

Agenda for BPBCA BOG April 23rd, 2026, Regular Hybrid Meeting - 04/23/26

Date and time:	04/23/26 6:00 PM to: 04/23/26 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

2. Zoom Info. and Link for Regular Meeting

Note <https://us02web.zoom.us/j/89713154211?pwd=ScKCNVU7bl3qBvnczOiUhxa15TVqWP.1>

Note Meeting ID: 897 1315 4211

Passcode: 994632

Phone Only: 646-931-3860

One tap mobile

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Note <https://us02web.zoom.us/j/89713154211?pwd=ScKCNVU7bl3qBvnczOiUhxa15TVqWP.1>

3. Call Budget Meeting to Order & Establish Quorum

4. Additions to Agenda

5. Approval of Meeting Minutes

5-1. Regular Meeting Minutes of March 26th, 2026

Note see attached minutes.

[Minutes of BPBCA BOG March 26th 2026 Regular Hybrid Meeting 03 26 26.pdf](#)

5-2. Special Executive Session & Regular Budget Meeting Minutes of April 9th, 2026

Note see attachment.

[Minutes of BPBCA BOG April 9th 2026 Special Executive Session Regular Budget Hybrid Meeting 5 00 pm Executive Session 6 00 pm Regular Budget Meeting 6 00 pm.pdf](#)

6. Chair's Opening Remarks

7. Public Comments & Correspondence

Note see attachment.

[Johnson-Reis_email.pdf](#)

Note see attachment.

[Schneider_email.pdf](#)

Note see attachment.

[Girgenti_email.pdf](#)

Note see attachment.

[Etienne_email.pdf](#)

Note see attachment.

[Vara_email.pdf](#)

Note see attachment.

[Ogle_email_exchange.pdf](#)

Note see attachment.

[Hynes_email_exchange.pdf](#)

8. Revised Guide to Property Maintenance Document Review, vote (D. Weiss)

Note attachment forthcoming.

9. Update on Eastern Shoreline Projects (Waterfront Task Force)

Note see attachment.

[WTF Waterfront Assessment Review-SHIP Grant draft Presentation April 18 2026 \(1\) \(1\).pdf](#)

10. Update on EGI Project Waterfront Task Force

11. Resolution To Approve 50% Match of CPA/SHIPP Grant Funding, Subject to Annual Meeting Member Approval, vote (B. Bayne)

12. 2026/2027 Fiscal Year Budget Recommendation, vote (A. Capozza)

Note see attachment.

[Work Sheet for FY 2026-27 Budget Draft 3- 4-17-26R-REC PROGRAM.pdf](#)

Note see attachment.

[Work Sheet for FY 2026-27 Budget Draft 3- 4-17-26R-LT CAPITAL FUND.pdf](#)

Note see attachment.

[Work Sheet for FY 2026-27 Budget Draft 3- 4-17-26R-EXHIBIT A.pdf](#)

Note see attachment.

[Work Sheet for FY 2026-27 Budget Draft 3- 4-17-26R-OPERATIONS.pdf](#)

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

14. Summer Rec Program Update (K. Fecteau)

15. Endowment Fund Update (B. Bayne)

16. Remote Voting Update (C. Chapin)

17. Update on “Welcome Wagon” Subcommittee Creation (J. Schepker)

18. Reports

18-1. Association Manager

Note see attachment.

[April 2026 Association Managers Report.pdf](#)

18-2. Tax Collector

Note see attachment.

[TAX COLLECTOR REPORT 1-24-2026 for 2024-2025.xlsm](#)

Note see attachment.

[TAX COLLECTOR REPORT 4-20-2026 for 2025-2026.xlsm](#)

Note see attachment.

[Tax Collector report April.pdf](#)

19. Treasurer

Note see attachment.

[p 1 detail 3-25 to 4-21-26.pdf](#)

Note see attachment.

[Black Point-Budget vs Actual -thru 4-21-2026 YTD-BALANCE SHEET.pdf](#)

Note see attachment.

[Black Point-Budget vs Actual -thru 4-21-2026 YTD-LT CAPITAL FUND.pdf](#)

Note see attachment.

[Black Point-Budget vs Actual -thru 4-21-2026 YTD-REC PROGRAM.pdf](#)

Note see attachment.

[Black Point-Budget vs Actual -thru 4-21-2026 YTD-OPERATIONS2.pdf](#)

19-1. Zoning/ZBA

Note see attachment.

[April Zoning and ZEO Report 4 23 2026.docx](#)

19-2. Men’s Club

19-3. Women’s Club

19-4. Wrecking Crew

20. Further Public Comments

21. Chair’s Closing Remarks

22. Adjournment

Note Respectfully Submitted,
Brooke Stevens,
Recording Secretary

Tasks from previous meeting(s)

Tasks from previous meeting(s)

Previous meeting: BPBCA BOG April 9th, 2026, Special Executive Session & Regular Budget Hybrid Meeting (5:00 pm, Executive Session; 6:00 pm, Regular Budget Meeting) - 04/09/26

Open Tasks From Previous Meeting(s)

Task Mr. Schepker acknowledged the concern and said that whether the two piers can be made usable for the upcoming season is still uncertain. He asked the Waterfront Task Force to bring a clear recommendation to the Board by the April 9th meeting.

due 04/09/26

Task The Board agreed the neighbor should pay for their own tree. Mr. Moffett will speak with them.

Owned by Jim Moffett, Association Manager due 04/09/26

Task Because the playground is within 300 feet of wetlands, Ms. Chapin asked whether wetlands approval is required. The Board directed Mr. Moffett to check with Town Planner Gary Goeschel to confirm whether the work qualifies as hazardous/dying tree removal.

Owned by Jim Moffett, Association Manager due 04/09/26

Task Mr. Schepker noted that the printer requires postage payment in advance before mailing. He asked Mr. Capozza to incorporate all of tonight's suggested edits and share an updated budget with the full Board before the April 23rd meeting.

Owned by Al Capozza, Treasurer due 04/22/26

Task Mr. Reis noted that the proposed \$2,000 increase seems understated because permit activity is already running ahead of budget in the current year, and construction activity at Black Point continues to be high. Mr. Capozza agreed to go back to Mr. Ventres to re-evaluate the number.

Owned by Al Capozza, Treasurer due 04/22/26

Task The Board told Mr. Moffett to look at past payroll, estimate the full year's spending, and confirm whether \$9,000 is enough for next year.

Owned by Jim Moffett, Association Manager due 04/22/26

Task The final mill rate depends heavily on the capital fund contribution level and how much is drawn from reserves for grant matching. Mr. Capozza will incorporate all of tonight's adjustments and produce an updated mill rate calculation for the Board.

Owned by Al Capozza, Treasurer due 04/23/26

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 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

Task The Board agreed to:
*Get 2–3 competitive bids from propane companies.
*Calculate annual propane usage to see the payback period.
*Consider adding the project to the FY 2027–2028 budget.

Task They will refine communications this year, so members understand exactly how remote voting works.

Task Mr. Schepker asked Ms. Chapin to finalize the scope and begin getting competitive bids from contractors.

Owned by Colleen Chapin, BOG Member

Task Ms. Chapin then reminded the Board about the state-mandated training requirement for Zoning and ZBA members, noting that all members must complete training every two years. With two new appointees, she said this is a good time to make sure everyone is in compliance.

Owned by David Weiss, BOG Member

Task The Board discussed whether the raft could still be connected to the pier without pedestrian access to the undermined area- this is to be determined.

Task Mr. Schepker asked Ms. Stevens to send an email to the full Board with the printer's response.

Owned by Recording Secretary

Task Mr. Schepker asked Mr. Connors to send this question to the Waterfront Task Force (Mr. Bayne, Mr. Baril, and Mr. Weiss) so they can discuss it during their next call the following week.