

BPBCA Highlights: 2025/2026

It is this Board's commitment to put in place measures to *protect* critical resources here in Black Point in order to *preserve* them for future generations.

To protect ... to preserve: That commitment builds on the legacy of all prior Boards, and it has been achieved during the past 12 months in remarkable ways.

Principal among these achievements was the late-March announcement by the Connecticut Port Authority that our Association was awarded a total of \$505,250 in grant funding through its Small Harbor Improvement Projects Program (SHIPP) program.

Of this grand total, \$400,000 was awarded to support our eastern waterfront pier and groin repair projects. An additional \$105,250 was provided to support our estuary walkway, deck, and kayak launch platform at our property at the base of Woodland Drive.

Efforts to secure this matching-grant funding were led by our Waterfront Task Force, comprised of Board members Peter Baril, Bill Bayne and David Weiss. Member Meg Parulis served as point person on this project, spending countless hours to complete detailed application materials, supported by Members Larry Connors and Scott Bayne.

\$505,250...a remarkable sum that will help to provide the resources needed to measurably *protect* and sustainably *preserve* our deserving Black Point assets and traditions.

Among other major accomplishments during this past fiscal year:

- We engaged two engineering firms to provide the technical help we need to assess our coastal and estuary resources, make repair and restoration recommendations, help manage the complex state and local permit processes required, and then assist in the selection of qualified contractors to do the pier, groin and estuary walkway projects agreed upon.
- Prior to last year's Annual Meeting we debuted our first-ever Remote Voting capability – a technological advancement that is now the envy of coastal associations statewide. That capability returns this year for our Annual Meeting voting, an initiative led by Colleen Chapin, Diana Kycia, Sharon Bruce, Cheryl Colangelo, Garrett Hickey, Griffin Bruce, Geralyn Johnson-Reis and Anita Schepker.
- We created a new *Conflict of Interest* bylaw and updated both our *Rules & Regulations* and *Recommended Property Guidelines* documents.
- We updated our *Telephone Directory* with the new 2025 edition.
- We replaced our two sets of Clubhouse double doors, added front-entry railings, and installed new shades to better manage facility climate conditions.
- We repaired and replaced multiple railings along coastal walkways.

BPBCA Highlights: 2025/2026

- We resurfaced and reconfigured our hard courts, providing dedicated tennis and pickleball playing areas.
- We engaged a tree service company to address items that need removal or trimming in the playground area, major issues among them to be addressed prior to the start of our Summer Rec Program.
- We added two counselors to this season's Summer Rec staffing, expanded the Camp schedule for 30 minutes each day, and added additional programming.
- We completed seawall repairs at Blue Heron and Bellaire rights-of-way, and the Whitecap ramp, and did surface repair work at the Whitecap parking lot.
- Thanks to leadership by former Board member Arlene Garrow, and more recently by Board member Kelly Fecteau, their efforts to galvanize outreach to elected officials helped to defeat plans to install a Data Center in Waterford.
- We engaged a new insurance agency, and the recent renewal of our *Directors & Officers Liability* policy has led to nearly \$12,000 in savings over the 3 years of that policy's life.
- We are working with outside legal counsel to seek guidance on the potential to expand our boundaries in select, contiguous property sites...at the request of a non-Association neighbor seeking to become a Black Point member.
- We continued to work with local Foundation experts to create a 501(c)3 non-profit Endowment Fund to support future tax-exempt fundraising efforts.
- We began planning for a new pathway and driveway entrance at the Clubhouse to improve universal access to our Clubhouse facility and grounds.
- And finally, we have included in this mailing a proposed budget for the 2026/2027 fiscal year – a budget that we believe maintains our culture's traditional fiscal constraints... but also provides support that meets the expectations of our diverse Member interests.

Finally ... finally ... I would be remiss if I did not acknowledge here the very greatest accomplishment of the many achievements of this past year... the support of the members of our current Board of Directors. Their intelligence, experience, energies, and high ethical standards are truly remarkable. It has been gratifyingly inspirational to work with them during these past 12 months – work that will deliver a lifetime of benefits for our Black Point family.

Jim Schepker

Chair, BPBCA