

Minutes of BPBCA BOG April 23rd, 2026, Regular Hybrid Meeting - 04/23/26

Date and time: 04/23/26 6:00 PM to: 04/23/26 8:57 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 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.

2. Zoom Info. and Link for Regular Meeting

Note <https://us02web.zoom.us/j/89713154211?pwd=ScKCNVU7bI3qBvnczOiUhxa15TVqWP.1>

Note Meeting ID: 897 1315 4211
Passcode: 994632
Phone Only: 646-931-3860
One tap mobile
+16469313860,,89713154211#,,,,*994632# US

Note <https://us02web.zoom.us/j/89713154211?pwd=ScKCNVU7bI3qBvnczOiUhxa15TVqWP.1>

3. Additions to Agenda

Note There were none.

4. Chair's Opening Remarks

Note Mr. Schepker opened the meeting by noting it would be another very full agenda, including coastal updates as well as updates regarding remote voting, the Summer Recreation program, the Connecticut Port Authority matching grant, and Board discussion of the FY 2026-2027 proposed budget.

Note Mr. Schepker also noted that Board Member Peter Baril's 3-year term expires in May as does Board Member Kelly Fecteau's 1-year term (Ms. Fecteau completed Arlene Garrow's term).

Note Association members interested in running should submit a nomination and brief profile for posting on the website prior to the May 23rd, 2026, Annual Meeting.

Note It was noted that State Representative Nick Menapace, First Selectman Dan Cunningham, and East Lyme Police Chief Kevin Glenn have all have accepted invitations to speak at the Annual Meeting.

Note Those in attendance were reminded that the Annual Black Point Golf Outing will take place on July 6th and the Second Annual Cornhole Tournament will take place on August 16th.
The Women's Club committed \$750 toward new shuffleboard-area benches; the Men's Club expected to contribute the remainder.

Note Mr. Schepker also shared that the Giving Garden successfully used seagrass from Main Beach as mulch, and they later noted that it performed exceptionally well throughout their first full season of collecting it. Because of that strong result, they plan to double next year's collection to expand its use.

Note He reported that two communications were received: a traffic study update, which will be addressed during the zoning report, and questions regarding fence and shed permitting, which was forwarded to the Zoning Commission and ZEO Jim Ventres.

5. Approval of Meeting Minutes

Note The Board and Mr. Capozza reviewed both sets of minutes in detail.

5-1. Regular Meeting Minutes of March 26th, 2026

Note see attached minutes.

[Minutes of BPBCA BOG March 26th 2026 Regular Hybrid Meeting 03 26 26.pdf](#)

Note The following corrections were noted for the March 26th Minutes:

*Duplicate text under Item 7. The first note was repeated due to an internet glitch.

*There was confusion about whether Martha Marx and Nick Menapace supported the data center- this sentence will be removed.

*Addition of missing pickleball net cost (\$5,000).

*Correction of speaker identification of solicitor comment (Mr. Mastria, not Mr. Schepker).

*Clarification that last year's mailing deadline was April 21st- the Minutes do say "prior year," but it should be emphasized that this year's deadline is May 5th.

Note *Pier work corrections- add concrete and rebar fill and truing up with posts under slab.

Note *Grant submission date correction- Minutes said "Feb 26th" which should be changed to "submitted Feb 20th, minutes before deadline".

Note *Private category cap was \$400,000 when Black Point applied and not \$250,000.

Note *Change all instances of "award" or "awarded" in terms of the grants to "approved" or "approval".

Note Minutes as corrected:

[Minutes of BPBCA BOG March 26th 2026 Regular Hybrid Meeting 03 26 26 \(1\).pdf](#)

Decision MOTION (1)

Mr. Weiss moved to approve the Meeting Minutes of March 26th, 2026, as amended.
Mr. Reis seconded the motion.
Motion carried, 7-0-0.

5-2. Special Executive Session & Regular Budget Meeting Minutes of April 9th, 2026

Note see attachment.

[Minutes of BPBCA BOG April 9th 2026 Special Executive Session Regular Budget Hybrid Meeting 5 00 pm Executive Session 6 00 pm Regular Budget](#)

Note The following corrections were noted for the April 9th Minutes:

- *Add that the individual responsible for cleaning the clubhouse requested a \$0.50 per hour increase to their current rate; must be added to operating budget.
- *Mr. Capozza reported that the \$4,350 playground maintenance cost was incorrectly grouped under "supplies", but it's actually listed as item 9-10 under "Operational Budget Review
- *10-3 Donations says, "Line removed entirely from budget" and Mr. Capozza said the entire line should be removed.
- *The Minutes did not fully explain the cost structure of the Black Pointer Printing Cost- add 10 issues at \$230 each, \$30 increase per issue over last year, total annual cost is \$2,300
- *Insurance increase corrected from 10% to 5%.
- *The capital section was incorrectly titled "Long-Term Capital Assets" and must be renamed "Current Year Capital Fund Purchases."
- *Under this same section, for purchases add \$5,000 for the Pickleball net and under "Miscellaneous/unforeseen maintenance change the \$5000 to \$25,000.
- *SHIPP grant 1 corrected from \$105,050 to \$105,250.
- *Homeowner name corrected to Tony "Orsini" (for lending his Peter Rabbit costume) on page 14.
- *"Mr." corrected to "Mr. Capozza" on page 4.
- *Change shuffleboard bench to Bocce bench on page 10.
- *Name corrected from "Scott Payne" to "Scott Bayne" on page 14.
- *The Minutes stated that Black Point had been "awarded" the Connecticut Port Authority grant and instead, it should say "approved."
- *Add that repairs above the waterline can be performed under the general Coastal Management Permit.

Note Minutes as corrected:

[Minutes of East Lyme Zoning Commission April 9th 2026 Regular Meeting Minutes 04 09 26.pdf](#)

Decision MOTION (2)

Mr. Bayne moved to approve the Meeting Minutes of April 9th, 2026, as amended.
Mr. Weiss seconded the motion.
Motion carried, 7-0-0.

6. Public Comments & Correspondence

Note see attachment.

[Johnson-Reis_email.pdf](#)

Note see attachment.

[Schneider_email.pdf](#)

Note see attachment.

[Girgenti_email.pdf](#)

Note see attachment.

[Etienne_email.pdf](#)

Note see attachment.

[Vara_email.pdf](#)

Note see attachment.

[Ogle_email_exchange.pdf](#)

Note see attachment.

[Hynes_email_exchange.pdf](#)

6-1. Alice Baril of 17 Sea View

Note Ms. Baril suggested exploring camera-based monitoring on East Shore Drive as an alternative to a full traffic study.

7. Revised Guide to Property Maintenance Document Review, vote (D. Weiss)

Note Mr. Weiss explained that the Property Maintenance Guide originated from the Zoning Commission several years ago, and the guide was meant to help residents understand expectations around property upkeep- things like debris, hedge height at intersections, unregistered vehicles, and general cleanliness. It was never intended to be an enforcement tool, just a helpful reference.

Note Mr. Schepker noted the text is not hyperlinked and asked about adding them for the website version. He also said that "Town" should be capitalized when referring to the Town of East Lyme.

Note Ms. Chapin noted that the Zoning regulations cannot be hyperlinked to subsections and pointed out that the regulations are revised every year anyway. The Board discussed how they could copy relevant text onto the website for clarity. Mr. Schepker suggested they approve the language first and tackle the website links in the future.

Note Mr. Reis argued that without some kind of consequence or follow-up process, many residents would simply ignore the guide. He explained that some people already disregard community expectations, and if the guide had no "teeth," it would be treated as optional. He felt that even a light-touch consequence such as a formal notice or required follow-up would help ensure the guide was taken seriously.

Note Other Board members agreed he had a fair point but reminded everyone that the guide isn't meant to be enforceable. Adding consequences would change what the guide is supposed to be. The Board agreed it should stay purely advisory, and that any real enforcement would need its own separate, formal process.

Note The Board further discussed the required minor edits.

Decision MOTION (3)

Mr. Weiss moved to approve the property guide as discussed.
Mr. Baril seconded the motion.
Motion carried, 7-0-0.

8. Update on Eastern Shoreline Projects (Waterfront Task Force)

Note see attachment.

[WTF Waterfront Assessment Review-SHIPP Grant draft Presentation April 18 2026 \(1\) \(1\).pdf](#)

8-1. Update on EGI Project Waterfront Task Force

Note The Board had a lengthy and detailed discussion about the urgent temporary repairs needed at the Nehantic and Seabreeze piers.

Both piers had undermined corners where the concrete slabs had lost supporting material beneath them. Engineers had warned that while the slabs were not in immediate danger of collapse, the voids needed to be filled before the summer season to prevent further erosion or sudden failure. The work was considered temporary stabilization, not a full structural rebuild, but it was essential to keep the piers open and safe.

Note Mr. Weiss said they contacted three contractors. One couldn't take the job because they didn't have enough staff. Two sent in quotes: one contractor first estimated \$4,000- \$6,000 and later confirmed a price of \$5,123, and Ocean County Construction quoted \$6,000. Both planned to do the same type of repair- drill in rebar pins, build forms, hand-mix 3500 PSI concrete to fill the gaps, and restore support under the slab edges. All the work would be done above the waterline, so no DEEP permit is needed, which helps keep the project on schedule.

Note The Board discussed the L-brackets at Nehantic, which help hold the concrete slab in place. Engineers had warned that the brackets were badly rusted and getting close to the end of their lifespan. Even though fixing them wasn't part of the main temporary repair plan, several Board members felt that since the contractor would already be on site, it would be smart to take care of the brackets at the same time.

Note Mr. Weiss said that OCC had been very responsive, had done work at Black Point before, and had a strong history with waterfront concrete projects. He also noted that OCC could start within two weeks, which was important with summer approaching.

Note Board members asked several clarifying questions. They confirmed that the repairs would be strong enough to last through the summer, as engineers said filling the voids would stabilize the slabs for the season. They also confirmed that the temporary work would not interfere with future SHIPP-funded projects. The Board reviewed the pricing and agreed it was reasonable, noting that both proposals were similar and that OCC's slightly higher cost reflected their availability and experience at Black Point.

Note Members also discussed whether the L-brackets should be replaced now and agreed that if OCC found the brackets in worse condition than expected, they could replace them using a small contingency. After considering all factors, the Board agreed that OCC was the best choice for a time-sensitive repair due to their responsiveness, quick start date, and prior work at Black Point. To cover potential L-bracket work or other minor issues, the Board discussed adding a 10% contingency.

Decision MOTION (3)

Mr. Bayne moved to hire Ocean County Construction for a total of \$6,000, with a 10% contingency, not to exceed \$6,600 to complete temporary stabilization repairs at both the Nehantic and Sea Breeze piers.
Mr. Reis seconded the motion.
Motion carried, 7-0-0.

8-2. Resolution To Approve 50% Match of CPA/SHIPP Grant Funding, Subject to Annual Meeting Member Approval, vote (B. Bayne)

Note Chairman Schepker opened the discussion by reminding the Board that the Connecticut Port Authority, through the Town of East Lyme, had approved for Black Point a total of \$505,250 in SHIPP (Small Harbor Improvement Projects Program) funding. The grant is intended to support two major waterfront initiatives:

1. The eastern waterfront pier and groin repairs, and
2. The kayak/waterfront access improvements planned for the upcoming construction cycle.

Note These projects had been identified in the Waterfront Master Plan as critical needs, and the grant dramatically reduces the financial burden on the Association.

Note Mr. Schepker emphasized that Black Point is one of the first residential communities in East Lyme to receive SHIPP funding of this magnitude, and that the Town's support was instrumental in securing the approval.

Note The Board reviewed the draft resolution prepared by Attorney Rich Roberts. The original wording mentioned a "50% match," which was confusing because the SHIPP program already uses a 50/50 reimbursement model. Black Point's actual obligation is a fixed \$505,250, not a percentage. To avoid any misunderstanding, the Board agreed the resolution should state the exact dollar amount of the Association's commitment.

Note It was detailed how the matching funds would not be required all at once. Instead, the Association would pay project costs upfront, the State would reimburse 50% of eligible expenses. The Association's true financial obligation is the remaining 50%, which totals \$505,250 across both projects.

Note Board members raised several questions about the implications of accepting the grant. They asked whether it would lock the Association into a strict construction schedule, and Mr. Bayne clarified that the SHIPP program provides a three-year performance window, giving Black Point ample flexibility.

Note Board Members also asked what would happen if project costs exceeded estimates; the Association would be responsible for any overruns, though the engineering work already completed offers a solid and reliable baseline. The Town of East Lyme is the official grant recipient, and must sign the final agreement along with the Association and the Port Authority.

Note Board Members asked whether the Association would face financial risk if the State delayed reimbursement. Mr. Schepker and Mr. Bayne discussed how Black Point has sufficient liquidity and capital reserves to manage cash flow throughout the reimbursement cycle.

Note Mr. Schepker stressed that the SHIPP grant represents a truly transformational opportunity for Black Point. Without this funding, the Association would likely face higher mill rates, delayed waterfront repairs, larger long-term capital contributions, and greater financial pressure on members. He also noted that the grant strengthens Black Point's partnership with both the Town and the State, each of which supported the application enthusiastically.

Note Ms. Chapin raised an important procedural point. She noted that earlier in the meeting, the Board discussed temporary pier repairs that did not require a DEEP permit because all work would occur above the waterline. She emphasized that the SHIPP-funded long-term pier and groin repairs will absolutely require DEEP permitting including a Certificate of Permission (COP), or possibly a more extensive permit depending on the final engineering design.

She cautioned that DEEP permits could take 30-45 days or longer, which could affect the construction schedule, and stressed that the grant agreement must be reviewed carefully to ensure the timeline is realistic. She also reminded the Board that the Association should not commit to deadlines it may be unable to meet due to state permitting requirements.

Note Mr. Bayne acknowledged Ms. Chapin's point and agreed that the SHIPP-funded work is fundamentally different from the temporary pier repairs discussed earlier. He clarified that the temporary repairs involve only above-waterline stabilization and therefore do not require a DEEP permit, while the SHIPP projects include in-water work such as groin reconstruction and structural concrete repairs. Because of this, the SHIPP projects will require formal DEEP review, and the Association will need to plan its schedule and permitting steps accordingly.

Note Mr. Weiss added that the engineering firm, SEA, had already indicated that the long-term pier and groin repairs would require a Certificate of Permission rather than a full permit because the structures already exist, which should streamline the process even though it will still require careful coordination.

Note It was reiterated that the SHIPP program provides a three-year performance window, giving the Association flexibility to work within DEEP's timeline. The Board agreed that the DEEP permitting schedule must be built into the overall project plan, that the grant agreement should avoid any unrealistic deadlines, and that the engineering team should be consulted before the agreement is finalized.

Note The Board reviewed the financial implications. The Association will pay project costs upfront, the State will reimburse 50% of eligible expenses, and Black Point's true financial obligation is the remaining \$505,250.

Note The Board further discussed the grant and language of the proposed resolution.

Decision MOTION (4)

Mr. Bayne moved to approve the SHIPP Grant Matching Resolution as drafted by Attorney Rich Roberts, with the clarification that the Association commits to providing matching funds in the exact amount of \$505,250, and that this commitment is contingent upon execution of a full and satisfactory grant agreement among the Town of East Lyme, the Black Point Beach Club Association, and the Connecticut Port Authority.

Mr. Weiss seconded the motion.

Motion carried, 7-0-0.

Note The Board agreed that the SHIPP grant significantly reduces the financial burden on members, that the matching requirement is manageable and already built into the long-term capital plan, and that the projects it funds are essential to the safety, stability, and long-term resilience of Black Point's waterfront. It was also noted that the Town's strong support and partnership make this a rare opportunity the Association should not delay.

9. 2026/2027 Fiscal Year Budget Recommendation, vote (A. Capozza)

Note see attachment.

[Work Sheet for FY 2026-27 Budget Draft 3- 4-17-26R-REC PROGRAM.pdf](#)

Note see attachment.

[Work Sheet for FY 2026-27 Budget Draft 3- 4-17-26R-LT CAPITAL FUND.pdf](#)

Note see attachment.

[Work Sheet for FY 2026-27 Budget Draft 3- 4-17-26R-EXHIBIT A.pdf](#)

Note see attachment.

[Work Sheet for FY 2026-27 Budget Draft 3- 4-17-26R-OPERATIONS.pdf](#)

Note Mr. Capozza shared Draft #3, which updated zoning fee revenue, adjusted tennis court maintenance costs, lowered the insurance increase, and revised the capital numbers. In the earlier version, the mill rate would have jumped from 2.28 to 2.81, mostly because of the large capital contribution needed for the SHIPP grant match. Board members were worried about raising the mill rate again after several years of steady increases.

Note The Board did a detailed, line-by-line review of the budget and some of the following was determined:

*A duplicated \$18,500 permit/legal line was removed.

*The legal line was reduced to \$7,000.

*The capital contribution was lowered from \$205,250 to \$115,000.

*The Board agreed to use uncommitted funds to help stabilize the mill rate.

Note After recalculations, and an in-depth discussion, the mill rate was brought back down to 2.28, keeping it flat year-over-year.

Decision MOTION (5)

Mr. Bayne moved to present to the Membership a proposed FY 2026-2027 budget that addresses the significant Waterfront repairs identified in the Master Plan, satisfies the SHIPP grant matching requirement, and results in a flat year-over-year mill rate.

Mr. Reis seconded the motion.

Motion carried, 7-0-0.

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

Note Ms. Chapin presented a map showing 13 properties that use Black Point roads for access but are not currently within the Association's boundaries. The Board agreed to include a membership "pulse check" question at the Annual Meeting to gauge whether members support exploring a possible boundary expansion. This would not be a vote to expand the boundaries -only a vote to consider the idea. The map, along with a list of the 13 property addresses, will be included in the Annual Meeting mailing.

11. Summer Rec Program Update (K. Fecteau)

Note Ms. Fecteau reported that a parent meeting is scheduled for April 29 at 7 PM via Zoom. A fee increase is being considered, but feedback will be gathered at the meeting. Swimming may become an optional paid add-on, depending on interest.

Note She explained that 87 surveys were sent to past Rec families and that the survey asked about:

*Swim lessons.

*Tennis lessons.

*Extended day options.

*Start/end time preferences.

*Program improvements.

The survey results showed that swimming lessons were not a high priority for most families and that families wanted more structured programming and more staff for safety and supervision.

Note Ms. Fecteau explained that Mr. Reichelt has been putting in countless hours on staffing, and that two additional counselors are needed for safety. The added positions would cost about \$4,000, and some counselors are aging out, which means the program needs to restructure. She also noted that the two program directors, Kate Hopkins and Alex Lowell, have given unofficial confirmation that they will return.

Note Ms. Fecteau said last year the program ended with a \$6,000 surplus, but the new staffing needs would use most of it. She noted that the Rec budget is not separated between full-season and weekly or daily participants, and Mr. Reis explained that any deficit must be covered by the general fund.

12. Endowment Fund Update (B. Bayne)

Note Mr. Bayne said that the Endowment is being created to support long-term capital needs-not operating expenses and is being established through the Hartford Foundation for Public Giving. The structure will allow residents to make tax-deductible donations, and the fund will grow over time and provide annual distributions to Black Point.

Note Mr. Bayne added that the Endowment Committee will operate independently but with Board oversight. He explained that the Hartford Foundation requires a formal governance agreement, clearly defined roles and responsibilities, and specific rules for how funds may be disbursed. The Board must approve the final governance document before the fund becomes active.

Note Mr. Bayne added that the Endowment Committee will operate independently but with Board oversight. He explained that the Hartford Foundation requires a formal governance agreement, clearly defined roles and responsibilities, and specific rules for how funds may be disbursed. The Board must approve the final governance document before the fund becomes active.

Note The committee has already drafted mission language, donation guidelines, and a preliminary investment philosophy. They have also met with Hartford Foundation staff and Attorney Callahan to review the structure and requirements. The goal is to have the Endowment Fund fully operational by summer.

Note Ms. Fecteau left the meeting at 8:23 p.m.

13. Remote Voting Update (C. Chapin)

Note Ms. Chapin introduced Diana Kycia who walked the Board through the remote voting process for the Annual Meeting. She emphasized that remote voting is not proxy or absentee voting. Remote voters must authenticate, stay online for the entire meeting, and vote in real time.

Note Registration will run from May 6–12, and authentication will begin one hour before the meeting. A dedicated support team is in place to help members navigate the process.

14. Update on “Welcome Wagon” Subcommittee Creation (J. Schepker)

Note Mr. Schepker shared that only one volunteer has responded so far. He encouraged additional Association Members to join the Welcome Wagon Committee.

15. Reports

15-1. Association Manager

Note see attachment.

[April 2026 Association Managers Report.pdf](#)

Note Mr. Moffett referenced his attached report and gave the following update:

*Sixteen Clubhouse rentals have already been booked for the 2026 season.

*He has been coordinating closely with residents and club organizers to ensure that weekly events, private functions, and recurring activities are all properly scheduled.

*The website calendar has been modified as to not cause confusion for members trying to reserve the Clubhouse.

*All scheduling is consolidated into one unified calendar on the Association website, making it easier for residents to check availability and submit requests.

Note Mr. Moffett summarized some of his daily duties:

*Daily mail distribution, preparation of meeting materials, coordination with vendors, and support for Board operations.

*This time of year, is particularly busy as he works with contractors to prepare for the summer season.

*This includes coordinating beach operations, lawn care, waterfront setup, and event logistics.

*He continues to oversee snow removal management, which wrapped up earlier in the month.

Note Mr. Moffett discussed the tree service evaluation completed this month. He reviewed quotes from three vendors and provided the Board with a comparative summary of pricing, scope, and availability. This evaluation will guide upcoming decisions on tree maintenance and removal.

Note He also discussed preparations for the summer season, explaining that he has been working with vendors to finalize budgets and schedules for beach staffing, grounds maintenance, and waterfront equipment installation, which helps prevent delays once the season begins.

Note Ms. Chapin asked about a \$150 charge for a supplemental heater, and Mr. Moffett explained that the Clubhouse heating system cannot raise the temperature from 58°F to 70°F in time for a 1:00 PM meeting unless heating begins at 10:00 AM. To avoid excessive energy use and long warm-up times, he purchased a propane space heater, which allows him to warm the room more efficiently on cold days.

Note Mr. Moffett and the Board discussed reminding residents about upcoming seasonal tasks, including golf cart registration and kayak rack registration.

15-2. Tax Collector

Note see attachment.

[TAX COLLECTOR REPORT 1-24-2026 for 2024-2025.xlsm](#)

Note see attachment.

[TAX COLLECTOR REPORT 4-20-2026 for 2025-2026.xlsm](#)

Note see attachment.

[Tax Collector report April.pdf](#)

Note Ms. Hayes reported that only one property remains delinquent, with an outstanding balance of just under \$1,100. She noted that the property is currently listed for sale, and because the Association has properly filed liens, the outstanding taxes will be collected in full at closing. She confirmed that all other accounts are current and that overall tax collection remains strong for the fiscal year.

16. Treasurer

Note see attachment.

[p 1 detail 3-25 to 4-21-26.pdf](#)

Note see attachment.

[Black Point-Budget vs Actual -thru 4-21-2026 YTD-BALANCE_SHEET.pdf](#)

Note see attachment.

[Black Point-Budget vs Actual -thru 4-21-2026 YTD-LT_CAPITAL_FUND.pdf](#)

Note see attachment.

[Black Point-Budget vs Actual -thru 4-21-2026 YTD-REC_PROGRAM.pdf](#)

Note see attachment.

[Black Point-Budget vs Actual -thru 4-21-2026 YTD-OPERATIONS2.pdf](#)

Note Mr. Capozza presented the monthly financial report, noting that the Association remains in a strong fiscal position as it approaches the end of the fiscal year. Total receipts are \$451,000 and disbursements total \$366,000, leaving a positive net position of about \$85,000.

Note He said the Association is on track to finish the year with about a \$30,000 surplus, as long as no surprise expenses come up. He also shared that the capital fund has \$442,000, which will be important for future infrastructure work, including the SHIPP waterfront projects.

16-1. Zoning/ZBA

Note see attachment.

[April Zoning and ZEO Report 4 23 2026.docx](#)

Note Mr. Weiss gave an update on zoning work. He said the Zoning Commission is reviewing several parts of the regulations and looking at ways to clarify definitions, fix outdated language, and make the rules more consistent.

Note He also said the Commission is looking at whether zoning and planning could be combined into one group to make things simpler and avoid duplicate work. This idea is still very early and would need more discussion before anything official is proposed.

Note He informed the Board that a draft RFP for a traffic study has been prepared and will be reviewed at an upcoming meeting. The study would look at traffic flow, safety, and parking patterns within the Association, especially during the busy summer months. The RFP is still in an early stage, and the Board will need to decide whether the study should be funded by the Association or coordinated with the Town.

16-2. Men's Club

Note Mr. Diachenko provided a brief update. He reported that the Men's Club is preparing for the upcoming season and has already finalized its 2026 event calendar, including the annual Welcome Back Cookout, the July Pancake Breakfast, and the Labor Day Clambake. He noted that volunteer turnout has been strong and that the Club is coordinating with the Association Manager to ensure that Clubhouse and tent reservations align with the Men's Club's scheduled events.

16-3. Women's Club

Note Ms. Maguire reported that the Women's Club Board has met and is finalizing its summer programming schedule for the Aquatic Center and Clubhouse.

Note She noted that the Club is planning several social events, including:

*A Summer Kickoff Social.

*Weekly Coffee Hours.

*A Mid-Summer Fundraiser.

*A Craft & Garden Exchange.

Note She also announced that the Women's Club is considering purchasing six high-top tables for the Clubhouse, which were very popular during recent events. She will coordinate with the Association Manager to ensure adequate storage space.

Note She also reminded the Board that she also organizes the Black Point Golf Tournament each July and encouraged anyone with potential auction or raffle items- especially summer house rentals, to contact her.

16-4. Wrecking Crew

Note Mr. Moffett reported that the Wrecking Crew continues to be a huge help to the community. Recently they've striped parking lots, fixed and leveled the kayak racks, prepared equipment for Community Cleanup Day, coordinated mulch delivery, and helped with early beach and walkway cleanup.

Note The Board thanked the Crew for their work, noting that their volunteer efforts save the Association money and help keep the community looking good.

17. Further Public Comments

17-1. Skip Guzy of 17 Woodland

Note Mr. Guzy asked for clarification regarding the SHIPP grant's public-access requirements.

Note Mr. Schepker replied that the SHIPP grant does not contain any public-access stipulation, and that the Association retains full control over access to all waterfront facilities.

17-2. Garrett Hickey of 8 Sunset Avenue

Note Mr. Hickey suggested making a more official-looking Annual Meeting ballot. He said a cleaner, more formal design would reduce confusion, make things clearer for voters, and show the importance of the issues, especially the boundary-expansion pulse-check question. Mr. Schepker thanked him for the suggestion and agreed the ballot could be improved, noting that the Board will review the formatting before the Annual Meeting mailing is finalized.

17-3. Andrea Montovani of 43 Sea View Avenue

Note Ms. Mantovani said she is worried about the proposed Rec Program tuition increases. She mentioned that the Board had said there were "no complaints," but she knows several families who have raised concerns. She stressed that the program is important for families, especially those with multiple kids, and even small increases can be hard on budgets.

She also questioned why fees need to go up when staffing is already in place and dues were raised two years ago. She asked the Board to think about how rising costs add up for families and to look at other funding options before raising tuition. She said the Rec Program should stay affordable because it's one of Black Point's most valued traditions.

17-4. Kim Craven of 46 East Shore Drive

Note Ms. Craven asked that grandparents be added to the Rec Program's communication list because many of them handle childcare, registration, and daily logistics in the summer. Getting information directly would help families avoid missed updates. She questioned why the Association might pay for a traffic study when the roads are Town-owned and suggested the Town should handle or fund it. Mr. Schepker thanked her and said the Board will review Rec Program communication practices and continue talking with the Town about the traffic study.

17-5. Larry Connors of 50 East Shore Drive

Note Mr. Connors spoke to clear up a few points about the EGI project. He thanked the Board for its support and said the EGI team has been working hard for almost two years. He noted that Black Point is probably the first group in East Lyme to get SHIPP grant funding, which means the Association has a big responsibility to handle the project professionally and transparently.

Note He explained that the team has been in pre-application talks with CT DEEP, which has slowed down the formal permit process. He has already sent DEEP a detailed response to their questions but has not heard back yet. He assured the Board that the team is still fully committed and will keep working closely with the Waterfront Task Force and the Board.

He thanked the Board again for funding the A2 survey, which was necessary to keep the project moving.

18. Chair's Closing Remarks

Note Mr. Schepker said that Black Point continues to offer excellent value to its members, especially compared to other shoreline communities. He noted that for a relatively low mill rate, residents enjoy beaches, well-kept courts, a fully programmed clubhouse, a strong Summer Recreation Program, and soon a new waterfront access walkway funded through the SHIPP grant. He said these amenities reflect years of planning, volunteer work, and a shared commitment to preserving Black Point's character.

Note He highlighted the importance of the \$505,250 SHIPP grant, calling it one of the Association's biggest financial achievements. He thanked the Waterfront Task Force, the EGI team, the Town of East Lyme, and the Connecticut Port Authority, noting that Black Point is likely the first residential association in East Lyme to receive SHIPP funding. He stressed that the grant would allow the Association to complete major waterfront repairs without adding financial pressure on members.

Note He also praised the Board for producing a flat mill rate budget despite rising costs and major capital needs. He thanked Mr. Capozza for his work and said the outcome required discipline and careful decision-making.

Note He then shared that, due to family circumstances, he will step down as Chair at the end of the fiscal year. He will continue serving on the Board for the remainder of his elected term but said the Chair role requires more time than he can give right now. He thanked the Board for their professionalism and teamwork and encouraged members to consider leadership roles as the Association enters a period of significant infrastructure work.

Note Mr. Schepker closed by thanking residents both in person and on Zoom for their engagement and participation. He said Black Point's strength comes from its volunteers, traditions, and shared sense of stewardship. He said he looks forward to a productive Annual Meeting and a successful summer season.

19. Adjournment

Decision MOTION (6)

Mr. Bayne moved to adjourn the April 23rd, 2026, BPBC BOG Meeting at 8:57 p.m.

Mr. Weiss seconded the motion.

Motion carried, 6-0-0.

Note Respectfully Submitted,
Brooke Stevens,
Recording Secretary