

Minutes of BPBCA BOG March 26th, 2026, Regular Hybrid Meeting - 03/26/26

Date and time: 03/26/26 6:00 PM to: 03/26/26 9:00 PM

Present: Brooke Stevens, Recording Secretary, Jim Schepker, BOG Chair, Bill Bayne, Vice-Chair, Peter Baril, BOG Member, Colleen Chapin, BOG Member, David Weiss, BOG Member, Kelly Fecteau, BOG Member, Al Capozza, Treasurer, Jim Moffett, Association Manager, Colleen Hayes, Tax Collector, Absent:, Dominick Reis, BOG Member

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

Topics

1. Call Meeting to Order, Establish Quorum, & Opening Remarks

Note Chairman Schepker called the Regular Meeting to order at 6:00 p.m. 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.

Note Mr. Schepker opened the meeting by noting it would be another very full agenda, including Coastline/Estuary updates, budget planning, a charter-change discussion, remote voting, and several other reports.

Note He also hinted that the Waterfront Task Force would later share “astoundingly good financial news” they had just received the day before — news so positive that many were “still pinching themselves.”

Note Mr. Schepker noted two member inquiries received recently:

*One member asked for prior-year property tax details.

*Another local member requested survey assistance related to digital communication issues- an area where Black Point has become increasingly recognized, especially after launching remote voting last year.

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

Note Mr. Schepker said as an addition to this evening's agenda, Mr. Moffett will be asking us to approve an expenditure for some limited tree service work in the playground area ahead of the start of this summer's Rec program season.

Decision MOTION (1)

Ms. Chapin moved to add an agenda item to discuss immediate next steps related to the recent SHIPP grant awards.

Ms. Fecteau seconded the motion.

Motion carried, 6-0-0.

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](#)

Note Mr. Schepker asked for review and corrections to the February 26th, 2026, Regular Meeting Minutes.

Note Mr. Baril called attention to page 7, section 6-10, noting that the sentence "Mr. Bayne emphasized the importance of hiring professional engineers to design repairs and determine appropriate materials, rather than relying solely on regulatory agencies for design specifications," should actually include his name, as he is the one who made the comment.

Note Mr. Schepker raised two corrections:

*There was no mention in the minutes of a temporary fix for the boat landing area at the end of the Nehantic Pier that structural engineer Tim DeBartolomeo from SEA had suggested during the February meeting. He recalled that Mr. DeBartolomeo had discussed a potential temporary repair and said he would propose something later with cost estimates. This was not captured in the minutes.

Note He also noted that there was no mention of his comment about portable toilets at construction sites. He stated he would address this further during the Guide to Property Maintenance discussion later in the evening.

Note Ms. Chapin offered perspective on the February minutes, noting that the meeting involved an unusually broad and information-heavy discussion with multiple consultants. Given the complexity and the amount of technical material covered, it's natural that there may be a few small inaccuracies. She emphasized that the Secretary did an excellent job capturing the overall substance and flow of the conversation, especially without having prior background on the topics. She suggested that the consultants' written responses to the Board's submitted questions should serve as the more formal reference going forward, and that the Board could easily spend the entire evening trying to fine-tune every detail.

Note Mr. Schepker agreed, noting that the minutes were 12 pages long in very small font, which reflects how much effort and detail Ms. Stevens put into documenting the discussion.

Decision MOTION (2)

Mr. Baril moved to approve the Meeting Minutes of February 26th, 2026, as discussed.

Mr. Weiss seconded the motion.

Motion carried, 6-0-0.

5. Chair's Opening Remarks

6. Public Comments

6-1. Skip Guzy of 17 Woodland

Note Mr. Guzy noted that 2026 is the 250th anniversary of America's founding and suggested the community should pay attention to special events this year.

6-2. James Mastria of 8 Bellaire Road

Note Mr. Mastria announced that the Men's Club is sponsoring an Easter egg hunt on Saturday, April 4th, at noon.

6-3. Kim Craven of 46 East Shore Drive

Note Ms. Craven raised concerns about solicitors entering the Black Point community despite the "No Soliciting" sign. She reported that twice she had people come to her door, one from a cable company and one a window washer. She asked how the Association handles this and what rules apply.

Note Board Members discussed the issue. It was confirmed the "No Soliciting" sign exists at the entrance on Woodland Street but not on West Lane. Mr. Bayne recommended calling the sponsoring company to report the solicitors.

Note Mr. Schepker shared how a solicitor came to his house, pounded on the door while his wife was home alone, and would not leave. He contacted the police, who told him that without a "No Trespassing" or "No Solicitation" sign posted on his personal property, they could only escort the person out, they could not take enforcement action. With a posted sign, police can act more directly. He recommended individual homeowners post their own "No Soliciting / No Trespassing" signs.

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](#)

Note Mr. Bayne provided the full history and context of the SHIPP grant award that Black Point has been awarded:

*Around two years ago, the Association met with DEEP, who said the waterfront work Black Point was doing might qualify for grants under the Connecticut Port Authority program.

*The Association made contact with the Port Authority in the summer of 2024, lifting off in November 2024, and began introducing Black Point to the Port Authority. Personnel changes at the Port Authority occurred due to political transitions, but the Association maintained contact.

*Due diligence began with the master plan, engineering assessments, the Estuary Gateway project, and other permitting work.

*Jim Allen, a neighbor who served on the East Lyme Harbor Commission, encouraged Black Point to present to the Harbor Commission, which helped gain the Port Authority's attention.

*In August/September 2025, the Port Authority administrator came to East Lyme and met with approximately eight or nine people, explaining the SHIPP program (Small Harbor Improvement and Preservation Program).

*The Port Authority introduced new grant guidelines the last week of January 2026, giving applicants only four weeks to submit applications- an extremely tight window. Fortunately, the prior months of due diligence meant much of the groundwork was already in place.

*Meg Parulas led the grant preparation. The applications were submitted on February 26, seven days before the four o'clock deadline.

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Note Mr. Bayne announced that the Association received notification letters the previous day (March 25th) that Black Point had been selected for two grants:

*Estuary Gateway (EGI) Project, \$105,000 was awarded.

*Eastern Waterfront Repairs, \$400,000 was awarded.

Note Mr. Bayne highlighted how significant the SHIPP awards are. He noted that the Port Authority originally planned to cap grants at \$250,000, so Black Point receiving more than double that amount is remarkable.

Note He reminded the Board that the grants are reimbursement-based, Black Point must spend the money first, then receive 50% reimbursement up to the award limits.

Note Mr. Bayne also thanked everyone involved in the effort: Board Members who supported the application, Meg Parulas for leading the grant preparation, Jim Allen for championing the project with the Harbor Commission, and all who helped organize the Port Authority meeting.

Note Mr. Schepker observed that Black Point's operating budget is just over \$400,000, so receiving more than a year's worth of operating funds in grants is material by any definition.

Note Ms. Chapin raised several critical governance and logistical issues the Board must address before moving forward. She emphasized that while the grant award is excellent news, the Board must proceed carefully and deliberately.

Note Her key concerns:

*The grant flows through the Town of East Lyme, which will act as contracting authority and fiscal sponsor.

*The Board does not yet know what obligations Black Point will have to the town or what obligations the town will have to the state.

*The Association cannot accept the grant without a membership vote authorizing the project and the expenditure.

*While member support is expected, the legal process must be followed.

*Ideally, the vote could occur at the Annual Meeting, but depending on the state's timeline, a special meeting may be required and that requires the same level of notice and rigor as the Annual Meeting.

*It cannot be called on short notice.

*The Board does not yet know whether the grant must be completed in one, two, or three years, which affects project phasing and budgeting.

*Although the Port Authority has verbally indicated there will be no public access requirement, the Board has not yet seen the actual contract from the state or the town.

*If any public-access stipulation exists, the membership must approve it.

*Grant administration is complex and that the Board will need guidance.

*She hopes that Meg Parulis, who has municipal grant experience, will be available to help.

Note *They can't begin spending or committing funds until all requirements are known and the Membership has formally approved the project.

Note Mr. Schepker acknowledged all of these concerns and agreed that Ms. Parulis experience will be invaluable. He expressed hope that the grant acceptance timeline will align with the budget cycle and the May Annual Meeting.

Note Ms. Chapin reiterated that if a special meeting is needed, it must follow the same notice requirements as the Annual Meeting, it cannot be scheduled on short notice.

Note Mr. Schepker observed that the timing may align naturally with the Annual Meeting, but the Board must be ready to adjust quickly if needed.

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

Note see attachment.

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

Note Mr. Bayne walked the Board through a slideshow outlining the full scope of the waterfront initiative.

Note The first slides came from the community Master Plan and highlighted the major responsibilities:

- *Beach management, maintenance, and nourishment.
- *Pier and groin maintenance.
- *Estuary/backwater kayak access.
- *Stormwater cleanup.
- *Clubhouse improvements.

Note DEEP spent a full day at Black Point in June of 2024 reviewing the entire Eastern Waterfront. They inspected every groin, pier, and structure and identified 14 assets that could move forward in the pre-application process. They also visited the Estuary Gateway site and indicated they would support that project with some modifications.

Note The Association has already completed a significant amount of groundwork:

- *Ran an RFP process for consultants.
- *Surveyed the Eastern Waterfront.
- *Completed engineering assessments on six structural groins.
- *Obtained vegetation permits.
- *Compiled all documentation needed for the two grant applications.
- *All pre-application materials were included in the meeting packet for members to review.

Note DEEP pre-review:

- *Of the 14 assets submitted, DEEP agreed with 13.
- *They had questions about the groins near Dave Weiss's property (Blue Heron area).
- *For the Estuary Gateway, they questioned the size of the floating dock and observation platform.
- *Larry Connors submitted written responses, and the team is waiting for DEEP's follow-up.
- ***If issued, Certificate of Permission (COP) permits last five years, extendable to seven, giving the Association flexibility to phase repairs over time.***

Note Two piers have critical safety issues:

- *Nehantic Pier- the concrete finger leading to the boat ramp/floating dock is undermined, essentially floating concrete.
- *Seabreeze Pier- the northeast corner is similarly undermined.

Note Mr. Bayne noted that late-day feedback raised concerns about whether temporary repairs might violate COP rules. The Waterfront Task Force plans to meet with the consultants next week to clarify what is allowed.

Note Mr. Baril shared updates from a conference call with SEA, the structural engineering firm. Both SEA and Coastline Consulting agreed that the damage at Nehantic and Seabreeze cannot be repaired under the general coastal maintenance permit. Any real repair will almost certainly require a COP (Certificate of Permission).

Because of that, these areas will likely need to remain closed for the upcoming season.

Note SEA's engineer, Tim DeBartolomeo, suggested two possible interim safety measures:

- *Nehantic Pier-
Build a temporary deck that sits on top of the existing concrete and is anchored down. This would allow the gangway to attach without putting weight on the undermined section. It could be built in steel or timber, with small ramps on each side.
- *Sea Breeze Pier:
Core-drill steel posts into the concrete and install a chain barrier with signage to keep pedestrians from walking onto the unsafe area.

Note It is still unclear whether these temporary measures could be done under routine maintenance rules or whether they would also require a temporary COP. The consultants are reviewing this.

Note Ms. Chapin expressed frustration with how long it has taken to receive follow-up from SEA. She noted that after Tim DeBartolomeo's presentation a month earlier, she believed the Board would hear back within a week, and she questioned why it has now taken a month with no update.

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.

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Note Mr. Bayne outlined several possible ways to fund the waterfront work:

- *Existing capital reserves.
- *The Port Authority SHIPP grants.
- *Borrowing allowed under the Association's Charter.
- *Special assessments (one-time or spread over multiple years).
- *Temporary increases to the base operating budget.
- *The new endowment fund.
- *Member donations, especially for the Estuary Gateway project.

Note Mr. Bayne stressed that the engineering estimates include large contingencies and conservative assumptions. He believes the actual costs can be reduced by:

- *Tightening and clarifying the project scope.
- *Reducing contingency percentages.
- *Using a mix of contractors, including smaller local firms for concrete and crack-filling work.
- *Applying value engineering to avoid unnecessary expenses.

Note The Engineers estimated that fixing all the waterfront structures- including the Estuary Gateway, would cost about \$2.9 million. That number includes big contingency buffers and extra service costs. Mr. Bayne said many of those costs could probably be brought down a lot with careful planning and by getting competitive bids.

Note Mr. Bayne outlined several items that may need to be included in next year's budget:

- *\$71,000 for final design work and permit-application consulting.
- *Just over \$300,000 for the critical repairs at Nehantic and Sea Breeze Piers.
- *A possible additional proposal to assess the northern section of the Eastern Waterfront (Nehantic to Blue Heron).
- *Smaller temporary repair items, including crack repairs and ramp work.

Note Mr. Baril delivered some remarks focusing strictly on the engineering side of the waterfront work. He reminded the board that SEA's structural engineer, Tim DeBartolomeo, had clearly directed Black Point to focus near-term efforts on the two most critical groins: Nehantic and Sea Breeze. SEA was expected to prepare a proposal for final design engineering for those two structures.

Note Instead, Coastline submitted two large proposals for early-stage, 30%-design work on 14 different structures, costing over \$105,000. Mr. Baril noted that these proposals were not included in the meeting packet, so most Board Members had not seen them.

Note Mr. Baril argued that Coastline's proposed 30% conceptual designs were unnecessary and unfocused. They included:

- *Structures with 10+ years of life left.
- *Structures the Association does not own.
- *Structures that do not protect Black Point's beaches.

Note He emphasized that Black Point is now in the "hard engineering" phase, and SEA is fully capable of moving directly into final design and bid-ready documents for Nehantic and Seabreeze.

Note He listed the four key design elements SEA had already identified:

- (a) filling voids.
- (b) addressing slab settlement.
- (c) bolstering unsupported slab.
- (d) adding armor stone.

Note He also reminded the Board that they had previously discussed temporary repairs to the Nehantic gangway platform so it could function this summer without needing a permit.

Note Coastline also suggested doing survey and design work on up to 12 small stone groins between Osprey and Billow Road. Mr. Baril explained these are old, homeowner-built rock piles from the 1940s-50s, left over from former wooden docks.

Note He questioned whether restacking them makes sense because:

- *Any changes must stay within 10% of their current size.
- *They don't really affect wave energy or sand movement, in his view.
- *He wants SEA's engineer to confirm whether there is any real engineering benefit to doing this work.

Note Mr. Baril said he supports long-term planning, but believes the Board works best when it focuses on smaller, manageable steps, not a huge multi-year plan. Board turnover and changing shoreline conditions make long-range commitments difficult.

Note He is open to putting placeholder amounts in future budgets, but he cannot support spending money next year on anything beyond the critical repairs at Nehantic and Sea Breeze.

Note He reminded the Board that SEA estimated the needed work on those two groins at about \$1.5 million. With Black Point now receiving over \$500,000 in state grant funding, Mr. Baril said the Association should focus its resources on fixing the two groins in the worst condition.

Note Mr. Schepker responded to Mr. Baril's comments by saying both viewpoints matter. He agreed the Board must deal with the urgent structural problems at Nehantic and Sea Breeze, but he also stressed the importance of long-term planning so future Boards aren't caught off guard. He noted that in past years, the Association often reacted only when something was already failing. He encouraged the Board to fix immediate issues and start budgeting every year for preventive maintenance, so small problems don't turn into expensive emergencies.

Note Mr. Bayne disagreed with calling the stone groins "derelict." He argued that for decades, those groins helped create and protect the beaches along the Eastern Waterfront. He said DEEP has repeatedly told Black Point that the Association has a history of not following through on coastal projects, and that the loss of beach area directly affects property values.

Mr. Bayne emphasized that the seven stone groins DEEP approved for review are not derelict and are important for protecting White Cap and South Beach.

Note Mr. Baril replied that he simply wants SEA's structural engineer to weigh in before the Board spends money on restacking stones. He said the Board is currently debating engineering questions without engineering input.

Note Ms. Chapin noted the Board had spent nearly half an hour debating the stone groins, while the two critical concrete-top groins still have no clear plan. She stressed that the Board could plan for the future and address urgent issues at the same time. She reminded everyone that permitting can move quickly when the scope is clear but adding lower-priority items can slow everything down and create paralysis.

Note Mr. Schepker said the consultants have already identified the priorities, and he expects the Waterfront Task Force to bring clear recommendations to the Board by April 9th. He also thanked the task force for the enormous amount of work they've done.

Note Mr. Schepker laid out the two main cost paths:

1. Critical repairs at Nehantic & Sea Breeze- \$270,000 (needed immediately / this season).
2. Full rebuild of both piers- \$1.3 million (likely over two years).

Note He said the Waterfront Task Force needs to recommend which path to budget for, Do we do the immediate \$270,000 critical fixes or commit to the full \$1.3 million rebuild over time?

Note Ms. Chapin added that the Board can pursue both paths if they are phased properly. But she cautioned that focusing too much on long-range ideas while delaying urgent repairs would not serve members well, especially when the Board could likely complete the critical work by the end of the calendar year.

Note A brief update on the EGI kayak walkway/dock project was given:

- *The team is still waiting for DEEP's response to the pre-application.
- *DEEP questioned why the floating dock was so large and the layout of the observation platform.
- *Larry Connors submitted a detailed written response, but as of the meeting, DEEP had not replied.
- *Once DEEP responds, the team can update the drawings and submit the full permit application.
- *Mr. Bayne noted that Mr. Connors' independent cost estimate for the project was almost identical to Coastline's -\$227,000 vs. \$223,000.

Note Mr. Bayne also mentioned the interest from a group of members who want to begin fundraising for the EGI project. He said he has asked them to pause until the Board is fully comfortable with the idea. He asked that no literature, meetings, or fundraising activities begin yet. He suggested the group could possibly come to the April Board meeting with early pledge or interest numbers for discussion.

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](#)

Note Ms. Chapin presented the final version of the conflict-of-interest policy, which the Board had reviewed over the past three meetings (January, February, and March). She noted that she had cleaned up the language, consulted with legal counsel, and prepared it as a formal bylaw. One small correction was made since the last draft: changing the spelling of "judgement" to the American spelling "judgment."

Note Mr. Schepker expressed full support, saying he had reread the policy and had no suggested changes. He specifically praised the footnote that clearly defines which family relationships are covered under the policy (spouses, parents, grandparents, children, grandchildren, step-relations, all in-laws, and anyone with a family-like relationship living in the same household).

Decision MOTION (3)

Ms. Chapin moved to approve the Conflict-of-Interest Bylaw as presented and included with tonight's Agenda, to be added to the Association's Bylaws.

Mr. Bayne seconded the motion.

Motion carried, 6-0-0.

Note Mr. Schepker noted the bylaw would be posted on the website by the weekend.

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

Note Ms. Chapin reported that there has not been much movement since the February meeting, which ended with an unclear sense of next steps. She has since spoken several times with Mr. Reis, who felt it would be better to wait until the May Annual Meeting to gauge member interest rather than pushing ahead immediately. Ms. Chapin agreed this was the more appropriate approach.

Note The proposed plan is to hold a non-binding vote at the May Annual Meeting to see whether members want the Board to explore boundary expansion further. The advance meeting materials would include a map showing the current boundaries and the eligible properties.

Note Eligible properties include those that must cross Black Point roads to reach their homes, specifically:

*Properties on the south side of Bond Street.

*Properties along West Lane.

*The Farmhouse property.

*A few parcels with crossover easements.

Note Mr. Schepker noted that Mr. Capozza had asked for a breakdown of legal fees related to boundary expansion.

Note Ms. Chapin reported that \$730 spent so far specifically on boundary-related legal work, and one invoice from Halloran & Sage was labeled "SHIPP Grant and Charter", and the Charter-related portion still needs to be separated out. She plans to work with Mr. Capozza and the law firm to get a detailed breakout.

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

Note see attachment.

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

Note Mr. Weiss presented the updated Guide to Property Maintenance, originally created in 2019 by the Zoning Commission. Mr. Weiss has been revising it for several months, incorporating Board feedback and softening some of the language.

Note Mr. Schepker suggested several edits to make the document clearer and less subjective:

*Remove "junk"- too open to interpretation.

*Remove "unsightly"- also subjective.

*Add "mattresses" under debris since they're frequently left on the roadside.

*Other small edits on bonds, grass height, pets, etc., which he will send to Mr. Weiss in writing.

Note Ms. Chapin asked what exactly the document is trying to accomplish? She noted that the current draft focuses mostly on appearance, not true property maintenance. For example, it doesn't mention gutters or other functional upkeep that actually protects a home. She questioned whether the document should be about cosmetic standards or meaningful maintenance.

Note Mr. Schepker clarified that the intent is cosmetic, not structural. It's meant to address things like debris, abandoned vehicles, and lawn care to prevent blight, not to dictate how people maintain their homes.

Note Ms. Fecteau asked why pets are included at all in a property maintenance guide, noting that rules about dogs on the beach don't seem to fit the document's purpose.

Note The Board discussed whether the title should be changed.

Note Ms. Chapin raised the issue of enforceability. If the document goes beyond preventing blight, is the Association asking neighbors to maintain their properties to a higher standard than the town requires?

Note Mr. Schepker asked that the next draft show all edits using red underline, so the Board can clearly see what has been added, removed, or changed.

12. Summer Rec Program Update (K. Fecteau)

Note Ms. Fecteau reported that she has been working closely with Camp Director Matt Reichelt on planning for the upcoming season.

Note They are meeting Monday to go through the budget line-by-line, Program changes are being made based on survey feedback, Mr. Reichelt has been putting in countless hours on staffing, volunteers, and program adjustments. Final budget numbers should be ready by the next meeting.

Note Mr. Schepker asked whether the projected revenue increase was due to higher enrollment or higher fees. Ms. Fecteau said they are still trying to avoid raising fees, but noted that families asked for more programming, which has to be balanced with the cost of delivering it.

Note Mr. Schepker asked about the future of swimming lessons. Ms. Fecteau said the survey showed that swim lessons are not a high priority for most campers. Many kids who weren't interested were goofing off, which made it hard for the kids who did want lessons.

The Rec program is considering a new model:

*Camp hours stay the same.

*Swim lessons become a separate, fee-based program, similar to how tennis is handled.

*Families who want lessons can sign up; others won't be forced into it.

Note Ms. Fecteau noted strong interest in expanding the pre-camp tennis program but realized there is now only one tennis court at the main courts. The new pickleball courts cannot be used for tennis because they face the wrong direction. The rest of the Board confirmed that the two clay courts can still be used for Rec tennis instruction, which solves the space issue.

13. Endowment Fund Update (B. Bayne)

Note Mr. Bayne reported steady progress on setting up the Endowment Fund:

*A virtual meeting was held with the initial team to brainstorm fundraising ideas and overall direction.

*Two governance documents are required- one with the Hartford Foundation for Public Giving and one for the Association's internal governance.

*The Board has hired a nonprofit attorney, John Paul Callahan of Read & Read, to guide the process.

*Mr. Bayne has had several calls with Callahan over the past two weeks.

*The attorney is reviewing the draft governance materials and will coordinate directly with the Hartford Foundation.

*He hopes to introduce Callahan to the board at the April meeting, along with both governance documents for review.

*The Endowment Fund will operate independently from the Association, but the Association will serve as its fiscal sponsor.

14. Data Center Update (K. Fecteau)

Note Ms. Fecteau reported that the agreement related to the offshore data center sound issue officially expired in March. After speaking with the Waterford First Selectman, she confirmed that the agreement is no longer in effect, Sound source cannot return, there is no support for allowing it to continue in any form.

Note Mr. Schepker thanked both Ms. Fecteau and former BOG Member Arlene Garrow for taking the lead on what he called a very difficult and time-consuming issue. He also pointed out that two local legislators- Representative Nick Menapace and State Senator Martha Marx had strongly supported the data center, which made the final outcome even more significant for Black Point.

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

Note Ms. Chapin reported that she reached out to Diana Kycia, who led the remote voting team during its first year in 2025. Ms. Kycia has agreed to reassemble the team for this year's Annual Meeting.

Note Ms. Kycia confirmed that the team's all in. They'll work with whatever dates and materials the Board sets, and they'll stay connected throughout the process.

Note Ms. Kycia asked when the Annual Meeting materials will be mailed. Mr. Schepker replied that the April 23rd meeting is the last chance to finalize the budget and after that, materials need to go to Ms. Stevens for mailing, ideally by May 1st.

Note Ms. Chapin reminded the rest of the Board and the community that remote voting is not a quick "log in, vote, and leave" process. Last year, many people assumed it worked like an online ballot. Voters must log in before the meeting starts to authenticate, they must stay online for the entire meeting, listening to the discussion, they vote at the same time as the people in the room.

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

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

Note Ms. Chapin presented a concept design for making the back entrance of the Clubhouse ADA-compliant. She had updated a draft she worked on last fall and added more detail.

Note Key parts of the design:

- *A 3-foot-wide paved accessible walkway running along the side of the clubhouse, set about 2 feet off the building.
- *A gentle 3.4% slope, with some regrading needed to smooth out a hump in the middle.
- *A vegetative buffer of Pennsylvania sedge between the walkway and the gravel driveway.
- *The sedge grows taller than grass, needs little maintenance, and helps discourage golf carts from using the walkway.
- *The gravel driveway would shift 5–6 feet to make room for the walkway, buffer, and drainage.
- *A subsurface drain would tie into two existing downspouts to prevent water from flowing toward the building.
- *One accessible parking space near the building (the minimum required).
- *The Little Free Library might need to move slightly.
- *The flagpole would not be affected.

Note Ms. Fecteau said during big events, many people with mobility needs park in the rear lot, not the front. She asked whether the sedge buffer would block access from the back.

Note Ms. Chapin agreed the sedge strip should be shortened to allow rear access to the walkway, noting it was excellent feedback.

Note Professional estimates put the project at \$15,000–\$20,000, though Ms. Chapin believes it may come in lower. Costs could rise depending on how much regrading, concrete work, driveway shifting etc.

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

Owned by Colleen Chapin, BOG Member

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

Note Mr. Schepker introduced the idea of creating a Welcome Committee to give new Black Point property owners a friendly, helpful introduction to the community. He noted that several members have mentioned how other communities warmly welcome newcomers and provide clear information about local rules and expectations.

Note He invited any interested members to reach out to him directly. If enough interest- and potential leadership comes forward, he will report back at the next meeting.

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](#)

Note Mr. Capozza presented the first draft of the FY 2026–2027 operating budget:

*Total Disbursements (first draft)- \$460,968.

*Non-Tax Revenue (7 items)- \$28,000.

*Tax Levy Required- \$438,599.

*Preliminary Mill Rate- 2.37 (current year: 2.28 — increase of 0.09).

Note Drivers of the Increase:

18-1. Capital Asset Purchases

Note *Increased from \$8,000 (current year) to \$32,000 (proposed).

*White Cap parking lot water line- \$12,000.

*Pickleball nets.

*Underground propane tank- \$6,000.

*Kayak dock/loading platform- \$9,000.

*Beachfront/Clubhouse signage- \$5,000.

18-2. Waterfront Maintenance

Note *Up \$7,000, mainly to cover additional seaweed collection during the summer.

Note Insurance and several other lines came in lower, helping offset some of the increases.

Aside from the two major drivers above, all other disbursement lines increased by only about \$2,000 total.

18-3. Rec Program Budget (Preliminary)

Note *Payroll (12 counselors, including 2 new hires; 4% minimum wage increase; \$500 raise for camp director)= \$45,000.

*Other expenses (supplies, volunteer gift cards, CPR recertification, events/fair)= \$14,000.

*Total Revenue Needed for Rec Program= \$59,000.

18-4. Long-Term Capital Fund

Note *Estimated year-end balance= 421,000.

*Proposed contribution= \$100,000.

*Interest income= \$18,000.

*Proposed drawdown= \$25,000.

*Projected balance= \$513,000.

Note Mr. Schepker said the White Cap parking lot water line (\$12,000) is a convenience, not a necessity, and recommended taking it out. In terms of the Beachfront/Clubhouse signage (\$5,000), they have no vendor proposals yet, so he recommended removing it for now and revisiting it in a future year.

Note The kayak dock/loading platform (\$9,000) was also mentioned as something that could be pushed to a future year rather than funded now.

Note Ms. Chapin again questioned why the budget separates “new” capital items from “maintenance” capital items.

She said it would make more sense to have one single capital line, noting:

*In practice, the difference isn’t very meaningful.

*The Board already moves money back and forth between the two.

*The “new” capital line is about \$8,000 over budget, and the plan is to cover it with money from the maintenance line anyway.

Note Mr. Bayne disagreed from an accounting perspective. He said maintenance is an expense and Capital purchases are capital items; Even though the Association uses cash-based accounting, the distinction still has value.

Note Ms. Chapin replied that she has always preferred one capital line and will keep bringing it up each year.

Note Ms. Chapin pushed for more detailed budgeting around seaweed removal. She noted that last summer many members complained that the beaches were dirty and had too much seaweed. She said the Board had explained the cost of pulling seaweed every two weeks, but members will want to know what would it cost to pull it every week instead? Is that level of service reflected in the budget?

Note Ms. Fecteau agreed, saying this summer is expected to be very active, based on forecasts.

Note Mr. Schepker noted that employee compensation needs to be discussed in executive session. Ms. Chapin suggested holding the executive session at 5:00 PM on April 9th, right before the budget meeting, so compensation decisions would be settled in advance and could be built directly into the budget.

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

Note Mr. Weiss presented three nominations for the Zoning Commission. The first was Keith Turner, who is currently an alternate member. He would be elevated to a full member to replace Joe Katzbek, who moved out of Black Point. Mr. Turner would serve the remainder of Katzbek's term, ending July 31st, 2027.

Note Ms. Chapin asked whether Turner should instead keep his existing alternate term timeline, which runs until July 31st, 2028. After discussion, the Board agreed with the Zoning Commission's recommendation: Mr. Turner will take over Katzbek's shorter term.

Decision MOTION (4)

Mr. Weiss moved to appoint Keith Turner to replace Joe Katzbek as a Full Member of the Zoning Commission, serving through July 31st, 2027.

Mr. Schepker seconded the motion.

Motion carried, 6-0-0.

Decision MOTION (5)

Mr. Weiss moved to appoint Jim Mastria as an Alternate Member of the Zoning Commission for a three-year term expiring July 31st, 2029.

Ms. Fecteau seconded the motion.

Motion carried, 6-0-0.

Decision MOTION (6)

Mr. Weiss moved to appoint Lil Dashenko as an Alternate Member of the Zoning Commission, filling out Keith Turner's term through July 31st, 2028.

Mr. Bayne seconded the motion.

Motion carried, 6-0-0.

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](#)

Note Mr. Moffett provided his monthly Association Manager report:

*Sixteen Clubhouse rentals are already booked for 2026.

*He continues coordinating weekly events and club activities.

*The previous issue of having multiple calendars (which confused members trying to book the Clubhouse) has been fixed.

*There is now one unified calendar on the website.

Note *His ongoing work included mail distribution, preparing for Board meetings, coordination with clubs and vendors, and managing snow removal.

*He completed a tree service evaluation.

*He is working with vendors to prepare for summer operations- beach staffing, lawn care, waterfront setup, key logistics, and event planning.

Note Ms. Chapin asked about a charge for a heater. Mr. Moffett explained that the Clubhouse's regular heating system can't warm the building from 58°F to 70°F fast enough for early afternoon meetings. To fix this, he bought a Mr. Heater propane space heater so the room can heat up more quickly on cold days.

Note Mr. Moffett presented quotes from three tree service vendors and recommended Wilcox Tree Service, which was significantly cheaper than the others.

Note Scope of work:

*About a dozen trees near the playground and pickleball area, ranked by priority.

*Highest priority (#1-4)- trees posing direct safety risks to the playground.

*Medium (#5-7)- trees near the pickleball courts.

*Medium-low (#8-9)- additional trees in the pickleball area.

*Lowest (#10-11)- trees farther from the playground.

*Tree #6- not on Association property, it belongs to a neighbor but is leaning over the playground.

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

Note Pricing Options:

*Full day (9 AM–3 PM)- \$3,400 & would complete all items.

*Half day- \$1,800 & would complete priority safety items (#1–4).

Note Ms. Chapin recommended the half-day option for \$1,800, focusing on the most urgent safety work. The rest could be handled in next year's budget.

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

Note Mr. Capozza and the Board discussed how the \$1,800 would come from unused legal fees in the current budget.

Decision MOTION (7)

Ms. Chapin moved to approve \$1,800 for tree service by Wilcox Tree Service for priority items #1-4 in the playground area, funded by reallocating \$1,800 from the legal line to grounds maintenance, subject to approval by the Wetlands Commission.

Mr. Weiss seconded the motion.

Motion carried, 6-0-0.

20-2. Tax Collector (C. Hayes)

Note see attachment.

 [Tax_Collector_report_March.pdf](#)

Note Mr. Schepker relayed Ms. Hayes' Tax Collector report:

For the current fiscal year (2025–2026), two property owners still owe a total of \$1,101.60, and liens have been filed for both. For the prior year (2024–2025), one property owner still owes \$442.78, and a lien has also been filed. Altogether, the Association has about \$1,544 in outstanding taxes.

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](#)

Note Mr. Capozza reported that as of March 24th, the Association had received \$446,000, which is 99% of the budgeted revenue, including a \$4,000 increase from the prior period driven mainly by zoning fees. Total disbursements through March were \$348,000, or about 78% of the budget, with major expenses including payroll (about \$5,000), insurance (\$2,000 per month), maintenance (\$2,000, mostly snow removal), and legal costs (\$1,600). The current net position is roughly \$98,000, and the estimated year-end surplus is about \$27,000.

The Long-Term Capital Fund balance as of March 24 is \$440,755.

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](#)

Note Mr. Weiss reported that Chairman Jim Fox has asked Zoning Commission members to focus on identifying which regulations they believe need updating, with plans to discuss those suggestions at the next meeting.

Zoning Enforcement Officer Jim Ventres shared that surveyor James Bernardo will soon begin scheduling boundary surveys for Black Point properties, and that an RFP for a traffic study is being drafted and will be reviewed by the Board before it is issued.

Ms. Chapin raised concerns about the survey work, noting that the Board never formally approved the expenditure and that similar surveys were already completed in 2021. She questioned the purpose of doing them again, saying the Board still does not have a clear explanation. The issue was left for further review, as the exact scope of the survey work remains unclear.

Note Mr. Weiss reported on a recent ZBA hearing for 27 East Shore, where the property owners requested a variance to build a 10-foot covered porch. Because the house is already non-conforming within the 20-foot setback and the proposed porch would extend 10.6 feet into that setback, the Board found no hardship and denied the request on a 4–1 vote.

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

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

Note There was no report.

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

Note There was no report.

20-7. Wrecking Crew

Note Mr. Schepker reported that Leslie Dougherty, who had been leading the volunteer Wrecking Crew, has moved out of Black Point, leaving the group without a current leader. He stressed how valuable the crew has been to the community and encouraged someone to step into the leadership role. Mr. Moffett said he has a phone and text contact list from previous leaders -Jim Allen and then Ms. Doherty and can take on the responsibility.

21. Further Public Comments

Note Mr. Moffett reviewed the comments in the chat feature:

1. Swim Raft at Sea Breeze- an unidentified member asked whether closing the Sea Breeze Pier meant the swim raft could not be deployed.

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.

Note 2. Property Maintenance Language- an unidentified member suggested using the word "suggested" rather than more prescriptive language in the Property Maintenance document.

Note Ms. Chapin noted the document already uses the word "guide" in the title, so "recommended" would be consistent.

Note 3. Rec Program Start Date- an unidentified member asked whether there was any talk about moving the Camp start date from June 22nd, since many schools are still in session at that time.

Note Ms. Fecteau said they'll take it into consideration.

Note 4. Swimming Lesson Pricing- an unidentified member asked whether the Rec program fee would decrease since swimming lessons were being removed from the base program.

Note Ms. Fecteau said they'll take the comment under advisement for the parent information meeting.

Note 5. Brooke Stevens (Recording Secretary) relayed that in the prior year, Quality Printer said materials needed to be submitted "the sooner the better, but absolutely no later than April 21st." She has emailed to confirm this year's deadline. Given that the April Board meeting is April 23rd, the timeline could be tight.

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

Owned by Recording Secretary

21-1. Larry Connors of 50 Indianola Road

Note Mr. Connors reported that his team has been working on a draft RFP for contractors for the Estuary Gateway Initiative (EGI). A key question came up during the drafting process: Should the RFP require contractors to provide their own engineered drawings, or should the Association hire an engineer separately to prepare those drawings ahead of time?

Coastline Consulting estimated that producing engineered drawings separately would cost about \$7,000.

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.

22. Chair's Closing Remarks

Note Mr. Schepker thanked everyone who attended the meeting, both in person and on Zoom, noting the especially large virtual audience. He closed with a reflection on the Board's work, saying that a theme keeps coming to mind: "We serve to protect, in order to preserve." He said those three words capture the spirit of the Board's service and that all Black Pointers are "deeply indebted and deeply grateful."

Note He also reminded everyone that the next meeting will be on April 9th, focused on the budget review, with an Executive Session at 5:00 p.m. beforehand.

23. Adjournment

Decision MOTION (8)

Ms. Fecteau moved to adjourn the March 26th, 2026, BPBCA BOG Regular Meeting at 9:00 p.m.

Mr. Bayne seconded the motion.

Motion carried, 6-0-0.

Note Respectfully Submitted,
Brooke Stevens,
Recording Secretary

Next Meeting

Meeting title: Bpbca bog april 9th, 2026, special executive session & regular budget hybrid meeting (5:00 pm, executive session; 6:00 pm, regular budget meeting)

Date and time: 04/09/26 05:00 pm to: 04/09/26 08:14 pm

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

Task Summary

New Tasks

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 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 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 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.