Minutes of BPBCA Special Hybrid Meeting - 09/11/25

Date and time:	09/11/25 6:00 PM to: 09/11/25 6:46 PM
Present:	Brooke Stevens, Recording Secretary , Jim Schepker, BOG Chair, Peter Baril, BOG Member, Colleen Chapin, BOG Member, Bill Bayne, Vice-Chair, Dominick Reis, BOG Member, Kelly Fecteau, BOG Member, Absent:, David Weiss, BOG Member, Will Fountain, Emeritus
CC:	Also Present: , Al Capozza, Treasurer, Jim Moffett, Association Manager, Colleen Hayes, Club Liaison & Tax Collector
Location:	BP Clubhouse, 6 Sunset Avenue, Niantic, CT & Via Zoom

Topics

1. Zoom Link

Note https://us02web.zoom.us/j/85335872621?pwd=ocU3O5LRsyTvMDMicnJHWCA3y503Ij.1

Note Meeting ID: 853 3587 2621
Passcode: 565615
Phone Only: 305-224-1968
One tap mobile
+13052241968,,85335872621#,,,,*565615# US

Note https://us02web.zoom.us/j/85335872621?pwd=ocU3O5LRsyTvMDMicnJHWCA3y503Ij.1

2. Call to Order & Attendance

Note Chairman Schepker called the September 11th, 2025, Special Meeting to order at 6:00 p.m. and did roll call; a quorum was present. He led those assembled in the Pledge of Allegiance.

3. Chair's Opening Remarks

Note Mr. Schepker asked for a moment of Silence held in remembrance of the victims of the September 11, 2001, tragedy 24 years ago.

Note The greeting of neighbors was extended among all attendees.

Note Mr. Schepker explained that the sole agenda item is to review and potentially vote on Coastline Consulting & Development LLC's waterfront engineering proposal.

Note The Proposal includes:
*Engineering evaluation & condition reports.
*Project schedules.
*Shoreline maps.
*Cost projections & recommended next steps.
The full proposal was posted online in advance as an attachment .

Chapin corrected. Special meeting is restricted entirely to the agenda item(s) on hand.

Note Mr. Schepker emphasized that the first public comment period is restricted to this proposal only; a second public comment period later would allow other topics.

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Note Thanks, and gratitude were extended to the following individuals:
*Larry Connors, Mike Johnson, Colleen Chapin, and Skip Guzy for the Clubhouse door installation project which give the premises better ADA accessibility.
*Peter Baril, Skip Guzy, and Mike Johnson for the hardcourt resurfacing project. Work was completed today, and the courts will be playable beginning September 15th.
*The volunteer team that is scheduled to begin the Whitecap Parking Lot repairs on September 12th at noon.

Note *The volunteer team that has and is working on seagrass clearing and removal with the Giving Garden. The next rake-out is September 13th at 10:00 a.m., at South Beach.

Note *Jim Moffett, Dave Tweet, Bill Dewey, and Skip Guzy for the boat launch gangway relocation which was accomplished quickly for storm protection.

Note Mr. Schepker added that topics raised at Annual Informational Meeting including the swim program, zoning regulations, the Billow Road property, Buoy Tree project, and finance/investment decision-making, will be reflected in those Minutes along with the Board responses.

Note The Draft 2026 Meeting Calendar has been distributed to Board members; it follows the normal 4th Thursday schedule with one added Special Meeting proposed for April 9th, 2026, to allow for early budget planning for FY 26–27, and the draft agenda for the September 25th Regular Meeting will be circulated to the Board by September 21st for feedback.

4. Public Comments

4-1. Alice Baril of 17 Sea View

Note Ms. Baril recalled that there used to be a groin at the end of White Cap and that made the beach just to the south great. She wonders whether Coastline Consulting considered restoration of this feature. She is concerned about loss of sand between White Cap and Sea Breeze beaches.

Note Mr. Bayne explained that concrete-capped groins require engineering assessments, while stone groins can only be repaired within their original footprint with minor adjustments. He noted the White Cap structure is on the list for assessment, but East Lyme must also be engaged since town pipes and drainage issues tie into the area. Repairs will require coordination with DEEP and East Lyme, as the town originally removed the structure.

4-2. Kathy Vanini of 64 East Shore

Note Ms. Vanini described past efforts (1997) to restore a rock jetty near their property, noting it is deteriorating again and asked if it will be included in current assessments. Initially told no by the Board because DEEP distinguishes between private vs. Association structures, the clarification was that this jetty is included in the assessment since it had prior DEEP/Association approval. Repairs, however, must still go through DEEP, East Lyme, and possibly the Army Corps.
Separately, drainage pipe damage at the Sea Spray Right-of-Way (causing erosion and flooding) was noted as East Lyme's responsibility and will be addressed with the town.

4-3. Susan Daly of 7 Brightwater

Note Ms. Daly discussed how she served as Beach Manager during the 2007 groin repairs. She recalls DEEP's warning that once a structure is lost, it cannot be replaced.

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Note Ms. Daly stressed the importance of maintaining all beaches and groins. She noted that she opposed past consultant suggestions to abandon Sea Breeze or South Beach, and urged full funding and continued repairs

4-4. John Nelson of 2 East Shore Drive

Note Mr. Nelson raised concerns about groins near his property; Board discussion clarified that private owners could apply directly to DEEP/Army Corps for repairs, though many old private groins aren't sanctioned.
The Board agreed that maintenance is essential to preserve Black Point's multiple beaches, since losing them would fundamentally change the community.

Note Ms. Vanini inquired about individual homeowners repairing groins if DEEP refuses Association projects.
The Board further discussed how homeowners have the same rights as the Association to apply, but they must follow the full permitting process (certificate of permission and the seven-year repair window). It's complex and costly, which is why the Association hired consultants to manage it efficiently across multiple sites.

4-5. Alice Baril of 17 Sea View

Note Ms. Baril stressed the need for regular maintenance of groins and piers to prevent small issues from becoming major, irreversible losses, comparing it to the upkeep of a home. She noted past repairs and the history of significant beach loss, urging that maintenance be prioritized in budgeting alongside long-term funds for new projects.

5. Discussion and Vote to Approve Coastal Consultant Proposal to Perform Waterfront Assessments/CT DEEP Scope of Work (Waterfront Task Force)

Note See attachment.
24-069_Black_Point_Association_Waterfront_Infrastructure_Project_Phase_2__9_2_25.pdf

Note The Board reviewed the Coastline Consulting proposal and related costs. Questions were raised about a fee discrepancy (structural evaluations + DEEP pre-application costs totaling $19,375 vs. the $21,205 proposal). The difference was clarified as contingency funds ($1,600). Discussion covered scheduling a consultant presentation—likely after assessments are complete (60–90 days for initial findings, with DEEP review extending the overall process to mid-2026). The Board confirmed the proposal budget of $21,000 would be brought forward for a vote.

Note The Board further discussed the scope and timing of the Coastline Consulting assessment.

Note Mr. Baril clarified that the original RFP targeted the five principal structures (Nehantic, the steel groin, Sea Breeze, the boat launch, and Osprey), with baseline survey work extending from Nehantic to Osprey. The scope has since broadened to note smaller stone groins, which will be included for review but not full assessment at this stage.

Note Mr. Bayne noted that multiple iterations of the DEEP pre-application review should be expected. He also stressed urgency, citing rumors that the Certificate of Permission (COP) process may be phased out in favor of a slower permit process, making it important to act while COP remains available.

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Note Ms. Chapin emphasized the need to keep the project on schedule and requested that Coastline be committed now to present draft findings at the January Board meeting. This would ensure time for review, prioritization, and budget planning.

Decision MOTION (1)
Ms. Chapin moved to approve the expenditure of $21,205 from the current capital budget for Coastline Consulting's assessment and DEEP pre-application services as proposed by Coastline Consulting and Development LLC, for our eastern shoreline asset.
Mr. Reis seconded the motion.
Motion carried, 6-0-0.

6. Chair's Closing Remarks

Note Mr. Schepker offered special thanks to the Waterfront Task Force members—Peter Baril, Bill Bayne, David Weiss, and Scott Bayne—for their expertise and leadership on coastline issues, emphasizing their role in protecting and enhancing the value of Black Point's 58 properties.

Note Appreciation was also extended to the entire Board for their ongoing contributions, energy, and dedication.

Note He reminded everyone that the next regular Board meeting is scheduled for Thursday, September 25th at 6 PM.

7. Further Public Comments

Note No further public comments were offered.

8. Adjournment

Decision MOTION (2)
Mr. Bayne moved to adjourn the September 11th, 2025, BPBCA BOG Special Meeting at 6:46 p.m.
Mr. Baril seconded the motion.
Motion carried, 6-0-0.

Note Respectfully Submitted,
Brooke Stevens, Recording Secretary

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