

Minutes of BPBCA BOG May 23rd, 2026, Annual Membership Meeting - 05/23/26

Date and time: 05/23/26 9:00 AM to: 05/23/26 11:08 AM

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

Location: BP Clubhouse, 6 Sunset Avenue, Niantic, CT, 06357 & Via Zoom

Topics

1. Call Meeting to Order, Establish Quorum

Note Chairman Schepker called the Annual Meeting to order at 9:00 a.m. and did roll call; a quorum was present. Following the roll call, attendees were asked to stand for the Pledge of Allegiance, and this was followed by a moment of silence honoring those who gave their lives in service to the nation. Members greeted their neighbors.

2. Introductions & Meeting Instructions

Note Chair Schepker introduced Board Members and officers. He reviewed procedures for public comment for in-person, Zoom, and phone participants. Association Manager Jim Moffett monitored virtual participation.

3. Remarks from Invited Officials

Note Mr. Schepker welcomed three invited officials who provided updates relevant to the Black Point community.

3-1. State Representative Nick Menapace

Note Mr. Menapace offered a detailed legislative update, highlighting increased state funding for East Lyme, including education support and municipal aid. He discussed new consumer protections related to AI-driven pricing algorithms, explaining how Connecticut is taking steps to prevent discriminatory or predatory pricing practices.

He also addressed the status of the former data center proposal and praised community advocacy for influencing statewide policy discussions. He also noted progress on local initiatives such as the Miracle League project and the Giving Garden.

3-2. First Selectman Dan Cunningham

Note Mr. Cunningham emphasized the importance of continued vigilance regarding data center proposals, noting that Dominion's sale to a company active in the data-center industry requires ongoing attention. He reassured members that the Town and Black Point's attorneys are coordinating closely. He also reported that the I-95/Route 161 construction project is nearing completion, with major disruptions now behind the community.

3-3. Police Chief Kevin Glenn

Note Mr. Glenn introduced himself as East Lyme's new Police Chief and described his goals for strengthening community trust, increasing police visibility, and improving enforcement. He shared his personal motivation for joining East Lyme and emphasized the importance of leadership, accountability, and community engagement. Chief Glenn encouraged residents to drive safely, especially golf carts, and to be mindful of neighbors during the holiday weekend.

4. Addition to Agenda: Cottage Donation

Note Mr. Schepker announced that the Association had received an unexpected offer from new East Shore Drive residents to donate the historic cottage located at the corner of East Shore and Nehantic. The cottage, originally the office of the James J. Smith Company, the developer of Black Point in the 1920s, has significant historical value.

Note MOTION (1)

Mr. Reis moved to add the Cottage Donation to today's agenda.

Mr. Bayne seconded the motion.

The motion passed unanimously.

Note Mr. Schepker explained that the Board would explore feasibility, costs, and potential uses, and that member input would be sought later in the meeting.

5. Introduction of the Board of Governors

Note Mr. Schepker introduced each member of the Board of Governors and briefly described their roles and contributions over the past year. He noted that Board Members routinely volunteer significant time outside of meetings- reviewing contracts, coordinating with state agencies, helping residents, and working on long-term planning.

He emphasized how unusual it is to have a volunteer Board that is this steady, ethical, and committed, and noted that even in his corporate career he rarely saw a team operate with such consistency and professionalism.

6. Proposed Operating Budget & Mill Rate

Note Treasurer Al Capozza presented the 2026-2027 Operating Budget, explaining how the Board reviewed expenses line by line and worked to keep the budget stable. He noted that the mill rate will remain at 2.28, which was possible because of careful spending, competitive pricing for services, and responsible use of the Long-Term Capital Fund.

He walked through the major categories such as insurance, utilities, maintenance, recreation staffing, and administration, and explained why each changed from last year. He highlighted the \$120,000 contribution to the Long-Term Capital Fund, which helps the Association maintain beaches, walkways, and other infrastructure without needing special assessments.

He thanked the Board, the Association Manager, and the Recreation team for their work in preparing a balanced and forward-looking budget.

7. Grant Funding & Private Association Status

Note Mr. Schepker provided a detailed explanation of the Association's participation in the Connecticut Port Authority's SHIPP grant program and addressed the recurring question of whether accepting state grant funds could affect Black Point's status as a private beach association.

He explained that before applying for or accepting any grant money, the Board conducted extensive research and consulted outside legal counsel, including attorneys familiar with municipal law, special taxing districts, and coastal funding programs. All legal opinions confirmed the same conclusion: SHIPP grants do not compromise Black Point's sovereignty, ownership rights, or private-association status.

Note He further explained that SHIPP grants are reimbursement-based, meaning Black Point hires its own contractors, controls the work from start to finish, and then submits documentation to the State for reimbursement. Because the Association manages the design, scope, schedule, and oversight of every project, the State does not gain any authority over Black Point's beaches, roads, or facilities. All improvements remain fully owned and controlled by the Association.

Note Mr. Bayne thanked Treasurer Al Capozza for his financial leadership and for ensuring that the Association's budgeting and reporting practices remain strong and transparent.

Note He emphasized that the Board's decisions about grants are always guided by the Black Point Master Plan, which outlines long-term priorities for coastal protection, infrastructure maintenance, and community safety. He noted that the Master Plan has been essential in helping the Board evaluate which projects qualify for grant funding and which should be funded internally.

He also highlighted that the Port Authority awarded Black Point the maximum grant amount, which reflects confidence in the Association's planning, financial stability, and ability to manage complex coastal work.

Note Mr. Schepker reiterated that the Board would never accept funding that required public access, changed property rights, or imposed conditions inconsistent with being a private beach association. If any future grant program introduced such requirements, the Board would decline participation. He thanked the volunteers who contributed to the grant application process and reaffirmed that the Board will continue to monitor all grant terms carefully to protect the community's independence and long-term interests.

8. Public Comments on Budget

8-1. Bill Greenwood of 56 Whitecap

Note Mr. Greenwood appreciation for the current Board of Governors as well as previous Boards who have served the community. He stated that Black Point has benefited from years of steady, thoughtful leadership and that the work of past and present Boards has positioned the Association well for the future. He noted that the Board's commitment to long-term planning, financial responsibility, and community engagement deserves recognition.

9. Member Budget Vote

Note Mr. Schepker instructed members to vote using green or white cards while remote participants cast their votes electronically. The Secretary, and several member volunteers collected and counted the cards.

Decision Result:

Yes- 131.

No- 0.

The 2026–2027 Operating Budget passed.

10. Board of Governors Nominations & Election

10-1. Mike Walsh of 5 East Shore Drive

Note Mike Walsh was nominated and introduced, by Mr. Bayne, who noted that he has extensive experience in hospitality management, operations, and financial oversight, having held leadership roles with organizations such as the Ritz-Carlton, Viceroy, and Hernando Hospitality Properties. He also highlighted that Mr. Walsh has a long family history at Black Point and has been an active participant in community events and discussions and is a current member of the Black Point Zoning Commission. Mr. Walsh's nomination was seconded from the floor.

10-2. Kelly Fecteau of 20 Bellaire Road

Note Glorena Consedine then nominated Kelly Fecteau for the second open seat. Ms. Consedine spoke briefly about Kelly's dedication to the community, highlighting her work on the Recreation Program, her responsiveness to families, and her steady involvement in Board matters throughout the year. She noted that Kelly brings a thoughtful, organized approach to every task and has demonstrated a strong commitment to improving programs and communication for residents. Ms. Fecteau's nomination was also seconded from the floor.

Note After confirming that no additional nominations were offered from either in-person or virtual attendees, the Chair stated that, with only two nominees for two open seats, and both having been properly nominated and seconded, the Board would accept both candidates to fill the available positions. He thanked Mr. Walsh and Ms. Fecteau for their willingness to serve and thanked the membership for their participation in the nomination process.

11. Tax Collector Report

Note Mr. Schepker delivered the Tax Collector report on behalf of Colleen Hayes:

*Tax collections for both the 2024–2025 and 2025–2026 fiscal years are on track.

*Only one property owner remains delinquent, owing just under \$1,100.

*That property is currently for sale, and the existing liens ensure the taxes will be paid at closing.

*Residents have been asking when tax bills will be mailed.

*Tax bills are mailed after the budget is approved at the Annual Meeting.

*Residents also asked about car hang tags and bumper stickers.

*These are mailed with the tax bills, typically the week after the budget is approved.

12. Boundary Expansion Update & Member Vote

Note Ms. Chapin presented an overview of a possible expansion of Black Point's boundaries to include 13 nearby properties that rely on Black Point roads for access. She explained the history of the request, the statutory process, the need for a future charter amendment, and the potential revenue impact of \$9,000–\$16,000 annually. She emphasized that this vote was non-binding and simply asked whether the Board should continue researching the idea.

12-1. Roxanne Nelson of 2 East Shore Drive

Note Ms. Nelson asked whether “cost-sharing” meant that current Black Point residents would have to pay any portion of the legal or administrative expenses associated with expansion.

Ms. Chapin said no, any invited properties would reimburse the Association for the costs of the process. Current members would not pay those expenses.

12-2. Sharon Bruce of 53 Sea Spray

Note Ms. Bruce said she was concerned about the long-term consequences of expanding the Association's boundaries. She explained that for many years, Black Point has relied on its one-foot border as a way to maintain its identity and protect its autonomy. She recalled past discussions during the West Lane development where residents were assured that allowing access through Black Point would not lead to boundary expansion.

Note She asked whether approving an expansion now would create a legal precedent that could make it harder for the Association to say no in the future. Specifically, she wanted to know whether Black Point could be forced to accept additional properties later simply because it had agreed to expand once.

Note Ms. Chapin explained that the one-foot border is historical and not a legal barrier. Under state law, 15 contiguous property owners can petition to join a special taxing district, but the Membership controls the charter, and the charter defines Black Point's boundaries. Even if a petition were submitted, the Association cannot be forced to expand unless the Membership votes to amend the charter. It was emphasized that today's discussion was only to determine whether Members wanted the Board to continue researching the idea.

Note Ms. Chapin added that the Board intentionally did not hire an attorney to attend this meeting because they did not want to spend Association funds on legal fees unless the Membership first indicated interest in exploring the issue.

12-3. Brian Comer of 52 Whitecap

Note Mr. Comer asked whether a property owner had approached the Board about joining the Association.

Note Mr. Schepker explained that yes, a property owner had approached the Board several years ago, and that similar questions had come up multiple times over the years. He said this was not a new issue and that the Board felt it was important to bring it to the Membership now so the community could decide whether it was worth pursuing further. He emphasized that today's vote was simply to check the pulse of the community.

Note Ms. Chapin added that the membership was not voting on who comes in or who stays out, nor was the Board making any decisions about specific properties. The only question before the Membership is whether the Board should continue researching the idea.

12-4. Wendy Bourget of 1 Osprey

Note Ms. Bourget asked whether the Board would first determine how many of the 13 properties were actually interested before undertaking the charter-amendment process. She also raised concerns about non-members using Black Point facilities and Ms. Chapin noted the lack of a mechanism to restrict access.

Note If the Membership supported further exploration, the Board would first contact all 13 properties to determine interest before drafting any charter amendment. The Board acknowledged that enforcement of facility access is difficult under current policies.

12-5. Peter McAndrew of 6 Sea View

Note Mr. McAndrew asked whether all 13 properties would need to join at once or whether the process could be selective. He also stated that, in his view, the proposal seemed like a waste of time, noting that only one family had recently requested inclusion and that the community has more pressing priorities.

Note Ms. Chapin clarified that the Board would invite all 13 properties at the same time ("a one-time golden ticket"). Only those who accepted would be included in the charter amendment. Properties declining the invitation would not be eligible to join later without a new Membership vote.

12-6. Tom Fuhrman of 108 East Shore

Note Mr. Fuhrman asked whether the proposal would create irregular or jagged boundaries. Ms. Chapin replied that Black Point already has irregular boundaries; any new lines would be carefully drawn.

Note Mr. Fuhrman asked how the Board arrived at the number 13. Ms. Chapin explained that the Board first reviewed all contiguous properties and then narrowed the list to the 13 homes that must use Black Point roads to access their houses.

12-7. Carolyn Boyle of 4 Sea View

Note Ms. Boyle shared that when she previously served as Treasurer, people would occasionally ask her how they could join Black Point or whether there was a way to become part of “the club.” She said these questions have come up for many years, and that interest from nearby property owners is not new. She also noted that one of the property owners who is very interested in joining already owns property within the Association, which adds another layer to the discussion.

Ms. Boyle also commented that this is a “one-shot deal.” She said that based on what she has heard, the property owners who are interested in joining are willing to cover the legal costs associated with the process, so the financial burden would not fall on current members.

Note Ms. Chapin said that she cannot speak for future Boards or guarantee what a Board 5, 10, or 15 years from now might choose to do. She explained that this was part of the reason the Board wanted to bring the issue forward now, so the community’s position could be clearly recorded instead of the topic repeatedly surfacing informally and then fading away.

She said that if the Membership chose to explore the idea now, and if a few years from now other properties asked to join, it would be up to the Board and Membership at that time to decide. She emphasized that the community will always have the ability to hold its Board accountable and that any future expansion would still require a Membership vote.

12-8. Stephanie Brandon of 15 Billow

Note Ms. Brandon asked whether a property that declines to join now could request inclusion later and asked what happens if a property changes hands, for example, if the current owner declines the invitation but a future buyer wants to join.

Note The Board briefly discussed how the intention is for this to be a one-time offering to the 13 identified properties. If a property declines now and later sells, the new owner will not automatically have the right to join. A future Board could revisit the issue, but the current Board would not initiate a second round.

12-9. Shevon Hickey of 8 Sunset

Note Ms. Hickey said she was concerned about the long-term effects of changing the Association’s boundaries. She cautioned that even though the Board is presenting this as a one-time offer, boundary changes can create a “slippery slope,” and future Boards might feel pressure to expand again.

She urged members to think beyond short-term financial benefits and consider how expansion could affect future generations. She also noted that property ownership can change, and larger parcels outside the Association could someday be developed more densely, which could impact the community. Her main point was that the decision should be made with the future in mind, not just immediate monetary considerations.

12-10. Marianne Gauthier of 31 Billow Road

Note Ms. Gauthier asked whether taking action on boundary expansion now would have any statutory effect, specifically, whether moving forward at this time could obligate the Association to take similar action in the future or make it harder to decline future requests. She said she was concerned that even exploring the idea might unintentionally set something in motion that could limit the Association’s flexibility later.

She also commented that, based on her experience over the past few years, only one family had recently requested inclusion, and she questioned whether the effort and expense were worthwhile.

Note Ms. Chapin explained that no statutory obligation is created simply by exploring the idea or by taking action now. Any future expansion would still require a Membership-approved charter amendment, and nothing done today would force the Association to repeat the process later.

Note Ms. Chapin reiterated that under state law, a group of 15 contiguous property owners could, in theory, submit a petition asking to join the Association. However, even if such a petition were submitted, the Association cannot be forced to accept them. Black Point's charter defines its boundaries, and only the Membership can approve a charter amendment.

12-11. Kathy Schneider of 58 Nehantic

Note Ms. Schneider said she does not have the same long history as many residents but wanted to understand the downsides of expansion. She noted that beach parking is already limited, and adding up to 13 more households could mean more cars and more pressure on shared resources.

12-12. Rick Diachenko of 25 Sunrise

Note Mr. Diachenko added that historically, the nearby properties were not included in Black Point because the original owner chose not to sell to the Association. He said some of those owners have tried to join in the past and were turned down, even though they already use Black Point roads and facilities. He felt the proposal simply formalizes what is already happening.

12-13. Susan (last name unknown), of 21-23 Saltaire Avenue

Note Susan clarified that she also owns 10 and 12 Bond Street. She explained that this small strip of properties is in "no man's land", neither part of Old Black Point nor part of the Association, while the homes directly across the street are Association members. She said her family uses Black Point roads and facilities and would be willing to pay their fair share if included. She wanted the record to reflect that more than one property owner in that area is interested in joining.

12-14. Patti Foley DeAngelis of 56 Sea Spray

Note Ms. Foley DeAngelis said she is concerned about the long-term legal implications of expanding the Association's boundaries. She explained that in her own town, similar expansions created a "snowball effect," where more and more neighboring properties later asked to join. She said it would have been helpful to hear the legal pros and cons and worried that once a precedent is set, future Boards may face pressure to expand again.

Note It was again noted that the Association's charter is the safeguard and the boundaries cannot change without a Membership vote, and the Membership controls the charter.

Decision MOTION (2)

A motion from the floor was made and seconded to call the question and the Membership proceeded to vote on exploring this issue.

Note Residents were asked to use their pink cards for the vote. While votes were being counted both in-person and remotely, Mr. Schepker thanked Members for their thoughtful questions and comments, noting that the discussion reflected the spirit of a New England town meeting.

13. Summer Recreation Program

Note Ms. Fecteau reported that she has spent the past year learning the program and working closely with the Camp Director to prepare for the upcoming season. She said the team has worked hard throughout the winter and is excited to welcome campers in a few weeks.

Note She noted that about 12-15 families attended the April 29th parent meeting, and the program changes were shaped by both that meeting and the recent parent survey.

Note Ms. Fecteau detailed the following program changes & additions:

*Minimum wage increased, so staffing costs are higher this year.

*Two additional counselors have been added so the older group can be split into 9–10 and 11–12 year-olds.

*Camp day extended by 30 minutes.

*About six new programs added for this summer, many held after regular camp hours, including trivia nights, story time, a movie night, and a dance for older kids.

*The program is partnering with the East Lyme Police Department to run a road and safety program during the first week of camp. This will now be an annual program for campers, volunteers, and counselors.

Note Although they had discussed a possible increase, after further review they decided to keep fees flat this year at \$550 for the full season. This equals roughly \$16 per day for the first child, with reduced rates for additional children.

Note The program is launching online registration next week and an in-person registration will still be held on June 21st.

Note Based on survey feedback, swim lessons will no longer be included in the regular camp fee. Instead, they will be offered as a separate program:

*6-week session, starting the second week of camp.

*Two half-hour lessons per week.

*The program will only run if enough swimmers enroll to make it cost-effective.

*The Camp Director and Assistant Directors are prepared to run the program and will ensure all staff are properly certified if enrollment supports it.

Note Ms. Fecteau thanked everyone for their support.

14. Waterfront Task Force

Note Mr. Schepker announced that the Waterfront Task Force- currently Bill Bayne, Peter Baril, and Dave Weiss, will add a third member from the Board, as Mr. Baril is stepping down from the Board after today.

Note Mr. Bayne then updated the Membership on the coastal projects. He thanked members for their unanimous support and said the Task Force has spent the past two years completing extensive due diligence. The Association has now submitted pre-application materials to DEEP for all Eastern Waterfront repairs and for the Estuary Gateway kayak project. DEEP has responded positively, raising only a few technical questions about one groin on South Beach and some platform dimensions at the Estuary site. Overall, DEEP supports the proposed repairs.

Note The next step, once the budget is approved, is to submit the full permit applications, which include engineering drawings, specifications, and required legal documentation. These applications must be reviewed by DEEP, the Army Corps of Engineers, the Town of East Lyme, and other agencies. The permitting process is expected to take several months for the Eastern Waterfront and up to a year for the Estuary Gateway. If permits are granted, construction would take place in the off-season to avoid disrupting summer use.

Note Mr. Bayne further explained that the DEEP permits, once issued, are valid for five years and can be extended for an additional two years. This as a major advantage because if a storm causes damage within that window, the Association can make repairs without restarting the entire permitting process.

Note He noted that the Task Force will keep working with the consultants to move the projects forward. On the smaller maintenance side, volunteers have spent many weekends repairing railings, ramps, and other waterfront structures. The railing at the Main Beach access was replaced this week due to rust and safety concerns, and additional minor repairs are underway.

Note Mr. Weiss reported that two emergency pier repairs were completed this spring. After one contractor backed out, Ocean County Construction of North Stonington was hired and completed the work at both Nehantic and Seabreeze in about a day each. They reinforced undermined sections with rebar, forms, and concrete, preventing the need to close those areas for the summer.

15. Zoning Update

Note Mr. Weiss provided the Zoning Commission and ZEO update. He reported that Black Point continues to lead surrounding shoreline communities in permit activity, with 16 permits issued so far in 2026. He noted that the Commission recently voted to keep the garage front-yard setback at 15 feet. He also reminded residents that fences and sheds now require zoning permits.

Note He added that Zoning meetings are held on the third Friday of each month at 6:00 PM and encouraged residents to attend. He noted that both the ZEO, Jim Ventres, and the Zoning Chair, Jim Fox, are always willing to meet with homeowners in advance to review potential projects and help avoid regulation issues.

Note He reported that four homes in the Association are currently being demolished to make way for new construction. Preparations are also underway to begin searching this summer for a contractor to conduct a traffic and road study for the community.

Note Mr. Weiss reminded residents that road safety is a shared responsibility. He thanked everyone who has trimmed hedges and improved visibility at intersections and encouraged all drivers, walkers, and e-bike users to slow down and stay mindful, noting that small daily choices can make a meaningful difference in community safety.

16. Endowment Fund

Note Mr. Bayne provided a brief Endowment Fund update. He explained that two agreements are currently being finalized- one with the State related to the SHIPP grant requirements, and one with the Hartford Foundation for Public Giving, which will serve as the Association's 501(c)(3) partner. Both contracts are in their final review stage and are expected to be completed within the next two weeks.

Note He noted that the Board began exploring an endowment fund about a year ago, recognizing that Black Point, like many long-established shoreline communities with multi-generational families, would benefit from a professionally managed fund dedicated to long-term infrastructure needs.

The endowment will be able to accept cash, property, appreciated stock, and other in-kind donations. All assets will be professionally managed by the Hartford Foundation, which oversees more than 1,100 funds and handles investment management, tax-deductible processing, and the sale of donated assets.

Note An independent Endowment Committee has been formed to oversee the fund. Members include *Sherrie Weiss

*Sharon Bruce

*Diana Kycia

*Larry Connors

*Brian Comer.

This committee will operate separately from the Board but will be formally appointed through a Board resolution to ensure proper governance and donor protections.

Note Mr. Bayne said the final agreements between the Board, the Hartford Foundation, and the volunteer committee should be ready within the next week and will be presented at the next Board meeting for approval.

17. Cahill Foundation Scholarship

Note Mr. Schepker noted that the Cahill Foundation representatives were present and invited them to share an update. Anita Schepker reported that nine students applied this year for the Cahill–Black Point Education Fund. A volunteer reading committee made up of 10 to 12 readers who review applications anonymously, selected two recipients.

Note The 2026 scholarship winners are:

- Francesca Clough, granddaughter of Peg Clough, who will attend Georgetown University to study international relations or economics, with plans for a career in government or a nonprofit organization.
 - Caitlin White, daughter of Bridget White, who will attend UConn Avery Point and major in psychology.
- Scholarship funds will be sent directly to the universities.

18. Property Donation

Note Mr. Schepker introduced the next agenda item: a brief update on the offer to donate the historic cottage on East Shore Drive. He explained that the owners recently posted demolition permit signs, which prompted concern from residents given the cottage's long history in the community. After learning of the demolition plans, he contacted the owners on Thursday to ask whether they would consider donating the building and possibly transporting it to the Association for placement on the Clubhouse grounds at 6 Sunset Avenue.

Note He emphasized that this outreach was his own initiative and had not yet been discussed with the full Board. The owners responded by offering not only the cottage but also its furnishings, safe, and kitchen appliances. They also indicated they might be willing to cover demolition-related costs, which could potentially offset transportation expenses.

Note Mr. Schepker said he has begun gathering preliminary cost information. A local builder is working with another contractor to estimate the cost of installing a foundation and utility connections (water and electric) if the cottage were relocated. Transport cost estimates are also being explored. No final numbers are available yet.

Note Because the issue arose only days before the meeting, he stressed that the Board is not seeking a decision today. Instead, Members are invited to share initial thoughts during the second public comment period later in the meeting. Anyone interested in helping with feasibility review, logistics, or documenting the cottage's history is encouraged to contact Board member Colleen Chapin, who has professional experience in preservation and documentation.

19. Association Manager Report

Note Mr. Moffett, the Association Manager, reported that all docks and swim rafts are in place for the season. The only remaining item is the clay tennis courts, which were delayed by weather but are expected to be completed on Tuesday. He encouraged residents to contact him by phone, text, or email with any questions or concerns and said he is looking forward to a great summer.

Note He noted that he has taken over kayak registrations and will deliver stickers directly to residents. Any kayaks stored on the racks without current stickers will be removed and placed on the ground.

Note In terms of golf carts, he reminded members that registration is handled by the East Lyme Police Department and must be completed in person. The process requires a form, proof of insurance, and a \$35 fee. Golf carts must be properly registered to use Association parking lots. While the Association enforces parking rules, it does not control the roads themselves.

Note Mr. Schepker reminded residents that if they are not receiving Association mailings, they may need to update their mailing address with the Town of East Lyme, as the Association's mailing list is generated from the town's tax assessor records.

20. Men's Club

Note Rick Diachenko explained that the Men's Club focuses on building community, having fun, and supporting Black Point- not on fundraising, though the group has donated more than \$10,000 over the past year to various Association needs, including scholarships, LED lighting, and Clubhouse improvements. He thanked volunteers, including Skip Guzy, for their work maintaining the bocce courts.

Note He reported that membership is already strong heading into the season, with many residents paying dues early which can now be done easily through Zelle. He reviewed the wide range of Men's Club activities, which will also be posted on the website. Events include bocce, pickleball, cornhole, the annual golf tournament, the 52nd annual road race, trivia nights, setback, the cardboard boat race, music nights, karaoke, and the biannual murder mystery. Community Day, Story Night, and the "Bad Joke Contest" will also return.

Note He noted that this year marks the country's 250th anniversary, and residents are encouraged to participate in the Fourth of July parade. Educational programs will continue as well, including a talk by Peter Baril on the biology of the local estuary. Seasonal events such as Santa's visit, the Easter Bunny, Mardi Gras, New Year's Eve strolls, and Christmas trees on the beach will also continue.

Note Mr. Diachenko encouraged residents to join the Men's Club, noting that dues are \$30 and that membership is a great way to meet neighbors and stay connected to community events.

21. Women's Club

Note Heather Maguire delivered the Women's Club update. She introduced the Board: President Kara Sullivan, Co-Secretaries Mick Sullivan and Jocelyn Williams. She announced that the first Women's Club meeting will be a Summer Kickoff Social, with refreshments and a chance for members to reconnect after the winter.

Note She reviewed upcoming programs that consistently rank high in member surveys, including crafts, Bunco, and trivia. This year, the Club will also host a special event featuring author and chef Carrie Walters, a well-known culinary instructor from the Farmington Valley, who will present a cooking and wellness program in late July.

Note She noted that the Women's Club has purchased new high-top tables for use at events and will have them available at the first meeting.

Note Yoga classes will begin immediately, taught by Heather Perini on Monday, Wednesday, and Friday from 7:00-8:00 AM. Classes cost \$5 and are open to all levels, from beginners to advanced participants. Volunteers are needed to help with setup.

Note Membership dues remain \$40 and have not changed in years. Forms will be emailed and available at the first meeting. The Women's Club is looking forward to a great summer.

22. Further Public Comments

Note Mr. Schepker opened the final public comment period and invited questions from both in-person and virtual attendees, especially about the offer to donate the historic cottage. He noted that the owners plan to disconnect utilities on July 31st, and the building could be moved any time after that. He reiterated that the Board does not yet have cost estimates and is only trying to gauge whether the community is interested.

22-1. Wendy Bourget of 1 Osprey

Note Ms. Bourget asked what the cottage would be used for if the Association accepted it. Mr. Schepker said there are no plans yet, the Board is simply responding to many members who have said they do not want to see the building demolished. He said the idea came forward quickly and the Board is open to suggestions.

22-2. Sally Ann Tanasi of 30 Woodland Drive

Note Ms. Tanasi asked where the cottage would go. Mr. Schepker said no location has been chosen yet, but it would likely be somewhere near the Clubhouse. He said that is exactly the kind of question a small working group would help answer. She suggested it could possibly be used as a small museum for Black Point history.

Note Ms. Chapin, speaking as a historic-preservation professional, said the first step is simply gathering a group of committed volunteers. She offered to help organize the effort, outline what would need to be done, and brainstorm possible uses. She emphasized that there are no answers yet—this is only an exploration.

Note Mr. Schepker noted that July 31st is the utility-disconnect date, which creates a short window if the community wants to pursue the idea. Anyone interested should contact Ms. Chapin so the Board can understand the level of interest before its July 14th meeting.

23. Chairman Remarks

Note Mr. Schepker thanked everyone for their participation throughout the meeting, especially on the boundary-expansion discussion. He expressed appreciation for the many volunteers whose work and expertise make the Black Point community unique.

Note He offered special thanks to Jim Allen and Meg Parulis for their work on the SHIPP grant applications, noting the extensive time and effort involved. He also thanked Peter Baril for his service on the Board. He thanked Larry Connors and entire BOG Board for their contributions and efforts.

Note Mr. Schepker mentioned the Welcome Committee. He noted that several members had volunteered, and the Board will move forward with forming the committee. Volunteers will meet soon to discuss how to greet new residents, how to obtain information from the tax assessor's office, and what materials should be included in welcome packets. Some volunteers have experience with similar programs in other associations and will help guide the process.

24. Boundary Expansion Vote Results

Note Mr. Schepker then asked the Secretary to report the results of the boundary expansion vote. The boundary expansion exploration vote passed with 111 votes in favor and 28 opposed.

Note He noted that any future charter changes would take considerable time, often eight to twelve months, and would ultimately be decided by the Membership.

Note Mr. Schepker thanked everyone for attending, for sharing their views, and for their continued guidance to the Board. He also welcomed the newly elected Governors, Mike Walsh and Kelly Fecteau.

25. Adjournment

Decision MOTION (3)

Mr. Bayne moved to adjourn the May 23rd, 2026, BPBCA Annual Membership Meeting at 11:08 a.m.
Mr. Weiss seconded the motion.
Motion carried, 7-0-0.

Note An organizational meeting for Board offices immediately followed.

Decision Respectfully Submitted,
Brooke Stevens.
Recording Secretary

Next Meeting

Meeting title: Bpbca bog may 23rd, 2026, organizational meeting
Date and time: 05/23/26 11:12 am to: 05/23/26 11:17 pm
Location: BP Clubhouse, 6 Sunset Avenue, Niantic, CT, 06357