

Agenda for BPBCA BOG March 26th, 2026, Regular Hybrid Meeting - 03/26/26

Date and time: 03/26/26 6:00 PM to: 03/26/26 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/82410685861?pwd=tLcRZ7wqaKyg17aCC6xiDG529a6i92.1>

Note Meeting ID: 824 1068 5861

Passcode: 029076

Phone only: 929-205-6099

One tap mobile

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Note <https://us02web.zoom.us/j/82410685861?pwd=tLcRZ7wqaKyg17aCC6xiDG529a6i92.1>

3. Additions to Agenda

4. Meeting Minutes

4-1. February 26th, 2026, Regular Meeting Minutes

Note see attachment.

 [Minutes of BPBCA BOG February 26th 2026 Regular Hybrid Meeting 02 26 26.pdf](#)

5. Chair's Opening Remarks

6. Public Comments

7. Discussion of Budget Proposals for Eastern Waterfront and Additional Lot Projects/Vote (Waterfront Task Force) (attachments)

8. Update on EGI Walkway Project (Waterfront Task Force) (attachment)

9. New Bylaw Discussion/Vote: Conflict of Interest Statement (C. Chapin)

Note see attachment.

 [Conflict of Interest By Law - For Approval Vote - 2026-03-26.pdf](#)

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

11. Revised Guide to Property Maintenance Discussion/Vote (D. Weiss) (attachment)

Note see attachment.

 [DRW Final Edits - BPBCA Guide to Property Maintenance \(1\).docx](#)

12. Summer Rec Program Update (K. Fecteau)

13. Endowment Fund Update (B. Bayne)

14. Data Center Update (K. Fecteau)

15. Annual Meeting: Remote Voting Update (C. Chapin)

16. ADA-Compliant Clubhouse Driveway Update (B. Bayne, C. Chapin)

17. Discussion of “Welcome Wagon” Subcommittee Creation (J. Schepker)

18. FY 2026/2027 Budget Review – Draft #1- A. Capozza)

Note see attachment.

 [Work Sheet for FY 2026-27 Budget Draft 1-OPERATIONS.pdf](#)

Note see attachment.

 [Work Sheet for FY 2026-27 Budget Draft 1-REC PROGRAM.pdf](#)

Note see attachment.

 [Work Sheet for FY 2026-27 Budget Draft 1-LT CAPITAL FUND.pdf](#)

Note see attachment.

 [Work Sheet for FY 2026-27 Budget Draft 1-EXHIBIT A.pdf](#)

19. Nomination of New Zoning Commission Member/Vote (D. Weiss)

20. Reports:

20-1. Beach Association Manager (J. Moffett)

Note see attachment.

 [Mar 2026 Managers Report.pdf](#)

Note see attachment.

 [Rev Tree Service Bids revised.pdf](#)

20-2. Tax Collector (C. Hayes)

20-3. Treasurer (A. Capozza)

Note see attachment.

 [Black Point-Budget vs Actual -thru 3-24-2026 YTD-Operations.pdf](#)

Note see attachment.

 [Black Point-Budget vs Actual -thru 3-24-2026 YTD-Rec Program.pdf](#)

Note see attachment.

 [Black Point-Budget vs Actual -thru 3-24-2026 YTD-LT Capital Fund.pdf](#)

Note see attachment.

 [Black Point-Budget vs Actual -thru 3-24-2026 YTD-Balance Sht.pdf](#)

Note see attachment.

 [r-d-2-5-26 to 3-24-26.pdf](#)

20-4. Zoning/ZBA (D. Weiss)

Note see attachment.

 [Friday March 20 2026 Zoning Board Meeting.docx](#)

Note see attachment.

 [ZBA Meeting - Thursday March 19 2026 - The Grouse's Appeal.docx](#)

20-5. Men's Club (R. Diachenko)

20-6. Women's Club (H. Maguire)

20-7. Wrecking Crew

21. Further Public Comments

22. Chair's Closing Remarks

23. Adjournment

Tasks from previous meeting(s)

Tasks from previous meeting(s)

Previous meeting: BPBCA BOG February 26th, 2026, Regular Hybrid Meeting - 02/26/26

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 asked the Consultants to include a cover letter with their final report, include a key plan with structures and deficiencies, monitoring and maintenance recommendations, and develop a 2–5-year capital plan with phased repair strategy.

Task Ms. Chapin requested that the email responses from DEEP and any related pre-application materials be shared with the Board for reference.

Task Board Members were asked to review the draft guide and provide feedback or suggested edits within two weeks.

Task Mr. Schepker also asked Mr. Moffett to coordinate with Larry Connors regarding the kayak and paddleboard rack installations, which are scheduled to begin during the first week of May, so that necessary rack repairs can be completed in advance.

Owned by Jim Moffett, Association Manager