

Agenda for BPBCA BOG June 25th, 2026, Regular Hybrid Meeting - 06/25/26

Date and time: 06/25/26 6:00 PM to: 06/25/26 8:00 PM

Organizer: Brooke Stevens

Participants: Recording Secretary, Jim Schepker, BOG Chair, Bill Bayne, Vice-Chair, Colleen Chapin, BOG Member, Dominick Reis, BOG Member, David Weiss, BOG Member, Kelly Fecteau, BOG Member, Mike Walsh, BOG Member, Al Capozza, Treasurer, Colleen Hayes, Tax Collector, Jim Moffett, Association Manager

Location: BP Clubhouse, 6 Sunset Avenue, Niantic, CT, 06357

Topics

1. Call to Order, Establish Quorum

2. Zoom Info. & Link

Note Zoom Link: <https://us02web.zoom.us/j/81075111010?pwd=WIDmBoKxopGgCgm1qXXMwg3n3B0PKt.1>

Note Meeting ID: 810 7511 1010

Passcode: 068851

One tap mobile

+13092053325,,81075111010#,,,,*068851# US

Phone only:

309-205-3325

Note <https://us02web.zoom.us/j/81075111010?pwd=WIDmBoKxopGgCgm1qXXMwg3n3B0PKt.1>

3. Additions to Agenda

4. Approval of Meeting Minutes

4-1. May 21st, 2026, Regular Meeting Minutes

Note see attachment.

 [Minutes of BPBCA BOG May 21st 2026 Regular Hybrid Meeting 05 21 26.pdf](#)

4-2. May 23rd, 2026, Annual Membership Meeting

Note see attachment.

 [Minutes of BPBCA BOG May 23rd 2026 Annual Membership Meeting 05 23 26.pdf](#)

4-3. May 23rd, 2026, Organizational Meeting Minutes

Note see attachment.

 [Minutes of BPBCA BOG May 23rd 2026 Organizational Meeting 05 23 26.pdf](#)

5. Chair's Opening Remarks

6. Public Comments & Correspondence

Note see attachment.

 [Parmelee_email.pdf](#)

Note see attachment.

 [Hurd_email_exchange.pdf](#)

Note see attachment.

 [Wunder_email_exchange.pdf](#)

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 [Privitera_email_exchange.pdf](#)

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 [Privitera_email_exchange_2.pdf](#)

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 [Privitera_email_3.pdf](#)

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 [Plucker_email.pdf](#)

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 [Waterview_Landscaping_email.pdf](#)

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 [Hollman_email_exchange.pdf](#)

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 [Hynes_email.pdf](#)

Note see attachment.

 [Etienne_email.pdf](#)

Note see attachment.

 [Etienne_email_response_2.pdf](#)

7. Eastern Shoreline Projects Update (B. Bayne, D. Weiss; M. Walsh)

Note see attachment.

 [Engineering_Waterfront_-_Structural_Engineer's_recommendation_letter.docx](#)

Note see attachment.

 [24-069_Black_Point_Association_Eastern_Wfront_Infrastructure_Project_Phase_3_\(2\).pdf](#)

8. EGI Walkway Update (B. Bayne, D. Weiss; M. Walsh)

9. E. Shore Cottage/Realty Office Status (C. Chapin, M. Walsh)

10. Insurance Renewal (J. Schepker)

Note see attachment.

 [Black_Point_RCE.pdf](#)

11. Black Point Boundary Expansion (C. Chapin, D. Reis)

12. Endowment Fund Update (Vote) (B. Bayne)

Note see attachment.

 [HFPG_Agency_Endowment_Fund_governance_template_\(36463002.3\)_\(1\).pdf](#)

Note see attachment.

 [Resolutions_of_BLACK_POINT_BEACH_CLUB_ASSOCIATION_Endowment_Fund_\(36463103.4\)_\(1\)_\(1\).pdf](#)

13. Welcoming Committee Status (J. Schepker; K. Craven; M. Johnson)

14. Road Safety Guide (Vote) (C. Chapin)

Note see attachment.

 [Black_Point_Road_Safety_-_Simple.pdf](#)

 [Black_Point_Road_Safety_-_Detailed.pdf](#)

Note see attachment.

 [Black_Point_Road_Safety_-_Simple.pdf](#)

15. Summer Rec Program Update (K. Fecteau)

16. Traffic Study RFP (Vote) (D. Weiss)

Note see attachment.

 [BPBCA_RFP_Road_Safety_2026_Final_Edit_6_17_2026.docx](#)

17. BP Security/Police Coverage update (attachment) (J. Moffett)

Note attachment forthcoming.

18. Food delivery to beaches from BP Market update

19. Reports

19-1. Beach Association Manager

Note see attachment.

 [June_2026_Association_Managers_Report.pdf](#)

19-2. Tax Collector

Note see attachment.

Note see attachment.

 [TAX_COLLECTOR_REPORT_6-21-2026_for_2026-2027_\(1\).pdf](#)

19-3. Treasurer

Note see attachment.

 [Black_Point-Budget_vs_Actual_-thru_6-23-26_YTD-Operations.pdf](#)

Note see attachment.

 [Black_Point-Budget_vs_Actual_-thru_6-23-26_YTD-Rec_Program.pdf](#)

Note see attachment.

 [Black_Point-Budget_vs_Actual_-thru_6-23-26_YTD-LT_Capital_Fund.pdf](#)

Note see attachment.

 [Black Point-Budget vs Actual -thru 6-23-26 YTD-Balance Sheet.pdf](#)

Note see attachment.

 [R-D_5-21-6-23-26R.pdf](#)

19-4. Zoning/ZBA (D. Weiss)

19-5. Men's Club (WR. Diachenko)

19-6. Women's Club (H. Maguire)

20. Further Public Comments

21. Chair's Closing Remarks

22. Adjournment

Note Respectfully Submitted,
Brooke Stevens,
Recording Secretary

Tasks from previous meeting(s)

Tasks from previous meeting(s)

Previous meeting: BPBCA BOG May 23rd, 2026, Organizational Meeting - 05/23/26

Open Tasks From Previous Meeting(s)

Task ☐ Mr. Schepker asked Ms. Fecteau to look into card reader systems and bring back options to the rest of the Board. He and others suggested that a card system would need to support a significant number of users and integrate with a locking mechanism.

Owned by Kelly Fecteau, BOG Member

Task ☐ All kayaks must be removed from storage racks by October 31st. Mr. Moffett will post a reminder on Facebook and coordinate a notice for the Association website.

He will also relocate two kayak racks to Whitecap for winter storage; other racks will remain in place.

Owned by Jim Moffett, Association Manager

Task ☐ Mr. Weiss will ask the ZEO to look into whether additional safety requirements can be added or encouraged.

Owned by David Weiss, BOG Member