

Minutes of BPBCA BOG May 21st, 2026, Regular Hybrid Meeting - 05/21/26

Date and time: 05/21/26 6:00 PM to: 05/21/26 8:00 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.

Note Mr. Schepker welcomed attendees and thanked them for their participation. He reviewed the agenda, which included a proposed Road Safety Guide, waterfront updates, a vote on the boundary expansion scheduled for Saturday's meeting, information about the upcoming Summer Recreation Program, and the usual administrative and Social Club reports.

Note Mr. Schepker announced that two Board positions would become vacant at the conclusion of Saturday's meeting. Peter Baril's three-year term is expiring, and Kelly Fecteau's replacement term will also end at that time. He expressed the Board's gratitude to Mr. Baril for his three years of service and to Ms. Fecteau for stepping in to fill a vacant term. Residents interested in serving were encouraged to nominate themselves or others and to submit a nomination, a second, and a brief 150-word candidate profile before or at Saturday's meeting.

Note Mr. Schepker referenced a recent Wall Street Journal article discussing how people benefit from taking on challenges and responsibilities. He noted that personal growth, engagement, and community involvement contribute to vitality and long-term well-being, and he encouraged residents to consider serving on the Board.

2. Zoom Info. and Link for Regular Meeting

Note <https://us02web.zoom.us/j/89744769850?pwd=qb1u444Y3iomjGmPmaGRgDD61bjOzZ.1>

Note Meeting ID: 897 4476 9850
Passcode: 822673
Phone Only 309-205-3325
One tap mobile
+13092053325,,89744769850#,,,,*822673# US

Note <https://us02web.zoom.us/j/89744769850?pwd=qb1u444Y3iomjGmPmaGRgDD61bjOzZ.1>

3. Chair's Opening Remarks

Note Two Board positions were noted as expiring on Saturday- Peter Baril and Kelly Fecteau. Appreciation was expressed for their service. Association Members interested in running were reminded to provide a nomination, a second, and a brief profile for Saturday's meeting.

Note Many members were thanked for recent work:

*Larry Connors and his team- Jim Moffett, Skip Guzy, Bob Guenther, and Mike Johnson, who handled the kayak and paddleboard racks.

*The Wrecking Crew did a big cleanup on the Clubhouse grounds, spreading woodchips and more, so thanks go to Jim Moffett, Dave Ogle, Skip Guzy, Paul Baker, Mike Johnson, Meg Parulis, Jim Donahue, Joe Rhodes, Joe Kelly, and Leslie Candlish.

*Major thanks went to the Mastria and Goyal families for letting workers use their water during concrete repairs at the Nehantic & Seabreeze Piers.

*Special thanks also went to Jim Allen for connecting them to the Connecticut Port Authority's matching-grant program, and to Meg Parulis for pushing through the difficult grant paperwork.

*Larry Connors, Skip Guzy, Reno Sousey, and Mike Johnson were thanked for their continued work on the EGI walkway, and Board members Bill Bayne, Peter Baril, and David Weiss were thanked for overseeing waterfront projects.

Note Mr. Schepker also noted that they received far more member concerns than usual, about 12 instead of the normal two or three, mostly about sand buildup and erosion at Seabreeze Beach and grass and leaves being dumped near Billow Road, traffic and asphalt concerns, requests for meeting minutes, kayak and boat warning responsibilities, calendar corrections, offers of donated appliances, SHIP grant questions, boundary expansion concerns, as well as a potential building donation.

Note Each member question got a written reply within a day or two. Even though the Chair's name was on the responses, the whole Board is responsible for helping provide fast, accurate information.

4. Additions to Agenda

Note A motion was brought forward about a possible building donation in Black Point.

Note Mr. Schepker explained that the owners of the building have offered it to the Association, and the Board plans to discuss the details later in the meeting.

Decision MOTION (1)

Mr. Bayne moved to add the potential building donation to this evening's agenda.

Ms. Fecteau seconded the motion.

Motion carried,

7-0-0.

Note It was noted that adding any new agenda item requires a two-thirds vote.

5. Approval of Meeting Minutes

5-1. Regular Meeting Minutes of April 23rd, 2026

Note see attachment.

 [Minutes of BPBCA BOG April 23rd 2026 Regular Hybrid Meeting 04 23 26.pdf](#)

Note Several corrections and clarifications were submitted:

*Mr. Weiss said 16-1, Zoning/ZBA Report, replace 1st sentence of 3rd note to say "Jim Fox informed him that in many municipalities, the Zoning Commission is also responsible for functions. The Zoning Commission is willing to contribute its time and services to assist the BOG with special projects."

*Mr. Schepker noted that for Item 9 – Capital Contribution Amount, the capital contribution listed as \$115,000 should instead be \$120,000.

*For Item 15-1 – the minutes should include his reminder to the Association Manager that residents must register kayaks with Black Point and use Black Point tags, and residents in the East Lyme Police Department.

*For section 8-2, Mr. Bayne requested that the minutes attach the draft resolution prepared by Attorney Roberts for transparency, rather than only referencing it in the bullet point.

*He asked that the final bullet be simplified to avoid implying that permits are required because of the SHIPP grant. He recommended revising the language to state that "the Association appropriate permits for both the Eastern Waterfront project and the Estuary Gateway project, contingent on the budget approval scheduled for Saturday."

*The note stating permits "could take 30–45 days" should be removed.

*Mr. Reis reported that the hyperlink for the April 9th corrected minutes was incorrect and should be updated.

*A previously noted bench donation was for shuffleboard, not bocce and was mistakenly corrected to bocce during the corrections to the April 9th minutes.

*For 8-2, funding amounts for the Eastern Waterfront and EGI projects should be explicitly stated; \$400,000 should be identified as the grant for the Eastern Waterfront and \$105,250 the grant for the Estuary Gateway Initiative (EGI).

*Item 12 – Notes 2 and 3 are duplicates and should not be repeated.

*For Item 18, the description of the Waterfront Access Walkway funding should be revised.

The current wording makes it sound as though the walkway is funded entirely by the SHIPP grant, and it should state that the walkway is funded in part by the SHIPP grant

*Mr. Capozza clarified that the minutes incorrectly state that the legal line was reduced to \$7,000.

He explained that no reduction was made, and after some discussion the amount was kept at \$10,000.

*The summer program director's name should be corrected to Alex Elevado.

Decision MOTION (2)

Mr. Reis moved to approve the Meeting Minutes of April 23rd, 2026, as edited.

Mr. Bayne seconded the motion.

Motion carried, 7-0-0.

Note Minutes as corrected:

 [Minutes of BPBCA BOG April 23rd 2026 Regular Hybrid Meeting 04 23 26.pdf](#)

Note Shuffleboard final correction-

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

6. Public Comments & Correspondence

Note see attachment.

 [Bruce_email_exchange.pdf](#)


Note see attachment.

 [Girgenti_email_exchange.pdf](#)

Note see attachment.

 [Reed_email_exchange.pdf](#)

Note see attachment.

 [Lombardo_email.pdf](#)

Note see attachment.

 [IMG_2181.jpeg](#)

 [IMG_2180.jpeg](#)

Note see attachment.

 [Gesualdi_email_exchange.pdf](#)

Note see attachment.

 [Hayes_email.pdf](#)

Note There were no public comments.

7. BP Road Safety Guide (C. Chapin)

Note see attachment.

 [Black_Point_Road_Safety_-_Detailed.pdf](#)

Note Ms. Chapin introduced a proposal to create a new document titled the Black Point Road Safety Guide.

Note She explained that although the Board has recently discussed the possibility of a traffic study, no full study has been budgeted for the upcoming cycle. In the meantime, she believes there are practical steps the community can take to improve safety without waiting for a formal study or incurring significant costs.

Note She noted several areas where residents may simply need reminders:
*The speed limit is 20 mph, but only posted at the entrances, so many may forget.
*Stop lines are faded or missing and repainting them would help slow traffic.
*Helmets are required for children under 16 using scooters or similar equipment.
*Golf carts are not toys and must follow East Lyme's rules.
*Kayaks and other equipment also have registration requirements.

Note Ms. Chapin said she drafted two versions of a potential guide- a detailed two-page version, and a shorter one-page summary for easier distribution.

Note She suggested the Association could share the information in multiple ways, not only through the annual mailing. Options include:
*Posting the one-page version at the Black Point Market.
*Publishing individual reminders in the Black Pointer newsletter.
*Highlighting specific rules periodically to keep them visible to residents.

Note While a traffic study may still be necessary, there is a window of time before such a study occurs, and the community can take responsible, low-cost steps now to improve safety and awareness.

Note Ms. Chapin explained that she drafted the proposed Road Safety Guide with input from several residents. She emphasized that she welcomes edits, wording changes, and additional ideas from the Board.

Note She noted that after spending the past week at her intersection, she has observed frequent rolling stops, speeding, and other unsafe behaviors, often by residents she personally knows. She stated that while these conversations can be uncomfortable, they are necessary because we're all in this together.

Note Black Point's roads function as shared community spaces, much like the beach or Clubhouse, where people gather, walk, and talk. She stressed the need for greater respect and awareness when driving through these areas. She also noted that true emergencies should be handled by calling 911, not by residents driving aggressively.

Note Mr. Schepker said he believes the guide is an excellent idea. He suggested that if the Association establishes a Welcoming Committee, the Road Safety Guide should be the first item included in the welcome packet for new homeowners, who often do not know the community's rules.

Note He said he has a few minor edits and recommended that Board members send Ms. Chapin their suggested changes over the next few weeks. He proposed placing the finalized guide on the June meeting agenda for discussion and possibly a vote on the final wording.

Note Ms. Fecteau said she strongly supports the initiative. She reported that two East Lyme Police Officers will visit during the first week of Camp to conduct a bike safety program for all campers. The program will also include golf cart safety, e-bike safety, and other topics relevant to older counselors and volunteers.

Note She suggested distributing the Road Safety Guide at the Clubhouse after the safety program and sending it home with campers. She also recommended inserting the one-page version into the first Black Pointer of the season to ensure every household receives it.

Note Mr. Schepker noted that while the Black Pointer is not typically used for Board inserts, the Board can explore options given the importance of the topic.

Note Ms. Chapin noted that there are multiple ways to distribute the Road Safety Guide.

Note Ms. Fecteau agreed and said the idea makes sense. She noted that a full traffic study is mainly for congestion and infrastructure planning and would be very expensive. It's also unclear whether the Town or the Association would have to pay for it. She said the community should first focus on basic safety steps that residents can handle themselves.

Note She added that many issues could be reduced if people were simply more aware of how they're driving.

Note Mr. Schepker mentioned that adding inserts to the Black Pointer can be costly because the Association must pay for extra pages and insert fees, but the Board can look into the pricing.

Note Ms. Chapin said that even if an insert is too expensive, the Board could still publish short weekly reminders in the Black Pointer. She emphasized that there are multiple ways to reach residents.

Note Mr. Bayne pointed out that the Association now has several new documents, such as the Property Maintenance Guidelines and the proposed Road Safety Guide, and both will need clear communication and distribution. These can be shared through the website, and the Black Pointer, as well as other community channels.

Note The Board agreed to move forward and figure out the best way to get both documents out to the community.

Note Mr. Schepker and Ms. Fecteau both noted that adding safety education to the Rec Program is a smart step. They said many kids simply do not know the rules, and they are unlikely to pay attention to safety videos sent home to families. Having trained police officers teach the material in person will be far more effective.

Note Ms. Fecteau added that the two East Lyme Police Officers leading the bike and e-bike safety program are fully licensed and experienced, and she believes this will be a major benefit for the community.

Note Ms. Chapin said that recent changes to Connecticut e-bike laws were another reason to move forward with the Road Safety Guide. She noted that Connecticut updated its e-bike rules in November, helmets are required for all e-bike riders, regardless of age, and there are different classes of e-bikes, and many residents may not know the distinctions.

Note It was also pointed out that many golf carts in the community are unregistered, and some residents may not know the East Lyme rules that apply to them.

Note Ms. Fecteau emphasized that regular, in-person education will help keep everyone safer.

Note Ms. Chapin encouraged the rest of the Board to look over what she prepared and to provide edits and feedback.

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

Note Mr. Weiss reported that the Association's consultants identified two major areas requiring immediate repair, the boat ramp area at Nehantic, and the end of Sea Breeze.

Note Both locations were undermined, meaning there was no supporting material underneath the concrete, especially at Nehantic, where the boat ramp meets the groin. Consultants advised that if repairs were not made right away, the Association would need to close the boat ramp and block off the end of Seabreeze for safety.

Note Mr. Weiss said he obtained three quotes for the work. One contractor could not take the job due to workload. The remaining two submitted proposals, and Ocean County Construction (OCC) of North Stonington was selected.

Note OCC completed the repairs by installing rebar, setting forms, working at low tide, and hand-mixing concrete on site (with thanks to members who provided water).

Note The crew set the forms one day and returned the next day to remove them, completing the project in about 24 hours. Mr. Weiss said OCC did a fabulous job, and the repairs now allow the boat ramp and both piers to be safely used.

Note Ms. Chapin asked Mr. Weiss whether the contractor was able to address the deteriorated L-brackets during the emergency pier repairs.

Note Mr. Weiss explained that the contractor did not replace the brackets. OCC was concerned that removing them could turn the job into a much larger structural repair, especially given the fractures running through the slab. He and Mr. Bayne agreed that the temporary concrete work completed by OCC would safely get the community through the season.

Note Ms. Chapin noted that one bracket was in better condition than the other, but both were deteriorated. She said her main concern was ensuring the issue would be addressed in the larger, long-term repair plans.

Note It was confirmed that the Association's next major priority is the broader repair work planned for Sea Breeze and Nehantic, and the L-brackets will be resolved as part of that larger project.

9. Update on Grant Projects (Waterfront Task Force)

Note Mr. Bayne provided an update on the two grant contracts currently being finalized between the State, the Town of East Lyme, and Black Point.

Note He reminded the Board that the SHIPP grants were awarded to Black Point, but through East Lyme, which is the primary municipality. Black Point is considered a "sub-municipality" for grant purposes.

Note Mr. Bayne explained that the state contract is fairly simple and straightforward. Black Point's attorney sent back a few minor red-line edits, mostly mechanical items such as clarifying the timeline for reimbursement (Black Point proposed a 60-day reimbursement window), as well as cleaning up missing or unclear language. He emphasized that nothing in the state contract is controversial.

Note Because the State will send the grant funds to East Lyme, the Town must then pass the funds through to Black Point. This requires a second contract- the pass-through agreement.

Note Mr. Bayne explained that Black Point must submit a budget, stay within the scope of work, and invoice the Town with supporting documents (invoices, checks, etc.). East Lyme will then reimburse Black Point for eligible costs.

Note East Lyme's main concern is protecting itself in the unlikely event that Black Point misuses the funds. For that reason, the draft pass-through agreement includes standard municipal protections, many of which are overly broad for a small project like Black Point's.

Note Black Point's attorney sent back edits on Tuesday to narrow or remove requirements that don't apply to the work (resetting rocks, repairing concrete, building the kayak dock).

Note Mr. Bayne noted that East Lyme requested a standby letter of credit, meaning Black Point would set aside funds in the bank as a safeguard. He confirmed with Mr. Capozza that the bank can provide this.

Note East Lyme also requested high insurance limits and Black Point's insurance agent is reviewing these and will propose more appropriate levels.

Note Once the pass-through agreement is finalized, both contracts will be sent back to the State. Mr. Bayne expects that the agreements should be ready in the next couple of weeks, assuming the budget is approved by the Membership, the Board will then review both contracts and move them forward.

9-1. Additional Waterfront Update

Note Mr. Bayne reported that the railings on the stairs to Main Beach had become unsafe due to heavy rust. Several sections had snapped off at the bottom, leaving sharp metal exposed where children could easily be injured.

Note The Association's vendor completed the repair work yesterday. The contractor re-welded the damaged sections, reset the railings in new concrete, and installed forms and caution tape while the concrete cures.

Note He noted that once the concrete hardens, the contractor will remove the forms and tape, clean up the area, and the stairs will be fully usable again.

Note He thanked Mr. Moffet for assisting the contractor during the work.

Note Ms. Chapin noted that some of the railings between Sea View Drive and Sea Breeze are already showing rust at the bottoms of the posts, on the waterside. She said the rust appears in perfect circular spots, almost as if a fastener had been there, and she felt it was unusual for the galvanizing to wear off so quickly. She asked that the contractor take a look when they return.

Note Mr. Bayne confirmed that the railings had also been sprayed, but the rust circles are still visible and appear consistently at the base of multiple posts.

9-2. SHIPP Project Timeline and Permitting

Note Mr. Bayne then provided additional clarification on the overall project timeline for the Eastern Shoreline work. He explained that:

*The Certificate of Permission (COP) required for the Eastern Shore project is expected to take 3–6 months.

*The full permit for the larger Sea Breeze/Nehantic work is estimated at about a year, based on recent guidance from DEEP.

*Because the permitting process is the longest part of the schedule, construction is more likely to occur in fall 2027, not fall 2026.

Note He emphasized that these timelines reflect DEEP's current estimates and could improve if the applications move faster than expected.

Note Ms. Chapin asked whether the permit applications had already been submitted. Mr. Bayne confirmed that they cannot be submitted until the budget is approved by the Membership.

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

Note Ms. Chapin summarized the upcoming non-binding vote at the Annual Meeting. She explained that the Board has discussed boundary expansion throughout the winter and spring, and the vote will simply ask whether the Membership supports further exploration of expanding Black Point's boundaries to include the 13 specific contiguous properties shown on the map, properties whose owners must drive on Black Point roads to reach their homes.

Note She emphasized that this is a narrow, focused proposal, not an open invitation for widespread expansion. She noted that several written questions have already been submitted and she is prepared to address them at the Annual Meeting.

Note Mr. Schepker suggested that future versions of the summary document should explicitly state the number “13 properties” to avoid ambiguity. Ms. Chapin agreed.

Note He also recommended clarifying that future legal fees related to expansion would be paid by the incoming properties, not by current members.

Note The Board discussed how to handle legal fees associated with exploring and implementing boundary expansion. Key points included:

*The Association has already incurred approximately \$1,252 in legal fees related to research and charter questions.

*Legal counsel advised that the Association cannot charge an initiation fee or any fee beyond the actual costs required to complete the expansion process.

*Any fee charged to incoming properties must be strictly expense-based and revenue-neutral.

Note There was discussion about whether previously incurred legal fees should be included in the cost-sharing calculation. Some felt these costs should be recouped from any properties that ultimately join, since the work was performed in response to homeowner interest. Others expressed concern that including past costs could make participation prohibitively expensive if only one property opts in.

Note The Board did agree on the following:

*If the Membership votes not to pursue expansion, the legal fees spent to date become a sunk cost absorbed by the Association.

*If the Membership votes to continue, then future legal fees, including those associated with the charter amendment, should be divided among the properties that choose to join.

*The Board will work with legal counsel to estimate the likely range of future costs so that prospective members understand the financial commitment before opting in.

Note If the Membership supports moving forward, the Board will:

*Formally invite all 13 eligible properties to participate,

*Provide clear information about the process, costs, and long-term obligations,

*Ask each property whether they wish to opt in.

*Properties that choose to join would share the legal and administrative costs required to complete the expansion and charter amendment.

Note The Board noted that if additional properties wish to join in future years, each request will require a new charter amendment, with the associated legal fees paid by the requesting property. This is considered a significant administrative burden, which is why the current effort is intended as a one-time opportunity for all 13 properties to join together.

Note The Board reviewed the potential financial impact of expansion. Based on current property valuations, if all 13 properties joined, the Association would receive approximately \$16,000 in additional annual tax revenue. While modest in the short term, this represents meaningful long-term value- roughly \$160,000 over ten years and would help strengthen the Association’s financial position.

Note Board Members also noted that joining Black Point would likely increase the value of the participating properties, and that at least one homeowner has already expressed interest in joining.

Note The Board reiterated that the upcoming vote is non-binding and intended only to determine whether the membership supports further exploration of boundary expansion. If the membership votes to proceed, the Board will continue the process, ensure transparency, and allocate future costs fairly among the properties that choose to join.

11. Additional EGI Discussion

Note Mr. Bayne added one final update regarding the Estuary Gateway Initiative (EGI). The current design aims to be ADA-compliant up to the fixed platform. However, because the project includes a floating dock, the ADA requirements for the ramp angle and access are more complex.

Note He and Ms. Parulis met with Town staff to clarify the requirements. Full ADA compliance for the floating portion may not be required due to the structure’s dynamic nature, but they’re ensuring all ADA considerations are properly addressed before submitting permit applications.

Note He thanked Ms. Parulis for her extensive work and expertise on the project.

12. Endowment Fund Update (B. Bayne)

Note Mr. Bayne reported that the endowment fund structure is 95% complete. Attorney Callahan has proposed a governance framework that:

*Establishes an independent Endowment Committee.

*Ensures the first \$10,000 (required to open the fund at the Hartford Foundation) flows through Black Point to create a permanent legal link.

*Provides clear rules for how the fund is managed, protected, and used.

Note Anita Schepker added that the Hartford Foundation also required “what-if” provisions, including instructions for what happens to the fund if the Association ever ceases to exist. The Board agreed that in such a scenario, the funds would transfer to the Education Fund, ensuring they remain tied to the Black Point community.

Note The current members of the Endowment Committee are:

*Sherrie Weiss

*Sharon Bruce

*Diana Kycia

*Larry Connors

*Brian Comer

Note Mr. Bayne noted that the committee has been meeting frequently and working diligently. Once the final documents are complete, the Board will review them at the next meeting.

13. Summer Rec Program Update (K. Fecteau)

Note Ms. Fecteau reported that she and the Camp Director (Matt Reichelt) decided to keep camp fees unchanged for this season, despite adding several new programs and enhancements. This decision was made out of caution given the current economic environment and to support families. Approximately 12-15 parents attended the April 29th parent meeting, where the program changes were reviewed.

Note Several improvements have been added for the 2026 season:

*Daily instruction time increased by 30 minutes.

*Two additional counselors added to better support older age groups.

*Expanded after-camp programming, with 16 total programs planned across the six-week season, many held in the evenings or on weekends.

*A pre-camp breakfast event run by counselors.

*A partnership with the Niantic Children's Museum, which will provide six age-targeted programs at a very favorable cost.

*Two East Lyme Police Officers will visit during the first week to run a bike and e-bike safety program for all campers and volunteers.

*Additional special events, including a movie night.

Note The swim program has been revised and will now operate as a separate, fee-based program, running for six weeks, beginning the second week of camp, with two sessions per week.

Note Pricing will depend entirely on how many swimmers enroll, because the instructor cost is fixed:

*5 swimmers- approx. \$423 per child for the full six-week program.

*15 swimmers- approx. \$141 per child.

*The program will only run if at least five swimmers enroll.

Note A survey and registration form will be sent out next week to determine interest. The program is working toward launching online registration next week. In-person registration will still be offered the day before camp begins. Online registration will allow staff to prepare earlier, track attendance more easily, and manage payments and records more efficiently than the previously used paper binder.

Note The Board briefly discussed options for accepting online payments. Venmo is not feasible because it requires a phone number, and the Association does not have one. A business Venmo account would introduce fees the Board does not want to incur.

Note The Board discussed several possibilities for handling online payments for camp registration:

*Zelle is not available through Liberty Bank.

*PayPal may work using a storefront-style setup.

*Liberty Bank tools may include built-in payment solutions worth exploring.

*Checks will remain an option if no electronic system is feasible.

Note The Board will keep looking into payment options, with the long-term goal of finding a system that could also handle online tax payments in the future.

14. Remote Voting Update (C. Chapin)

Note Diana Kycia an update on preparations for remote voting at the upcoming Annual Meeting. The remote voting website is fully set up, and registration is underway.

Note A total of 18 people have registered so far and 5 are participating in a test group to help evaluate how the platform performs.

Note Some check-in procedures have been adjusted based on early testing to make the process smoother. If the system works well this year, the group may expand its capabilities and add more automation next year.

Note The Board noted that the remote voting team has put in significant time and effort, including multiple dry runs, to ensure the system works reliably for the meeting.

15. "Welcome Committee" Update (J. Schepker)

Note Mr. Schepker gave an update on the formation of a Welcome Committee. Three community members have volunteered to serve, and one volunteer suggested that a five-member committee would be an ideal size to start with. The committee's purpose will be to welcome new homeowners, provide helpful information about the community, and support smoother onboarding for new residents.

Note A Board liaison will be assigned to support the group, and additional volunteers from the community are still being sought. The goal is to build a five-member committee, which was suggested as an ideal size for getting the effort started.

Note Once the committee is fully formed, members will begin meeting, organizing materials, and developing a process for welcoming, informing, and engaging new property owners as they arrive in Black Point.

Note Names will be shared once the full committee is confirmed.

16. Insurance Coverage Update (J. Schepker)

Note Mr. Schepker reported that the D&O policy renewed on January 10th and is locked in for a three-year term, with coverage secured through January 10th, 2028.

Note The remaining five policies all renew on July 1st, and renewal quotes are expected shortly. Most underwriters will not issue quotes until the renewal date is within 30 days, so updated pricing should be available within the next week.

Note Given current market conditions, the Association is anticipating around a 5% increase in insurance costs for the coming year. This projection is already included in the 2026–2027 proposed budget that will be presented for Membership approval at the Annual Meeting.

17. Property Donation

Note The Board discussed a new issue involving the small historic cottage on East Shore Drive, formerly used as a real estate office. Several community members expressed concern after demolition permit signs appeared, noting the building's historic value and asking whether it could be preserved.

Note The property owners have offered the structure as a donation to the Association. Discussions are ongoing, and the Board is seeking information about the costs of moving and reinstalling the building on Association property. This would include:

*Transporting the structure.

*Lifting and placing it on a new foundation.

*Running utility and water lines.

*Any required site work.

Note A local contractor provided an early rough estimate of approximately \$20,000 just for utilities and a foundation- not including transport. Additional estimates are being gathered.

Note It was emphasized that this is not budgeted, and any decision would require community input and a future Board vote. The Board is also open to creative ideas from residents about potential uses for the building if it were relocated.

Note Ms. Chapin, who has professional preservation experience, noted that this is a significant and time-sensitive issue. The cottage is a recognizable landmark and removing it from its original location may change its historic context. The community will need to quickly determine:

*Whether the building should be preserved.

*What aspects of it are historically important.

*Whether relocation is feasible.

*What documentation or interpretation (e.g., photos, signage, a community event) should occur if it cannot be saved.

Note The Board agreed that the community must move with purpose, as the timeline is short. Utility shut-offs for the property are expected by July 31st, after which demolition could begin once permits are finalized. This creates a narrow window for the community to evaluate options.

Note Because the Annual Meeting agenda is already set, the Board cannot add a formal vote. However, the Board agreed to raise the issue informally at the meeting and invite interested residents to speak with Board Members afterward.

Note The goal is to quickly determine whether there is enough community interest to form a working group or committee, conduct a feasibility review, and explore preservation, relocation, or documentation options.

18. Reports:

18-1. Beach Association Manager (J. Moffett)

Note see attachment.

 [May_2026_Managers_Report.pdf](#)

Note Mr. Moffett referenced his attached report and shared some of the following:

*Work is happening across the beaches, Clubhouse, docks, and grounds, and everything is on track for the season.

*Kayak stickers are available and residents can text or email him to get them.

*Golf cart registrations must be done in person with the East Lyme Police Department, with proof of insurance and the required form.

*Beaches are being groomed and prepped.

*Docks and swim areas have been installed for the season.

*Beach staff is in place.

*Pier repairs at Nehantic and Sea Breeze are complete.

*Other work includes fixing the kayak racks, HVAC service at the Clubhouse, small electrical repairs and the clay tennis court prep.

Note Mr. Moffett and the Board discussed how the HVAC units are old (about 25 years), but they are still working. Filters were replaced, and the system should last through this season. Replacement planning will be needed in a future budget cycle.

Note Mr. Moffett shared that several local teens and young adults have been hired for Beach Patrol, with shifts starting in mid-June.

Note A large load of playground safety chips was delivered and spread by volunteers. The amount delivered was higher than usual due to supply concerns, which caused a budget overage.

Mr. Schepker noted that any future purchases of this size must be cleared with the Board first, and Mr. Moffett should not authorize additional wood-chip orders on his own.

Note Mr. Moffett also shared that weekly launch ramp operations have resumed, and the Community Cleanup Day was a success thanks to many volunteers. He thanked everyone who helped prepare the beaches for the season.

18-2. Tax Collector (C. Hayes)

Note Ms. Hayes reported that tax collections for both the 2024-2025 and 2025-2026 fiscal years are on track.

Note She noted that many residents have been asking when tax bills will be mailed. As always, the tax bills will be sent after the budget is approved at the Annual Meeting.

Note Residents also asked about the mailing date for car hang tags and bumper stickers. These items are included with the tax bill mailing, so they will be sent the week after the budget is approved.

18-3. Treasurer (A. Capozza)


Note see attachment.

 [Black_Point-Budget_vs_Actual_-thru_5-20-26_YTD-BALANCE_SHEET.pdf](#)

Note see attachment.

 [Black_Point-Budget_vs_Actual_-thru_5-20-26_YTD-LT_CAPITAL_FUND.pdf](#)

Note see attachment.

 [R-D-4-22-26-to_5-20-26.pdf](#)

Note see attachment.

 [Black_Point-Budget_vs_Actual_-thru_5-20-26_YTD-REC_PROGRAM.pdf](#)

Note see attachment.

 [Black_Point-Budget_vs_Actual_-thru_5-20-26_YTD-OPERATIONS.pdf](#)

Note Mr. Capozza shared his financial report for the period of July 1st through May 20th.

*Total receipts- \$454,000 (101% of budget), an increase of about \$3,500 from last month, mainly due to higher-than-expected building fees.

*Total disbursements- \$389,000 (87% of budget), up \$23,000 from last month.

(Payroll- \$5,400, Playground- nearly \$3,000 (wood chips), Supplies- \$2,700, Insurance and HVAC servicing, and town water bill- \$600.

Note This results in a positive net position of approximately \$66,000 as of May 20th. He currently projects a year-end surplus of about \$32,000.

Note A question was raised about the ZBA application line. Mr. Capozza explained that the budget assumes three applications per year and actual activity varies, so the line may not match the estimate. This is not a shortfall; it simply reflects fewer applications than expected.

Note The Board discussed how the playground line is over budget by about \$1,100, largely due to the large wood-chip delivery. The Board noted this will need to be monitored closely.

Note The Board also discussed how the Long-Term Capital Fund current balance is \$437,000 and that a recent \$6,000 pier repair was charged to the capital fund. A detailed discussion followed about whether the pier repair should be classified as capital or operating/maintenance.

Note Some Board members felt the repair extends the life of the asset, making it appropriate for the capital fund while others felt that since the repair did not improve or upgrade the pier- only fixed it, it should be treated as maintenance, and paid from the operating budget, especially since operating funds appear to have room this year.

Note Ms. Chapin raised concerns about the message it sends to the community if the Board appears to “dip into the piggy bank” when operating funds are available. The Board agreed to wait until year-end to see how the operating budget finishes before deciding whether to reclassify the expense.

18-4. Zoning/ZBA (D. Weiss)

Note Mr. Reis attended the Zoning Commission meeting on behalf of Mr. Weiss and provided the following update:

*Black Point continues to lead all shoreline associations in permit activity, with 16 permits issued so far in 2026.

*Several zoning regulations are being updated to correctly reference the Connecticut State Building Code instead of the East Lyme code.

*The Commission discussed expanding the existing satellite dish regulation, so it also applies to newer technologies and similar exterior equipment.

*After review, the Commission decided to keep the rear setback for garages at 15 feet.

*Following legal guidance, the Commission decided not to exempt fences and sheds from permitting, due to Black Point's small lot sizes and the need to prevent encroachments.

Note Mr. Weiss shared the ZEO report prepared by Mr. Ventres:

*Permit activity remains very high, and several projects are underway that will increase property values in the community.

*Four homes in the Association are currently being demolished to make way for new construction.

*The long-awaited property line survey has been completed by the surveyor and is now being reviewed.

*The ZEO continues to enforce the rule against short-term (1-2 night) rentals, and recent enforcement has already changed behavior among property owners.

*The ZEO is also actively addressing hedge height issues to improve road visibility and safety.

Note Mr. Schepker noted that Mr. Ventres intervened quickly when two dumpsters were placed at Whitecap parking lot, having the second one removed within 48 hours.

Note He also noted that the Town of East Lyme confirmed the resurfacing schedule for shoreline communities:

*Crescent Beach is being resurfaced this year.

*Black Point is scheduled for 2027.

*Giants Neck is scheduled for 2028.

Note Ms. Chapin raised concerns about open demolition sites lacking safety fencing. The Board discussed how fencing is not typically required by the Town but agreed the issue should be reviewed during future zoning regulation updates. The concern centers on open foundations and partially demolished structures, which pose risks in a dense, walkable community.

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

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18-5. Men's Club (R. Diachenko)

Note Because Mr. Diachenko could not attend, Skip Guzy provided the Men's Club update:

*The Men's Club recently completed several rounds of work on the bocce court, adding new crushed stone, leveling it, and packing it down.

*The court is now fully prepared for the summer season.

Note Mr. Schepker noted that the Men's Club has been asked to match a \$750 contribution toward the purchase and installation of a new bench. He's still waiting to hear whether the donation for the bench will be approved.

18-6. Women's Club (H. Maguire)

Note Ms. Maguire was not in attendance.

19. Further Public Comments

19-1. Meg Parulis of 48 Sea Breeze

Note Ms. Parulis reminded the Board not to overlook the Association-owned parcel on Old Black Point Road, where the proposed kayak dock is planned. She noted that the deed and charter references suggest this parcel may technically fall outside the Association boundary. If boundary expansion moves forward, this parcel could be formally brought under Black Point zoning, which would be beneficial, but timing may or may not align with the expansion process.

Note In terms of the donated property Ms. Parulis suggested seeing if a homeowner might want the cottage as a guest house, since it's small and charming and could work well on the right lot.

19-2. Larry Connors of 50 Indianola

Note Mr. Connors shared his perspective on the possible relocation of the historic cottage. He noted that he has previously moved a 3,000-square-foot house and emphasized that a building can look very different from underneath than it does from the street.

Note He cautioned that many older Black Point cottages were built lightly, often on simple block supports, and may not be structurally strong enough to survive a full lift and move. He offered to help inspect the underside of the cottage to better understand its condition before any decisions are made.

Note Mr. Schepker said a contractor already familiar with the issue has indicated the structure is likely very light, possibly built on posts rather than a full foundation. Lifting it could reveal weaknesses that are not visible from the outside. The Board will coordinate with the owner and include Mr. Connors in the communication so an inspection can occur.

19-3. John Nelson of 2 East Shore Drive

Note Mr. Nelson raised questions about how the planned South Beach improvements might affect the North Beach area. He noted that sand movement patterns differ depending on pier structures and asked whether any study had been done on how work in one area might impact the other.

Note The Board explained that all work must comply with DEEP guidelines, which require evaluating shoreline impacts. It was also clarified that sand does not always accumulate on only one side of the piers; Black Point's larger pier structures create different sand patterns than neighboring beaches.

19-4. Cindy Etienne of 48 Nehantic

Note Ms. Etienne asked whether the Board could change the wording used in communications about the boundary expansion so that references to “fees” are clearer and do not imply a tax.

She also suggested that if the Board introduces the cottage donation at the Annual Meeting, it should be done with a simple, brief statement, followed by directing interested residents to contact the Board by email rather than crowding around after the meeting.

Note She asked whether the Board had directly canvassed the 13 affected property owners to determine their interest in joining the Association. Ms. Chapin replied that they did not canvass the owners first because they felt it was important to ask the full community whether they wanted the Board to pursue expansion at all. They wanted to avoid the appearance of acting behind the scenes before confirming community support.

Ms. Chapin said that several of the 13 properties are already owned by people who also own property inside the Association, or have close family ties, so interest levels may vary. If the offer is made and an owner declines, that decision applies to the property, not just the current owner. Future buyers would not automatically receive the offer.

19-5. Alice Baril of 17 Sea View

Note Ms. Baril asked for clarification on whether the boundary expansion offer applies to the property or the owner.

The Board confirmed that the offer, if made, would apply to the property itself, not the individual owner. If a property owner declines, the offer does not get made again to future owners.

If a property accepts and joins the Association, membership will continue in perpetuity with that parcel.

20. Adjournment

Decision MOTION (3)

Mr. Reis moved to adjourn the May 21st, 2026, BPBC BOG Regular Meeting at 7:59 p.m.

Mr. Weiss seconded the motion.

Motion carried, 7-0-0.

Note Respectfully Submitted,
Brooke Stevens,
Recording Secretary

Task Summary

New Tasks

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

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