

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

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**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

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## 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)

**Note** see attachment.

 [WTF Waterfront Assessment Review-Proposals Presentation 1\\_pdf\\_mode.pdf](#)

**Note** see attachment.

 [DEEP Pre-App Email.pdf](#)

Note see attachment.

 [Black Point Groin Pre-App Package part 1.pdf](#)

Note see attachment.

 [Black Point Groin Pre-App Package part 2.pdf](#)

Note see attachment.

 [Black Point Groin Pre-App Package part 3.pdf](#)

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

Note see attachment.

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

## **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)

Note see attachment.

 [Tax Collector report March.pdf](#)

### 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)

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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*