

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

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**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

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## 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

+16469313860,,89713154211#,,,,\*994632# US

**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

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

### 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](#)

## 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-SHIPP\\_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](#)

## 19. Treasurer

Note see attachment.

 [p l 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

### 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 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 AI 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 AI 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**  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.