the endowment itself. The documents are slated for review by a not-for-profit Board to ensure compliance. The goal is to present these documents for BOG Board approval in the upcoming meetings, setting the stage for operational execution by May.

Note Mr. Schepker expressed gratitude for the dedication shown by a dozen members who have invested significant time in discussions and planning for the endowment fund. He noted that Mr. Bayne has been instrumental in leading these efforts, coordinating long conference calls with multiple participants.

13. Summer Rec Program Update (K. Fecteau)

Note Because Kelly Fecto was unable to attend, Mr. Schepker and Mr. Reichelt, the Rec Program Director, provided the Rec Program update:

*On January 24th, the Rec Program sent a survey to 87 families who participated in 2025.

*The survey asks for feedback on program improvements, including swim lessons, tennis lessons, extended club hours, and scheduling preferences.

*Responses are due by February 4th.

*After reviewing results, Ms. Fecteau and Mr. Reichelt will compile recommendations for the February 2026 meeting, with plans to communicate updates to families in May.

Note *The program currently shows a \$6,100 surplus.

*Mr. Reichelt may use some of this for pre-program purchases if needed.

*They're recommending adding two new counselors for the upcoming season.

*These positions will cost approximately \$4,000, reducing the available surplus significantly.

*The Rec Program may need an expanded budget next year to support the additional staffing.

*Mr. Reichelt emphasized that adding two counselors is important for program safety and supervision, making the investment worthwhile.

Note *Kate Hopkins and Alex Lowell have given informal confirmation that they will return as co-program directors.

*With the two new counselor positions, staffing will expand to cover age groups 9–10 and 11–12, with some volunteers transitioning into hybrid roles as older counselors move up.

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

Note Mr. Weiss addressed the ongoing traffic study initiative, explaining that there has been a notable drop in the number of small firms that perform this type of work, making it increasingly difficult to find companies willing to take on a project of this size. Larger firms have begun to dominate the field, and many are uninterested in such a small project.

Note Jim Fox and Jim Ventres are currently searching for qualified companies to conduct the necessary traffic study. Their initial outreach included four companies, with two smaller firms being approached for quotes. One declined, while they are awaiting a response from another.

Note Ms. Chapin inquired about the scope of work for the project and whether an RFP could be shared. Mr. Fox, who was in attendance, highlighted the complexity of conducting a traffic study in a small area, noting that traffic engineers often avoid one-way roads due to speed concerns.

Note There was a consensus that clarity on the RFP would be beneficial, especially concerning the specific questions and topics to be addressed. Mr. Schepker emphasized the need for clarity regarding what Mr. Ventres and Mr. Fox are asking the agencies.

Note Mr. Fox shared that they cast a wide net to see which firms might even be interested in taking on the traffic study. Larger firms tend to dominate this kind of work, so they focused first on smaller companies. They reached out to five, met with four of them on-site, and the general feedback was that the project was simply too small to be worthwhile.

Two firms came back with follow-up questions, one has already submitted a proposal, and they're still waiting on two more responses. At this stage, they're really just trying to figure out who's willing to participate and get a rough sense of potential costs, before finalizing a scope of work.

Note Mr. Reis asked whether this study was triggered by the resident who questioned the corner of Billow and East Shore. There was acknowledgment that the community has articulated clear goals for traffic safety, and it was suggested that spending money on a study should be weighed against the larger traffic issues being faced. Mr. Reis added that if the outcome is simply moving toward one-way streets, he's not convinced the study is worth the cost.

Note Mr. Schepker and Mr. Bayne pointed out that concerns about traffic, including the speed of golf carts and scooters, have been ongoing. The community has historically sought to address these issues, with discussions about potentially implementing one-way streets to slow down traffic.

Note Ms. Chapin mentioned that Black Point is not the local traffic authority, and decisions ultimately rest with the town of East Lyme. The implications of changing traffic patterns could affect Public Safety services such as fire engines and snowplows. She asked whether there might be an opportunity to partner with the town, since they're already bringing in engineering services for other projects. She wondered if the Board could potentially piggyback on that work to gain some economies of scale, assuming the town would even be open to taking on the kinds of changes this study might recommend.

Note Mr. Fox noted that the traffic study was something the community had asked for, as evidenced in the Master Plan. He agreed that the concerns raised so far were valid and emphasized that traffic safety is a sensitive issue in Black Point, and that simply saying our roads aren't safe isn't the right starting point. A professional study could help clarify the real issues and guide both the Board and the town toward meaningful solutions.

Mr. Fox added that one-way streets are a complicated topic with wide-ranging impacts. His suggestion was for the Board- either as a whole or through a dedicated committee- to engage directly with the town to understand their position before moving forward, so the Board doesn't invest time and money only to have the town reject the recommendations.

Note Mr. Fox emphasized the importance of getting clear answers, so residents know their concerns are being taken seriously. This issue has become more visible and that it's important for members to see that they're actively working on it rather than assuming the town will simply handle it.

Note Mr. Schepker said they can continue this discussion once more information and additional contractor feedback is received in February.

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

Note see attachment.

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

Note Ms. Chapin shared her screen to explain the background. She reminded everyone that questions about expanding Black Point’s boundaries have surfaced several times over the years. Black Point is a special taxing district with boundaries defined in its Charter. Any expansion would require following a state-mandated statutory process, and expansion is limited only to properties that are contiguous-physically touching the existing district.

Note She pointed out that a few nearby properties, particularly at the south end and along West Lane including the well-known farmhouse at Sea Spray and Sunrise naturally feel connected to the community and historically were part of the original farms that formed Black Point. Those parcels were never included simply because their owners at the time chose not to sell.

Note The question now before the community is whether it makes sense to consider a very limited boundary expansion. The first step would be gauging interest both from current residents and from the contiguous property owners who might want to join. In exchange for paying annual district taxes, those owners would gain access to Black Point amenities such as the beach and Clubhouse, while the Association would benefit from a modestly expanded tax base.

Note Ms. Chapin stressed that the Board should not approach potential new members until it has a sense of whether the community supports exploring the idea. Past reactions have been mixed, and clarity about the narrow legal limits of expansion may help inform the discussion. Public comment at future meetings, along with online feedback, would help guide next steps.

Note Mr. Bayne added that this type of limited expansion could be seen as a natural evolution for the community, potentially increasing both membership and property value.

Note Mr. Reis said when he reviewed the map of properties that might be added to the Association, he wasn’t sure how “contiguous” was being defined. To him, contiguous implied that a property should be reachable by roads within the existing Association boundaries. He noted that while some properties on Black Point Road technically touch the district, they are only accessible from Old Black Point Road, not from within the Association itself.

Note Ms. Chapin replied that his interpretation of “contiguous” was strictly geographic—any property physically touching the district boundary. Under that definition, a few northern parcels would qualify, including some without direct road access, as well as several that front Old Black Point Road. She acknowledged, however, that from a community-identity standpoint, it may make more sense to focus on a smaller subset of properties that naturally fit with Black Point, such as those near Bond Street, as well as a few farm-related lots that visually and functionally connect to the neighborhood.

Note Mr. Reis reiterated that the distinction between physically touching the boundary and being accessible from within the Association is meaningful, and that the Board may need to clarify which definition it intends to use. He added that when reviewing the map, he noticed three landlocked parcels near the farm that appear to have driveways off what he believed might be Cottage Lane, though the map did not label it clearly.

Note Ms. Chapin explained that those parcels have a unique history, including past legal disputes over easements and access. Because of that history and their physical connection to the neighborhood, Mr. Reis agreed they could be strong candidates for inclusion. Ms. Chapin emphasized that the first step is understanding how the broader community feels about any expansion and where residents believe the natural boundary lines should be drawn.

Note She clarified that this is not an all-or-nothing situation. The Association cannot force any property owner to join. Both the community and the outside property owners would need to agree. Expansion would require a Charter change, but participation would remain voluntary.

Note Mr. Reis wondered whether a Charter amendment could be written broadly which would allow the Association to expand its borders to contiguous properties accessible from internal roads without having to solicit property owners directly. He preferred a process where owners approach the Association, rather than the Association actively recruiting them.

Note Mr. Bayne recalled that the Board had previously consulted legal counsel on this question but could not remember the exact guidance. He noted that the Charter language might need to be specific enough to avoid repeated revisions every time a new property expresses interest.

Note Ms. Chapin said a fresh legal opinion would be necessary. She likes the idea of flexibility but noted that state statutes governing special taxing districts may require boundary changes to be done in larger, defined groups rather than one property at a time. She added that while the Board could identify a set of eligible properties and invite interest, it would not be ideal to pressure unwilling owners simply to meet a two-thirds threshold.

Note Mr. Schepker observed that if a large group of properties were eligible but only a few wanted to join, it would be unrealistic to expect a two-thirds approval rate. He suggested that the Board may need to consider requests individually rather than trying to move an entire block of properties at once.

Note Ms. Chapin agreed that the Board's next step is to gauge whether the community is even open to limited expansion. If so, the Board could then reach out to contiguous property owners to see who is genuinely interested. She emphasized that no decisions are being made now; the goal is simply to determine whether this is worth pursuing.

Note Mr. Bayne added that past discussions generated confusion and rumors, and it's important to be clear that any expansion would be limited to contiguous properties and not a broad opening of membership.

Note Ms. Chapin said her recommendation for the evening is to hear any public comments both from those in the room and those online, so the Board could gather initial reactions. The Board should then publicize the topic more broadly and invite voluntary written comments from residents. Her goal for the night was simply to take the temperature and then determine next steps.

Note Mr. Reis asked which Board Members had been working with the Association's legal counsel. He offered to join future calls, provided it would not create quorum issues. Mr. Schepker agreed and asked that Mr. Reis be included in any upcoming conversations with Counsel.

Note Mr. Baril observed that he likes the idea of the properties being accessible from our roadways.

16. Connecticut Mandatory Retirement Savings Program (MyCTSAVINGS) Discussion (J. Schepker, A. Capozza)

Note Mr. Capozza explained that this update was informational. He had been advised by the Association's payroll provider, Paylocity, that the state program applies to any employer with five or more employees and to employees earning more than \$5,000 annually. The program functions as an automatic-enrollment Roth IRA system administered by the state.

Note Mr. Capozza added that there is no cost to the Association. Employees are automatically enrolled unless they opt out, with a default 5% payroll deduction unless they choose a different amount. The state has already contacted eligible employees to ask whether they wished to participate.

Note In Black Point's case, all five eligible employees declined, meaning no deductions will be taken at this time. If an employee later chooses to participate, Mr. Capozza would simply update the payroll system to reflect their election.

Note It was clarified for the record that the eligible employees include the Secretary, Treasurer, Association Manager, Zoning Officer, and the Tax Collector. Mr. Capozza noted that employees must be at least 19 years old.

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

Note Mr. Schepker provided an update on the Association's insurance coverage. He explained that the annual Directors & Officers (D&O) policy provided by our current carrier was scheduled for a significant premium increase from its current cost of \$5,343 to a substantially higher amount. Because of that, he asked the insurance agent, Kathleen Laughlin, to obtain competitive quotes from additional carriers.

Note A new policy from Cincinnati Insurance Company, an A-rated carrier, was secured at a cost of \$2,993 per year, locked in for the next three years. This represents a \$7,000 savings over three years compared to the projected renewal cost and potentially more, assuming the previous carrier would have continued raising rates annually.

Note He thanked agent Kathleen Laughlin and Treasurer Al Capozza for their diligence, noting that their coordination and follow-through made the transition possible.

18. Reports:

18-1. 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](#)

Note Although these months are considered the off-season, the Clubhouse and grounds remained active with rentals, events, and ongoing maintenance.

Note Mr. Moffett reported steady rental inquiries via email, phone, and text, along with preparations for two private rentals and early bookings for 2026. He also noted a memorable personal highlight-officiating a wedding for a community member.

Note He summarized grounds and facilities work completed in November, including removing kayak and paddleboard racks for winter storage and clearing debris from the beaches. He added that safety improvements began with the removal of deteriorated railings along the Sea View walkway in preparation for the new installation.

Additional upgrades included new Clubhouse railings, safety railings at South Beach, and replacement of damaged railings at the Nehantic entrance. Thermal-insulated blinds were installed in the Clubhouse to improve energy efficiency.

Winter preparations included placing sand barrels at the beaches and storing boulders at the Billow Road property for future shoreline protection. A new security sign was added to the parking lot, and he thanked Danny Paciocco for the festive seasonal display on the grounds.

Note In December, he continued overseeing Clubhouse operations and holiday-season activities. Handyman work progressed on the new Clubhouse door project. Security enhancements included new signage and motion-activated lighting at the tennis and pickleball courts. Environmental coordination continued with East Lyme's "Giving Garden" for seaweed harvesting, and leaf and debris cleanup was completed on the Clubhouse grounds and clay courts. A downed tree was removed from the playground area.

Note In January, focus shifted to daily operations which include facility maintenance, mail collection, report preparation, and meeting setup. Heating systems were monitored during cold weather, and snow removal was coordinated during recent storms.

He also assisted the Men's Club with seasonal tasks such as storing wreaths, artificial trees, and decorations. Planning continued for the Friends of Black Point Appreciation Dinner on March 28, fully sponsored by the Men's Club.

The Clubhouse passed its annual fire inspection with no issues.

Note Mr. Moffett said the fall and winter months were productive, with steady attention to maintenance, safety, and coordination with contractors and volunteers. Preparations are underway for increased spring and summer activity.

Note He briefly discussed a preliminary schedule of events for summer.

18-2. 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](#)

- Note** Ms. Hayes was not in attendance, so Mr. Schepker shared the Tax Collector report on her behalf:
- *Ms. Hayes made phone calls to the six properties with outstanding taxes for the 2025–26 fiscal year.
 - *Three owners paid following her outreach. Two additional owners were contacted and given the opportunity to pay before liens were filed.
 - *Liens were filed on two properties whose owners did not respond.
 - * A third owner owes just over \$50, so no lien was filed.
 - *To date, the association has collected \$421,053 for FY 2025/26, with approximately \$2,000 still outstanding.
 - *For FY 2024–25, one property remains unpaid with a balance of \$460, and that owner has been sent a lien notice.

19. 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 Prog.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](#)

Note Mr. Capozza presented financials for the period July 1st through January 27th:

Operations-

*Revenues totaled \$439,700, representing 98% of the annual budget.

*This reflects an increase of approximately \$2,400 over the prior quarter, largely due to reductions in certain expenses.

*Based on current disbursements and projected spending through June 30th, he anticipates the fiscal year will end with a positive budget balance.

Note Recreation Program-

*No significant changes were reported, and the Program remains close to budget.

*The Rec Director has the opportunity to make some pre-purchases to reduce the year-end surplus, and the potential addition of upcoming counselors may add roughly \$4,000 in expenses.

*Overall, the Program is expected to finish the year tight but on target.

Note Long-Term Capital Fund-

*As of January 27th, the fund balance stands at \$438,000.

*Several CDs are approaching maturity, and he will review reinvestment options at an upcoming meeting.

Note Mr. Reis asked about a discrepancy on the balance sheet, noting that property tax receivables were listed as \$417, while the Tax Collector's report reflected a higher outstanding amount. Mr. Capozza clarified that the \$417 represents last year's receivables, while the remaining outstanding taxes reported by the Tax Collector pertain to the current fiscal year, which had not yet been reflected in the balance sheet.

19-1. 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](#)

Note Mr. Weiss reported that the Zoning Board has created a new Guide to Property Maintenance. The intention is to include this guide in the annual May mailing to all Black Point Beach Club members. He emphasized that the document is not a regulation, but a helpful reference to educate property owners about common zoning requirements and maintenance expectations.

Note Mr. Weiss noted that many residents are unaware of zoning rules until they begin a project, as illustrated earlier in the meeting with Mr. Shea's remarks during public comments. The guide is meant to help members understand key considerations before undertaking property changes. He added that the draft guide has been shared with Board Members and is posted online for public access.

Note Mr. Schepker added that the Zoning Enforcement Officer, Mr. Ventres, typically provides monthly updates, but he has been delayed recently due to medical issues. He is expected to resume regular reporting soon. He said he would share updated dates with Mr. Weiss and suggested the three of them meet once he returns to Connecticut.

Note Ms. Chapin raised a question about the new property-maintenance guide. She noted that while the document is intended to be a friendly, informational resource, some of the language-particularly a line stating that it is the "property owner's duty and responsibility to comply with these suggested standard measures" feels too forceful for something described as a guide. She expressed concern that wording like this could unintentionally create a sense of judgment among neighbors rather than support.

Note Mr. Schepker encouraged her to share specific edits directly with Mr. Weiss and the Zoning Board, noting that the document should use clear, constructive language that helps residents understand expectations without sounding punitive.

Note Mr. Weiss agreed and explained that he had already discussed similar concerns with Mr. Fox. He reiterated that the guide is not a regulation but a tool to help residents understand when zoning rules apply, especially since many people only learn about regulations when they begin a project and discover limitations they didn't expect. He emphasized that the Board's intent is educational, not corrective, and that the guide highlights common issues such as hedge heights and unregistered vehicles, which often catch residents by surprise.

Note He added that the conversation also raised a broader idea: creating a welcome packet for new property owners. Such a packet could consolidate essential information such as tax obligations, zoning basics, social programs, and other helpful reminders into one place. Several Board Members agreed that this could be a valuable resource for the community.

Note Mr. Schepker encouraged anyone with suggested edits to send them to Mr. Weiss and the Zoning Board for consideration.

19-2. Men's Club (R. Diachenko)

Note Mr. Diachenko thanked the Board for posting Men's Club updates on the website, noting that the online "Men's Club Chat" provides a helpful overview of recent activities, upcoming events, and volunteer acknowledgments. He emphasized that the Club's work depends on many volunteers and expressed appreciation for their ongoing support.

Note He reported that dues collection is underway for the year, with dues set at \$30. Anyone interested in joining should contact Dave Tweet.

Note He highlighted several upcoming events:

*Super Bowl Gathering – February 8th.

The Club is exploring options for viewing the game since the Association no longer has YouTube TV. If no alternative is found, the event may not be held.

*Setback Tournament – March 15th.

The Club is coordinating with the target group and hopes to host a small gathering before the tournament begins.

*Friends of Black Point Appreciation Dinner – March 28th.

Organized by Jim Moffett, this event will celebrate community volunteers.

*NCAA Basketball Finals – April 5th.

Both the women's and men's championship games are planned as viewing events, pending resolution of the TV-access issue.

Note Mr. Diachenko added that the Club is looking into acquiring a Bluetooth-enabled projector to allow events to stream content directly from phones when needed.

Note He thanked all who helped install the three Christmas trees and holiday lights at the Beach. One tree was lost to rough surf, but the display was well received and added seasonal charm to the community. He also expressed appreciation to Heather Maguire and Leslie Doherty for their work with their respective organizations.

19-3. Women's Club (H. Maguire)

Note Ms. Maguire thanked the Board for its work and noted how productive and positive the meeting had been. She expressed appreciation for the many volunteers and Board Members who help make Black Point the home that it is.

Note She reported that the Women's Club board has met and is currently developing its summer schedule, with plans to share more details at the February meeting.

Note Ms. Maguire also announced that the Women's Club is considering purchasing six high-top tables for the Clubhouse. These were popular during recent events and would add flexibility and variety to future gatherings. She noted that the goal is to have them in place before summer, ideally sooner.

Note Mr. Schepker reminded her to coordinate with the Association Manager to ensure adequate storage space for the new tables. Ms. Maguire agreed and said she would follow up.

Note Mr. Schepker acknowledged Ms. Maguire's additional contributions to the community, noting that she organizes the Black Point Golf Tournament each July, including securing donated items for the auction and raffle. He encouraged anyone with potential auction items to contact her.

19-4. Wrecking Crew (et al)

Note There was no report.

20. Further Public Comments

20-1. Elizabeth Moll of 29 Brightwater Road

Note Via the Chat Feature Ms. Moll expressed support for adding contiguous neighbors along Old Black Point Road to the Association. She noted that these properties are literally next-door neighbors to many current members and believes their inclusion would be beneficial to the community.

20-2. Wendy Honiss-Bourget of 1 Osprey Road

Note Ms. Honiss-Bourget said she strongly supports the idea of a welcome wagon for new residents. When she moved into her condo, she received a large packet from the town which was overwhelming in size, and felt that a personal, human welcome would have been far more meaningful. She volunteered to help with such an effort.

Note She emphasized the importance of reinforcing that non-members cannot use Association amenities such as the beach or tennis courts. As outreach occurs to properties outside the district, she urged the Board to be clear about this distinction.

Note She suggested that if new properties are allowed to join the Association, the Board should consider an initiation fee. Current members have contributed for years to the creation and maintenance of community assets, while new entrants would be benefiting from that long-term investment. She noted that at least one family had previously offered to pay such a fee and felt it was worth evaluating.

Note Ms. Honiss-Bourget thanked the Board for its work and dedication.

20-3. Rick Diachenko of 25 Sunrise Avenue

Note Mr. Diachenko added further comments regarding the potential inclusion of contiguous properties into the Black Point Beach Club Association. He thanked Ms. Chapin for providing historical context about why the farm properties were not originally incorporated into the district and expressed appreciation for the Board's thoughtful approach in evaluating which properties might reasonably be considered "contiguous."

Note He noted that both physical contiguity and access via Association roads are important factors when determining whether a property is a natural fit for inclusion. He also echoed earlier concerns about the properties north of Billow Road, explaining that the community does not yet know what future development might look like there. Because of that uncertainty, he felt it was wise for the Board to examine the issue carefully before making any decisions.

Note Mr. Diachenko said that if certain properties were brought into the Association, it could provide a clearer regulatory framework for those parcels which is something he views as potentially beneficial compared to leaving them under less predictable oversight.

20-4. Kim Craven of 46 East Shore Drive

Note Ms. Craven thanked the Board for the detailed discussion and said she found the information very helpful. She asked for clarification on the term "in perpetuity," asking that if a property joins the Association, will future owners remain members automatically. She wants to understand how that obligation carries forward through property transfers.

Note She then raised a practical question about Charter-change costs. If, for example, 11 properties opted in now, but additional owners wanted to join a year or two later, would the Association need to repeat the Charter-revision process and incur additional legal fees each time? If so, she wondered whether those later applicants could be asked to cover those costs, since the initial group would already have paid for the first round of legal work. She suggested that such a fee might even serve as an incentive for owners to join earlier.

Note Ms. Craven also shared her experience as someone who has lived in six different associations. She noted that Black Point was the first community where, during the purchase process, she did not receive any Charter documents, rules, regulations, or even a phone directory. She was not asked to sign anything acknowledging membership obligations. She suggested that the Association explore ways to ensure prospective buyers receive this information before closing, so they understand the rules, expectations, and amenities associated with ownership.

Note She thanked the Board for its time and efforts.

20-5. Larry Connors of 50 Indianola

Note Mr. Connors expressed his appreciation on behalf of the EGI team, thanking the Board for supporting the cost of the A2 survey and enabling the project to continue moving forward. He emphasized how important the Board's backing has been to the team's progress.

Note Mr. Schepker responded by confirming that the Board is proceeding with the next steps. The contract with the selected surveyor will be signed and mailed out tomorrow, along with the first payment. He noted that Mr. Capozza currently has the contract in hand and that it has already been signed and dated for the following day to align with the mailing schedule.

Note Mr. Bayne added one final comment regarding the grant applications currently in progress. He explained that the team had a lengthy call earlier in the day to finalize several required inputs. Because the applications are time-sensitive, he noted that the Board may need to convene very quickly-possibly on short notice to review and authorize submission.

20-6. Meg Parulis of 22 Billow

Note Ms. Parulis confirmed that any grant application that legally encumbers the Association must be formally authorized by a vote of the Board, as required for all governing actions of the district.

Note Mr. Bayne agreed and emphasized that timely Board action will be essential.

Note Ms. Parulis said the grant is due February 26th, and that the Board must pass a resolution no later than February 25th. She recommended that Mr. Schepker serve as the authorized signatory for the digital submission.

Note Mr. Schepker acknowledged the tight timeline and said the Board will work to schedule a special meeting. He asked Mr. Bayne, as part of the Waterford Task Force team, to coordinate communication and notify Board Members of the upcoming meeting details.

21. Chair's Closing Remarks

22. Adjournment

Decision MOTION (3)

Mr. Baril moved to adjourn the BPBCA BOG Meeting of January 29th, 2026, at 8:23 p.m.

Mr. Weiss seconded the motion.

Motion carried, 6-0-0.

Note Respectfully Submitted,
Brooke Stevens, Recording Secretary