

Expanding the Association's Boundaries

FOR REVIEW AND DISCUSSION ONLY

Any actions taken on this topic will be taken after review and discussion by the Board of Governors and with consideration of member comments.

Background

The boundaries of Black Point are defined in the Charter. *(Image 1)* All properties within those boundaries are considered “member properties” with the eligibility of voting and holding office granted to the owner as further defined in the Charter. There is no formal “guest” policy or definition. Within the Rules & Regulations the term “guest” is generally used to note that “members and their guests” have access and use to all Association amenities (e.g., clubhouse, recreation grounds, beaches, etc.).



Image 1: Bounds of Black Point Beach Club Association.

Over the years, some properties abutting the Association have asked to be included in the Association. As a “Special Taxing District”, Connecticut General Statutes provide a mechanism for expanding the boundaries of the district. Generally, the criteria include:

- Property must be contiguous with (touching) the Association’s boundaries.
- Agreement of 2/3 majority of the voters of the properties to be included.
- Adoption of a Charter change by the Association membership.

Questions for Discussion

Should the Association, through its Board of Governors, investigate the interest of contiguous properties to join the Association?

If there is general community support, which properties should be offered inclusion?

How do we best collect community input to gauge support before initiating contact with potential properties and initiating the Charter amendment process? What is the estimated timing of the processes required?

Expanding the Association's Boundaries

Which Properties Should be Included?

There are 12 contiguous properties that may be the most obvious for inclusion. (Image 2) Many members may not even know that these properties are NOT member properties now. Historically, the farm property and the two adjacent parcels were still part of the Payne farm when the Association was established so their exclusion was obvious at that time. Similarly, the properties on the south side of Bond Street were still part of the Bond farm. As most are probably aware, the four properties along West Lane were subdivided from a larger parcel within the past six years.

Visually, these properties could be considered “within” the Association. We may have friends and families that own these properties. If we were trick or treating or delivering the Black Pointer, it would be natural and easy to include these properties in those efforts. We walk, run, bike, and drive past the driveways routinely. The owners of these properties walk, run, bike, and drive through the Association routinely.

The owners of these properties may not wish to join the Association. They may already take advantage of the Association's amenities based on friends and families' guest status. They may not wish to take on the extra expense or be subject to the Association's rules and regulations. Or they may be interested in joining the Association and want to be a more active participant in our community.

Next Step Processes

1. Collect and listen to community input on this topic. Opportunity for input should be actively solicited between now and February 2026 Board Meeting.
2. If there appears to be general support from the Community, approach abutting properties with the opportunity to gauge interest. This is a marketing effort. This go/no go step and associated marketing effort could be voted on at the February Board Meeting.
3. If there is interest from abutting properties, initiate the Charter amendment process. Anticipate marketing and interest to be known by April Board Meeting which would lead to a vote to amend the Charter. The Charter amendment process takes time and requires public hearings; anticipate a vote for a Charter amendment at the Labor Day Member meeting.



Image 2: Contiguous properties “within” the Association.