

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) - 04/09/26

Date and time: 04/09/26 5:00 PM to: 04/09/26 8:14 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, 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

Note Mr. Schepker called the Meeting to order at 5:00 p.m.

2. Motion to Move to Executive Session for the Purpose of Discussing Employee Compensation Issues for 2026/2027 Budget Planning

Decision MOTION (1)

Mr. Weiss moved to enter Executive Session at 5:05 p.m. for the purpose of discussing employee compensation for the annual budget review.

Mr. Bayne seconded the motion.

Motion carried, 7-0-0.

3. Motion to Exit to Executive Session

Decision MOTION (2)

Mr. Reis moved to exit Executive Session at 5:50 p.m. with no action taken.

Mr. Bayne seconded the motion.

Motion carried, 7-0-0.

4. Zoom Info. and Link for Regular Meeting

Note <https://us02web.zoom.us/j/83338100668?pwd=r9aUSurxdGmWC0itkLLVRwEx4aD4QG.1>

Note Meeting ID: 833 3810 0668

Passcode: 707659

Phone only: 309 205 3325

One tap mobile

+13092053325,,83338100668#,,,,*707659#

Note <https://us02web.zoom.us/j/83338100668?pwd=r9aUSurxdGmWC0itkLLVRwEx4aD4QG.1>

5. Call Budget Meeting to Order, Establish Quorum, and Cite Pledge of Allegiance

Note Chairman Schepker called the Budget Meeting to order at approximately 6:00 PM, immediately following an Executive Session 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.

6. Public Comments

Note There were no Public Comments.

7. Chair's Opening Remarks

Note Mr. Schepker noted the evening's agenda had a singular focus: budget discussions related to Fiscal year 2026–2027 planning. He welcomed those present both in person and via Zoom, and thanked everyone for attending the session.

Note Before turning the discussion over to Treasurer Al Capozza, Mr. Schepker shared several guiding principles he wished to establish as the framework for the Board's budget deliberations:

Note 1. Minimize Mill Rate Impact. He expressed his hope that the Board could craft a FY 2026–2027 budget that very minimally impacts the mill rate. He acknowledged that inevitable cost increases for propane, fuel, salary increases, basic services such as beach cleaning, and unanticipated repairs make a completely flat mill rate unlikely but stated that the Board should make every reasonable effort to hold the line.

Note 2. Reduce Long-Term Capital Fund Contribution. He proposed reducing the traditional \$100,000 annual set-aside contribution to the Long-Term Capital Fund to a lesser amount, suggesting \$60,000 or even \$50,000, if a reduced amount is sufficient to meet matching grant requirements under the SHIPP program and helps lower any mill rate increases for the coming fiscal year.

Note 3. Use Capital Fund for Shoreline Repairs. He suggested considering the use of the Long-Term Capital Fund to cover shoreline and Structural Repair and Assessment repair and recovery projects, even to the point of depleting those funds, if doing so minimizes mill rate impacts for the current year. He acknowledged this approach would reduce monthly CD and money market interest earnings but argued it would help avoid a mill rate increase for just one year.

Note 4. Focus on Mission-Critical Spending. He urged the Board to avoid any expenses in the coming year that do not directly contribute to the Association's mission to "protect and preserve our key Master Plan assets here at Black Point."

Note 5. Methodology. Chairman Schepker outlined the order in which the Board would review the budget:

- (1) operational items line-by-line.
- (2) reserve contribution issues.
- (3) capital budget and project considerations.
- (4) waterfront initiatives discussion.

Note Mr. Schepker also reviewed the budget timeline:

*April 9th, 2026 (Tonight)- First review of proposed FY 2026–2027 budget presented by Treasurer Capozza; Board provides recommended edits.

*April 23rd, 2026- Regular Board Meeting- Board discusses the updated budget one final time and votes to finalize and approve.

*May 11th, 2026- Deadline to submit finalized budget to the printer.

*May 23rd, 2026 (Memorial Day weekend)- Annual Meeting- Association Members vote on the budget.

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

Note Mr. Schepker noted the Board had just returned from Executive Session, and that the Board was going to address compensation for the Association's five salaried employees.

Decision MOTION (3)


Ms. Fecteau moved to approve an aggregate compensation increase of \$3,600 for the five salaried employees for fiscal year 2026–2027.

Mr. Bayne seconded the motion.

Motion carried, 7-0-0.

8. Discussion of 2026/2027 Budget Planning Details, A. Capozza

Note see attachment.

 [Work Sheet for FY 2026-27 Budget Draft 2-Operations.pdf](#)


Note see attachment.

 [Work Sheet for FY 2026-27 Budget Draft 2-Rec Program.pdf](#)


Note see attachment.

 [Work Sheet for FY 2026-27 Budget Draft 2-LT Capital Fund.pdf](#)

Note see attachment.

 [Work Sheet for FY 2026-27 Budget Draft 2-Exhibit A.pdf](#)

Note see attachment.

 [wft -budget detail -FY26-27 2026-03-28 113127.pdf](#)

Note Mr. Capozza walked the Board through each revenue line item in the proposed FY 2026–2027 budget:

8-1. Taxes

Note He explained that the tax levy is the balancing number in the budget, it adjusts upward or downward based on total expenditures to bring the budget to zero. The final tax levy figure will change depending on all other decisions made during tonight's deliberations.

8-2. Interest Income

Note Interest income is essentially staying the same compared to the current fiscal year. No changes were proposed.

8-3. Zoning / Building Permit Applications

Note Mr. Capozza reported that Zoning Enforcement Officer Jim Ventres anticipates a higher volume of applications and proposed increasing this line by \$2,000 over the current year budget.

Note Mr. Bayne requested that Mr. Capozza expand the budget notes to show the underlying assumptions- ex. "20 applications at \$700 each," so the Board can measure actual performance against projections going forward.

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

8-4. Clubhouse Rentals

Note The Clubhouse rental revenue is budgeted at \$7,000, based on approximately 20 rentals at \$350 each. Mr. Moffett confirmed that 16 rentals are already booked for next season.

Note The Board briefly discussed how the Clubhouse is heavily used for Women's Club activities, Men Club events, Mahjong, and other events, though those are not paid rentals.

8-5. Interest Income (Money Market- Liberty Bank)

Note This line is projected to decrease slightly due to anticipated lower interest rates. There was no further discussion.

8-6. Miscellaneous Revenue

Note This line covers right-of-way permits and other miscellaneous amounts. No changes were proposed.

Note Mr. Capozza asked whether this line should be removed. It was clarified that the line reflects incoming donations and not expenses, so it remained in place. The Board briefly discussed whether the right-of-way permit in question was for a party or for construction. It was confirmed to be a construction right-of-way permit.

9. Operational Budget Review- Contractual Services

Note Mr. continued the line-by-line review through the contractual services section of the operational budget

9-1. Computer Services

Note This line covers the cost of the Quick Books accounting software. Mr. Capozza reported that the vendor is transitioning desktop users to the cloud and incrementally increasing annual fees.

9-2. Accounting

Note Mr. Capozza reported that the accounting firm (CPA) is holding its fees at the current level. No change was made to the budget line.

9-3. Grass Cutting

Note Staying the same as the current year. There was no discussion.

9-4. Insurance

Note The insurance line budgeted at \$34,000, representing approximately a 10% increase over the current premium. The insurance agent recommended budgeting at 10%, though the Board hopes to do better, as it did recently with the D&O (Directors and Officers) coverage renewal.

Note Ms. Chapin recalled that Mr. Bayne had raised a point in the previous year, that some coverage thresholds appeared low given current construction replacement costs for the Clubhouse and other assets. She recommended reviewing these valuations during the year in preparation for the next budget cycle.

9-5. Security- Police Patrol (\$2,500)

Note Mr. Moffett explained that the \$2,500 was originally predicated on one East Lyme Police Officer working Friday or Saturday nights throughout the summer season, for 10 weeks, covering July and August.

Note Due to upheaval and staffing shortages at the East Lyme Police Department related to the I-95/Route 161 bridge construction project, only one night of security coverage was provided all season. The \$290 in actual expenses reflects that single night of patrol.

Note Mr. Moffett described the patrol arrangement:

*Officers work a four-hour shift (7:00–11:00 PM).

*Meet at his house upon arrival and receive a logbook to document interactions.

*They sit in the Clubhouse parking lot especially during events, and at 10:45 PM do a walk-through to clear out any remaining groups.

Note He noted that he was able to text the lieutenant to get a cruiser sent out when an unknown car was parked overnight in the Sea Breeze parking lot; Officers identified the owner and resolved the issue. He said it's more than just \$290; it's a great relationship to have.

Note He met with the new Police Chief this spring, who was really positive about resuming coverage and believes one night per week is achievable now that the department has returned to full staffing.

Note Ms. Chapin noted that the Association had only one night of security coverage last season and asked whether there was a backup plan.

Note Mr. Moffett said in terms of private security companies, prices are similar, but the service model is different- longer 6-hour shifts and a different overall quality.

Note Ms. Chapin said the Association should have a backup security company ready in case the Police can't provide coverage again.

Decision The Board agreed that after the budget is finished, Mr. Moffett will continue working with the Police Chief on the plan for one night of coverage per week during July and August. Mr. Reis said If the Police can't meet that commitment, the Board will revisit alternatives at a regular meeting instead of letting the issue slide.

Note Security remained at \$2,500.

9-6. Legal Fees

Note Mr. Bayne recommended increasing legal fees from the current \$10,000 to \$13,000 to cover anticipated legal costs related to the Endowment Fund research expected to be completed within the current fiscal year, in addition to ongoing Land-use and contract matters. The Board agreed to the increase.

9-7. Cleaning / Clubhouse Supplies

Note Mr. Capozza reported this line includes light supplies, paper products, and miscellaneous purchases. Zoom internet service comes out of this line; monthly internet service is budgeted separately under utilities. No significant changes were proposed.

9-8. Grounds Maintenance

Note Mr. Capozza reported this line was increased to provide a modest buffer against unexpected snow events. Ms. Chapin agreed that two snowstorms can be very costly.

9-9. Tree Trimming, Plowing, Seasonal Services

Note Included under grounds maintenance. No significant changes were proposed or discussed.

9-10. Playground Maintenance

Note Essentially flat. Mr. Moffett reported this covers a load of specially treated playground mulch and a periodic spray treatment. Budget set at \$4,350 with a 4% inflation factor for beach tags and supplies.

9-11. Tennis Courts

Note The Board and Mr. Moffett briefly discussed the tennis court budget and how the numbers don't show the real cost of maintaining the clay courts or the new hard/pickleball courts.

Note Mr. Moffett noted \$6,300 only covers the contract with Putnam, the clay-court contractor, and said the real cost is closer to \$9,000 once you include things hidden in other budget lines such as daily watering, beach patrol labor, plumbing work twice a year and leaf cleanup.

Note Mr. Reis said these extra costs are already in the budget- they're just not shown under "Tennis Courts." He suggested adding a note so people can see the full cost.

Note Ms. Chapin pointed out that nothing is budgeted for maintaining the new hard courts, even though the Board just spent a lot of money rebuilding them. She said they need yearly crack repairs to stop water from getting in, freezing, and destroying the surface again.

Note The Board debated whether this maintenance should be added to the tennis court line or put in its own separate line.

Some of the following was highlighted in the discussion:

*Mr. Reis suggested adding \$1,000 to the tennis/courts line as a placeholder for hard court preventive maintenance.

*Rename or describe the line to encompass both clay courts and pickleball/hard courts.

*The contractor who built the new courts has a 12-month warranty, so some repairs may be covered this year; however, beyond September, any divots or cracks need to be addressed before winter.

Decision Tennis courts line adjusted to approximately \$7,300 (\$6,300 clay + \$1,000 hard court maintenance placeholder).

9-12. Utilities (\$13,000)

Note Covers propane and electric for the clubhouse and some water/sewer relationships. No changes were discussed.

9-13. Waterfront Maintenance

Note The current year budget was \$42,000. Mr. Capozza proposed a 16% increase to \$49,000 to reflect not only normal beach cleaning and buoy installation but also significantly increased seaweed removal costs.

Note Ms. Chapin led a detailed discussion on seaweed removal logistics and costs:

*The vendor charges \$150 per day for beach cleaning and \$542 per seaweed pull (hauling away, not burying).

*The Association heard a lot from our membership last year- they want weekly seaweed pulls, and the Board needs to commit to that and budget accordingly.

*\$542 per pull × 17 weeks = approximately \$9,700 for seaweed removal alone.

*She recommended weekly pulls on Fridays (ahead of the weekend) from early July through mid-September.

Note Mr. Moffett noted that last year's seaweed removal was concentrated in August, but there were bad weeks at the beginning of summer too, and reports indicate another tough seaweed season ahead. He agreed to confirm costs and schedule with the vendor.

Note The Board discussed doing some of the following:

*Commit to weekly Friday seaweed pulls as a minimum, for approximately 10 weeks (July, August, first two weeks of September).

*Budget for a few extra sessions beyond the weekly minimum to handle storm events.

*Mr. Moffett will confirm exact per-pull cost (\$542) and daily beach cleaning cost (\$150).

*Mr. Moffett will also confirm schedule commitment with the vendor.

*Daily beach cleaning for approximately 100–122 days of the season.

Note Mr. Capozza will run the final numbers based on confirmed costs. Estimated waterfront maintenance total is \$47,000–\$51,000 depending on final numbers.

10. Disbursements Review

10-1. Black Pointer Newsletter (\$5,225)

Note Increased from the prior year. This reflects 10 issues, a \$1,000 increase for coffee (community event), and approximately 4% printing cost increase.

10-2. Current Year Capital Assets

Note To be discussed later in the meeting.

10-3. Donations

Note Line removed entirely from the budget.

10-4. Property Taxes

Note Increasing approximately 7% over the current year.

10-5. Miscellaneous (\$5,000)

Note Down versus the current year. Previously included phone books, which are not being printed this year.

10-6. Social Events (\$5,500)

Note Flat- covers the annual picnic and other community events.

10-7. Website (\$1,000)

Note Flat; no changes proposed.

10-8. ZBA / Postage

Note Increased to reflect not only standard notices but additional costs related to the Secretary preparing and distributing the minutes.

10-9. Beach Patrol

Note Ms. Chapin questioned why the Beach Patrol budget is staying flat at \$9,000 even though pay rates are going up. How the numbers make sense if the same number of staff will be paid a higher hourly rate? Mr. Capozza replied that they've only spent about \$7,358 so far this year, and most Beach Patrol costs happen in the summer, so the line hasn't hit \$9,000 yet.

Note Ms. Chapin said they need to actually run the math:

*How many staff.

*How many days they work (about 100 days, minus weather- roughly 80).

*The new minimum wage.

*Then see if \$9,000 really covers it.

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

10-10. Medicare

Note The Association's employer portion of Medicare taxes. Standard calculation based on payroll; no discussion required.

11. Recreation Program Budget

Note Ms. Fecteau shared that they're proposing a fee increase from \$550 to \$600 per child for the season approximately a 9-10% increase, equivalent to \$17.14 per day for a single child, with discounts for second and third children.

Note Ms. Fecteau outlined the rationale for the fee increase:

*Fees have not been increased in several years.

*Member survey requested additional after-camp programs; two new evening activities have been added.

*Two additional counselors added to staff to create a new age-group split- 9- to 10-year-olds as one group and 11- to 12-year-olds as a separate group (previously 9 to 12 were combined). Director Reichelt felt strongly this would add significant value.

*Connecticut minimum wage increasing, driving personnel costs up.

*Season is 7 weeks.

Note Ms. Fecteau explained that the Rec program has no clean historical records showing who paid for a full season versus who paid daily or weekly. Cash was handed to the treasurer in large batches, with no breakdown of what each payment was for. Registration forms exist, but they only show a check mark for "paid," not the type of pass. Director Matt has only been in the job for two years and inherited this system as is. They went through every form and built an Excel sheet and survey to piece together the data.

Decision From now on, the Rec program will separately track Full-season registrations, daily and weekly passes, and actual payment amounts and types.

Note Ms. Fecteau reported the budget includes a \$500 salary increase for the Co-Director plus a \$500 year-end bonus (total \$1,000 additional). Both amounts are already incorporated in the personnel line.

Note The current fiscal year Rec program shows an approximate \$6,100 surplus. \$4,100 came from the Club Fair and t-shirt sales (fundraising/ancillary revenue, not registration fees) and \$2,000 is the actual excess of fees over expenses.

Note MOTION (4)

Ms. Fecteau moved to retain the \$6,100 (or at minimum the \$4,100) within the Rec program budget to help offset increased expenses next year, including a biennial CPR training class costing just under \$5,000 (\$3,000 course fee + \$1,800 in personnel costs for counselors to attend). This is a mandatory every-other-year expense, and this is the year it occurs.

Note Mr. Reis reminded everyone of the Board's rule from fall of 2025:

*If a department has money left over at the end of the year, it goes back into the General Fund, it does not stay with that department.

*The Board isn't abandoning any department.

*If there's a surplus, it rolls into the General Fund.

*If there's a deficit, the Board covers it.

*They are not earmarking leftover money for that same department in the future- and he believes they shouldn't.

Note Ms. Chapin said two things can be true at the same time:

*Yes, surpluses are supposed to go into the General Fund.

*But the Board also has a responsibility to actually use that General Fund to help taxpayers.

*Over the last four or five years, the Association has had about \$97,000 in total surpluses, and she questioned why that money hasn't been used to help reduce tax increases.

*She said she was disappointed with how this issue is being handled.

Note The motion to earmark the surplus received no second. The \$6,100 will roll to the General Fund per the established policy. The CPR training expense (just under \$5,000) is incorporated into the Rec program's FY 2026–2027 operating and personnel lines. If the Rec program runs a deficit, the Board is committed to covering it from the General Fund.

12. Capital Assets

12-1. Pickleball Nets (\$5,000)

Note Mr. Moffett confirmed these are needed.

12-2. Kayak Dock / Loading Platform (\$9,000)

Note This proposal involved installing a floating dock with pilings at the old pier on the far side of Dinghy Beach (the groin area not currently in use) with a kayak launch dock.

Note Mr. Schepker said that while it sounds good in theory, it doesn't work well in real life. Instead of launching a kayak right near the rack, people would have to drag it all the way down a groin the Association doesn't even own. He also noted that putting any new structure in the water would require DEEP permits, which adds cost and complexity.

Note He concluded that the proposal doesn't protect or preserve our assets and should be put on hold for the future. The rest of the Board concurred.

12-3. Propane Tank Upgrade

Note The Clubhouse currently uses a small 80-gallon propane tank, which sometimes needs to be filled twice a week in winter. A much larger tank (500–1,000 gallons) would let the Association buy propane in bulk at much cheaper per-gallon prices.

Note Board Members discussed the idea, noting:

*Current propane costs are \$3.09–\$3.29 per gallon.

*Larger tanks come with much lower rates.

*Installing a big tank triggers code requirements, possible permits, and insurance changes.

Note Ms. Chapin recommended taking a full year to do a real cost-benefit analysis, get actual proposals, figure out where a tank could legally go, and understand any insurance impacts.

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.

Decision Propane upgrade was removed from this year's budget.

12-4. Shuffleboard Court Bench

Note It was noted that a bench at one end of the shuffleboard courts collapsed and needs replacement. Mr. Schepker proposed approaching the Men's Club and Women's Club for a joint donation to fund the bench and installation.

Decision \$1,500 was retained as a placeholder, pending potential donation offset.

12-5. Clubhouse Accessibility Improvements

Note Ms. Chapin asked whether the Board wants to include a budget number for Clubhouse accessibility improvements.

Multiple Board Members expressed support, and Ms. Chapin proposed a \$20,000 placeholder, noting she will not have actual proposals and three competitive bids ready within two weeks, but is targeting and hoping that stays under \$20,000.

Decision \$20,000 was added to the capital maintenance line for clubhouse accessibility improvements.

12-6. HVAC System

Note Ms. Chapin brought up concerns about the Clubhouse HVAC system, noting it had been researched in the past by former Board Member Arlene Garrow.

Note Ms. Chapin explained that the units are old and use a type of Freon that's no longer made. If there's a leak, the system might not be repairable. She warned that the units could fail suddenly, even on a busy holiday.

Note Scott Payne who was attending remotely gave technical input:

*The Clubhouse has two HVAC units, each about 3 tons.

*Replacement cost is roughly \$8,000–\$12,000 per unit (\$16,000–\$25,000 total).

*Freon is still available but getting harder to find.

*The units are around 10 years old, which is the typical lifespan, but they could last longer.

*His recommendation is to not replace them until they actually start failing.

Note Mr. Moffett reported that the units are scheduled for service the week of April 24th.

Note Mr. Schepker said they can get the technician's assessment and if the report shows serious problems, the Board may need to add a budget line this year. If not, they should research options and plan for next year's budget. He noted that the units used to be in good shape because the Clubhouse wasn't used much, but now it's used year-round, so the strain is higher.

Note Ms. Chapin added that if the units fail unexpectedly, the Long-Term Capital Fund can cover the emergency. Mr. Bayne agreed, that's exactly what the fund is for.

Decision No budget line added now. Decision postponed until after the service report.

13. Capital Maintenance Lines

13-1. Eastern Waterfront General Maintenance

Note Reduced from \$7,500 to \$5,000. Covers ramp repairs (Osprey boat beach ramp still needs repair from the prior year), potential stair repairs at the water. The Board noted many items were addressed the prior year, including railings, ramps, staircases, Clubhouse entrance, and doors.

13-2. Maintenance of Long-Term Capital Assets

Note Originally proposed at \$42,000. After discussion, the board restructured this line as follows:

*Clubhouse ADA accessibility improvements- \$20,000.

*Miscellaneous / unforeseen maintenance- \$5,000.

Note Ms. Chapin stressed that the Board should spell out exactly what capital money is being spent on, instead of using big lump-sum budget lines. She said last year's approach- listing specific projects, was far better for transparency.

13-3. Long-Term Capital Fund

Note Mr. Capozza reported the draft numbers:

*Starting Balance \$420,000.

*Proposed Annual Contribution- \$300,000.

*Interest Income- \$18,000.

*Proposed Disbursements- \$393,000.

*Ending Balance- \$346,000.

Note Mr. Capozza noted these numbers are preliminary. With the new SHIPP grant award, the entire capital fund strategy needs to be recalculated. Mr. Capozza and Meg Parulas are working on updated figures and a cash-flow timeline for the waterfront projects.

Note The Board discussed the mill rate impact of different contribution levels:

*\$100,000 contribution- 2.13 mills, below current rate.

*\$300,000 contribution- 2.9 mill, significant increase.

Note Mr. Schepker clarified that the Long-Term Capital Fund contribution is what drives the mill rate, not withdrawals from the fund. Reducing the contribution from \$300,000 to \$100,000 would significantly soften the mill rate impact on members.

Decision The final contribution amount was deferred until the waterfront project costs and grant matching requirements are fully analyzed. Mr. Capozza will provide updated numbers to the Board before the April 23rd meeting.

14. Connecticut Port Authority SHIPP Grant Update

Note Mr. Schepker and Mr. Bayne reported on the recently awarded grants from the Connecticut Port Authority's SHIPP (State Harbor Improvement Program).

Note *Grant 1- \$105,050 Finance proposed kayak deck and walkway at the base of Woodland (EGI project).
*Grant 2- \$400,000 Repair and restoration work along eastern coastal piers and groins.
*Total- \$505,250.

Note Mr. Schepker and Mr. Bayne highlighted some of the following:

- *Dollar-for-dollar matching required from Black Point.
- *Reimbursement grant- Black Point must spend first, then get reimbursed (timing of reimbursement not yet defined in the contract; Board needs to clarify 60/90/120-day turnaround)
- *3-year performance window for spending
- *Grant contract received Friday, April 4th, currently under legal review
- *The contract came addressed only to "East Lyme" - it needs to be amended to include "Black Point"
- *The East Lyme Board of Selectmen is meeting on April 15th to approve a resolution allowing the grant to be processed through Black Point.
- *Membership approval is required- funds cannot be committed until the Association Members vote at the May 23rd Annual Meeting.
- *The Board's lawyer has been on Passover holiday; Meg Parulas is coordinating with East Lyme officials.
- *The State has given Black Point until end of April to confirm commitment of matching funds.
- *The lawyer is reviewing whether this commitment can be made contingent upon Member approval and contract execution.

Note Mr. Bayne pointed out that the Board needs to understand when the town or state reimburses Black Point for big projects. He gave an example, if a contractor can finish all the work in three months for \$800,000, Black Point might run out of cash before the reimbursement arrives. Because of that risk, the Board agreed they will time and structure contracts so the work lines up with the cash they actually have on hand.

Note The Board reviewed the early plan for how waterfront projects might be spread out over the next few years:

- *Eastern Waterfront Repairs- split over two fiscal years and about 40% of the work would happen in FY 2026–2027, focusing on the most urgent repairs.
- *The remaining work would fall in FY 2027–2028.
- *EGI (Kayak Deck/Walkway)- Construction is expected September–December 2027, which is entirely in FY 2027–2028, so it doesn't affect this year's budget.
- *The Engineering Consultant (SCA) estimated \$2.5 million to address all 14 waterfront structures but the Board will stay within the \$800,000 grant window and focus only on the critical items.

Note The Board discussed two urgent repairs needed on undermined corners of two eastern waterfront piers. Two quotes came in about \$6,000 per pier, or \$12,000 total. The work includes tapping rebar, forming the damaged areas, and pumping in concrete. Both contractors called the work temporary, but the actual repair method is basically a permanent fix.

One proposal included boilerplate language about possibly removing pilings at \$650/hour, but they asked to remove this item since it's unlikely to be needed. These repairs will be paid for this fiscal year, before July 1st.

Note Ms. Chapin raised concerns about whether the work requires DEEP permits. The Board will review that once all materials and details are shared.

Note Ms. Chapin raised a concern about the \$4,000 that was approved last August for EGI-related permitting costs but still hasn't been spent.

Note Larry Connors explained why:

*The money was meant for Coastline Consulting's permit application work.

*But Coastline is still in pre-application talks with DEEP, and the actual permit application can't be filed until those talks finish.

*Once DEEP gives the green light, Coastline would need only 1–2 weeks to finalize the application because most prep work is already done.

*The timeline is uncertain.

Note The Board discussed how to handle the unspent money. Under the Board's policy, unspent funds roll back to the General Fund at year-end. Ms. Chapin noted that if the \$4,000 isn't used this year, it must be re-budgeted next year, meaning members would essentially be taxed again to raise the same money.

Note It was stated that the CPA firm confirmed that, under municipal accounting rules, you can only accrue expenses for work actually performed, you can't hold money aside for work that hasn't happened yet.

Note Mr. Connors mentioned a past project where funds were carried over, but Mr. Capozza and the Board said proper accrual rules should apply now.

Note Ms. Chapin stressed the need for consistency across all budgets- adult programs and kids programs alike.

Decision The Board directed Mr. Capozza and Mr. Connors to push Coastline Consulting to move the permit process forward. If the \$4,000 cannot be spent before the fiscal year ends, it must be added to the FY 2026–2027 budget, and the revenue line should clearly show any use of General Fund carryover.

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

15. Further Public Comments

15-1. Skip Guzy of 17 Woodland Drive

Note Mr. Guzy asked whether accepting the SHIP grant would require Black Point to provide public access to the waterfront areas being repaired and Mr. Schepker replied that there is no public-access requirement in the grant language.

15-2. Garrett Hickey of 8 Sunset Drive

Note Garrett Hickey submitted a Zoom chat comment about the Rec program's historical records. He said that signup records do exist from the years he ran the program and that Carolyn Boyle may still have those files, either digitally or printed records may be in the shed.

Note Ms. Fecteau said she will follow up with Mr. Hickey by email.

16. Chair's Closing Remarks

Note Mr. Schepker closed the meeting by thanking everyone who contributed to recent community events and projects:

*Kathy and David Ogle.

*The team behind the Contractor Appreciation Dinner, led by Jim Moffett, funded by the Men's Club under Rick Diachenko, and supported by the Women's Club with homemade desserts.

*Over 70 contractors and guests attended at the Clubhouse the week before.

*Jim Moffett, Rick Diachenko, Francesca Fortuna, and Garrett Hickey for organizing the first-ever Easter Egg Hunt near the playground, where more than 400 eggs were handed out.

*Special thanks to Tony Arsenault for lending his Peter Rabbit costume.

*The Waterfront Task Force- Peter Baril, Bill Bayne, David Weiss, plus volunteer Meg Parulas, with support from Scott Payne and Larry Connors.

Note Mr. Schepker again announced the Connecticut Port Authority SHIP grant awards totaling \$505,250. He called it groundbreaking news that will help stabilize Black Point's coastal assets. He acknowledged the dollar-for-dollar match will create short-term challenges but emphasized that long-term, the grant will significantly ease financial pressure.

Note He reiterated the Board's commitment to a fiscally responsible budget and said the Board is determined not to kick any cans down the road. Despite rising costs (insurance, propane, fuel, utilities, salaries, services), the Board's mission remains to protect and preserve the community's assets.

Note Mr. Schepker announced that the Black Point Golf Tournament will take place on Monday, July 7th. For information, contact Kathy or Mike Walsh.

17. Adjournment

Decision MOTION (5)

Ms. Fecteau moved to adjourn the BPBCA BOG April 9th, 2026, Budget Meeting at 8:14 p.m.

Mr. Weiss seconded the motion.

Motion carried, 7-0-0.

Note Respectfully, Submitted,
Brooke Stevens,
Recording Secretary

Next Meeting

Meeting title: Bpbca bog april 23rd, 2026, regular hybrid meeting

Date and time: 04/23/26 06:00 pm to: 04/23/26 08:00 pm

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

Task Summary

New Tasks

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 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 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 AI Capozza, Treasurer due 04/23/26