

Excerpts from January 29, 2026 BOG Meeting Related to Boundary Expansion

15. “Black Point Boundary Expansion” Update/Discussion (Attachment) (B. Bayne, C. Chapin)

Note see attachment.

 [Expanding Association Boundaries - For Discussion.pdf](#)

Note Ms. Chapin shared her screen to explain the background. She reminded everyone that questions about expanding Black Point’s boundaries have surfaced several times over the years. Black Point is a special taxing district with boundaries defined in its Charter. Any expansion would require following a state-mandated statutory process, and expansion is limited only to properties that are contiguous-physically touching the existing district.

Note She pointed out that a few nearby properties, particularly at the south end and along West Lane including the well-known farmhouse at Sea Spray and Sunrise naturally feel connected to the community and historically were part of the original farms that formed Black Point. Those parcels were never included simply because their owners at the time chose not to sell.

Note The question now before the community is whether it makes sense to consider a very limited boundary expansion. The first step would be gauging interest both from current residents and from the contiguous property owners who might want to join. In exchange for paying annual district taxes, those owners would gain access to Black Point amenities such as the beach and Clubhouse, while the Association would benefit from a modestly expanded tax base.

Note Ms. Chapin stressed that the Board should not approach potential new members until it has a sense of whether the community supports exploring the idea. Past reactions have been mixed, and clarity about the narrow legal limits of expansion may help inform the discussion. Public comment at future meetings, along with online feedback, would help guide next steps.

Note Mr. Bayne added that this type of limited expansion could be seen as a natural evolution for the community, potentially increasing both membership and property value.

Note Mr. Reis said when he reviewed the map of properties that might be added to the Association, he wasn’t sure how “contiguous” was being defined. To him, contiguous implied that a property should be reachable by roads within the existing Association boundaries. He noted that while some properties on Black Point Road technically touch the district, they are only accessible from Old Black Point Road, not from within the Association itself.

Note Ms. Chapin replied that his interpretation of “contiguous” was strictly geographic—any property physically touching the district boundary. Under that definition, a few northern parcels would qualify, including some without direct road access, as well as several that front Old Black Point Road. She acknowledged, however, that from a community-identity standpoint, it may make more sense to focus on a smaller subset of properties that naturally fit with Black Point, such as those near Bond Street, as well as a few farm-related lots that visually and functionally connect to the neighborhood.

Note Mr. Reis reiterated that the distinction between physically touching the boundary and being accessible from within the Association is meaningful, and that the Board may need to clarify which definition it intends to use. He added that when reviewing the map, he noticed three landlocked parcels near the farm that appear to have driveways off what he believed might be Cottage Lane, though the map did not label it clearly.

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Note Ms. Chapin explained that those parcels have a unique history, including past legal disputes over easements and access. Because of that history and their physical connection to the neighborhood, Mr. Reis agreed they could be strong candidates for inclusion. Ms. Chapin emphasized that the first step is understanding how the broader community feels about any expansion and where residents believe the natural boundary lines should be drawn.

Note She clarified that this is not an all-or-nothing situation. The Association cannot force any property owner to join. Both the community and the outside property owners would need to agree. Expansion would require a Charter change, but participation would remain voluntary.

Note Mr. Reis wondered whether a Charter amendment could be written broadly which would allow the Association to expand its borders to contiguous properties accessible from internal roads without having to solicit property owners directly. He preferred a process where owners approach the Association, rather than the Association actively recruiting them.

Note Mr. Bayne recalled that the Board had previously consulted legal counsel on this question but could not remember the exact guidance. He noted that the Charter language might need to be specific enough to avoid repeated revisions every time a new property expresses interest.

Note Ms. Chapin said a fresh legal opinion would be necessary. She likes the idea of flexibility but noted that state statutes governing special taxing districts may require boundary changes to be done in larger, defined groups rather than one property at a time. She added that while the Board could identify a set of eligible properties and invite interest, it would not be ideal to pressure unwilling owners simply to meet a two-thirds threshold.

Note Mr. Schepker observed that if a large group of properties were eligible but only a few wanted to join, it would be unrealistic to expect a two-thirds approval rate. He suggested that the Board may need to consider requests individually rather than trying to move an entire block of properties at once.

Note Ms. Chapin agreed that the Board's next step is to gauge whether the community is even open to limited expansion. If so, the Board could then reach out to contiguous property owners to see who is genuinely interested. She emphasized that no decisions are being made now; the goal is simply to determine whether this is worth pursuing.

Note Mr. Bayne added that past discussions generated confusion and rumors, and it's important to be clear that any expansion would be limited to contiguous properties and not a broad opening of membership.

Note Ms. Chapin said her recommendation for the evening is to hear any public comments both from those in the room and those online, so the Board could gather initial reactions. The Board should then publicize the topic more broadly and invite voluntary written comments from residents. Her goal for the night was simply to take the temperature and then determine next steps.

Note Mr. Reis asked which Board Members had been working with the Association's legal counsel. He offered to join future calls, provided it would not create quorum issues. Mr. Schepker agreed and asked that Mr. Reis be included in any upcoming conversations with Counsel.

Note Mr. Baril observed that he likes the idea of the properties being accessible from our roadways.