Minutes of BPBCA BOG September 25th, 2025, Regular Hybrid Meeting Amended - 09/25/25

Date and time:	09/25/25 6:00 PM to: 09/25/25 8:09 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, Kelly Fecteau, BOG Member, David Weiss, BOG Member
Location:	BP Clubhouse, 6 Sunset Avenue, Niantic, CT, 06357 & Via Zoom

Topics

1. Call Meeting to Order, Establish Quorum

Note Chair Schepker called the Meeting to order at 6:00 p.m. and did roll call; a quorum was present.

Note Following the roll call, attendees were asked to stand for the Pledge of Allegiance and to greet one another.

2. Zoom Info & Link

Note https://us02web.zoom.us/j/87277559495?pwd=9d9HZJpaEt5HWafRG0HRJLL60vJmRb.1

Note Meeting ID: 872 7755 9495
Passcode: 924124
One tap mobile
+13052241968,,87277559495#,,,,*924124# US
Phone only: 305-224-1968

Note https://us02web.zoom.us/j/87277559495?pwd=9d9HZJpaEt5HWafRG0HRJLL60vJmRb.1

3. Additions to Agenda

Note There were none.

4. Chair’s Opening Remarks

Minutes created with MeetingKing

Note Mr. Schepker shared a series of acknowledgments and community updates:
*Appreciation was extended to Jim Moffitt, Mike Johnson, Dave Tweet, John Nelson, Larry Connors, and Bill Bayne for their continued efforts raking sea grass weekly from the beaches and transporting materials to the Giving Garden.
*Thanks to those involved in the recent repair and beautification of the Whitecap parking lot.
*Recognition to Peter Baril, Skip Guzy, and Colleen Chapin for overseeing the completion of the tennis and pickleball court refurbishments.
*Gratitude expressed to Steve and Michelle Albert and family for managing the Black Point Market through a successful year.
*Thanks to Cindy Etienne for organizing the 2nd Annual Black Point Scarecrow and Skelly Contest.
*Recognition for the patient and persistent management of the long-running Clubhouse storage installation project, which is nearing completion and will soon be ADA compliant.
*Congratulations extended to Veterans Mike Johnson and Wayne Gates for their prior Naval service and recent Honor Flight Network recognition, which included a commemorative trip to Washington, D.C.
*During the Special Meeting held on September 11, the Board unanimously approved the proposal and associated costs for the next steps in the review of Shoreline assets, led by Coastline Consulting.

5. Meeting Minutes

5-1. Minutes of August 28th, 2025

Note see attachment.
301510-Minutes_of_BPBCA_BOG_August_28th__2025__Regular_Hybrid_Meeting.pdf

Note Mr. Schepker offered the following corrections:
1. Item 1, Note 5- "Local youngsters assisted Bruce Cohen, Executive Director of Giving Guard, by helping rake seagrass into his truck," He clarified that adult volunteers were also involved.
2. Item 5, Note 4-
Change “Mr. Bayne and Mr. Moffett” to “Mr. Schepker and Mr. Moffett” as the individuals drafting the referenced language.
3. Item 8, Last Note-
It reads "He added that preliminary grant application drafting underway for EGI projects by Meg Parulis. They're awaiting updated protocols from CT Port Authority for the 2025–26 SHIP grant program and the information from current due diligence and needs assessments will be used to strengthen their applications."
"SHIP" should be changed to "SHIPP."

Note Mr. Baril said under Item #14, the hardcourt project, about four lines down, the contractor’s name is slightly misspelled. It should be "Maisano."

Decision MOTION (1)
Mr. Reis moved to approve the Meeting Minutes of August 28th, 2025, as amended.
Mr. Bayne seconded the motion.
Motion carried, 7-0-0.

Note Minutes as corrected:
Minutes_of_BPBCA_BOG_August_28th__2025__Regular_Hybrid_Meeting_08_28_25.pdf

5-2. Minutes of August 30th, 2025

Note see attachment.
Minutes_of_BPBCA_Annual_Hybrid_Informational_Meeting_08_30_25.pdf

Minutes created with MeetingKing

Note Mr. Schepker said the main issue for this set of minutes was that several sections appeared to be repeated. Ms. Stevens explained that her recent internet connection problems had caused the recording program to duplicate parts of the meeting, which then showed up as repetitions in the minutes.

Note Mr. Capozza offered the following correction:
Item 5.1- A wording change was proposed to clarify the financial report. The line was changed from saying receipts were "$382,000 over budget" to stating "Total receipts 382,000, over budget due to higher investment interest."

Decision MOTION (2)
Ms. Chapin moved to approve the August 30th, 2025, Annual Informational Meeting Minutes as amended.
Ms. Fecteau seconded the motion.
Motion carried, 7-0-0.

Note Minutes as corrected:
Minutes_of_BPBCA_Annual_Hybrid_Informational_Meeting_08_30_25.pdf

5-3. Minutes of September 11th, 2025

Note The minutes from the September 11th Special Meeting were not ready for review until last night, so the approval of these Minutes was postponed until the next meeting in October.

6. Public Comments & Correspondence

Note see attachment.
caruso_email.pdf

Note see attachment.
Guyout_email.pdf

Note see attachment.
Lustig_email.pdf

Note see attachment.
MikeJohnsonMail.docx

Note There was no Public Comment.

Note The Board is scheduled to vote on four items:
1. Approving repairs to the Blue Heron seawall and the Whitecap walkway/ramp areas.
2. Rules & Regulations- approving minor new language to the rules regarding excessive beach noise or disturbances after 10 p.m.
3. 2026 Calendar- approving the meeting calendar, which adds one meeting devoted to the budget for the following fiscal year.
4. Rec Program Funds- discussing a potential year-end allocation of Recreation program funds.

Note The Board received three inquiries from members in the past two weeks:
*A request for Clubhouse rental details.
*A concern about privately maintaining the surfaces of the newly refurbished tennis and pickleball courts (to be addressed later).
*An inquiry about the status of the planned traffic study on community roadways (to be addressed later).

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7. Coastal Projects Update: Blue Heron Seawall/White Cap Ramp Repairs/Board Vote (P. Baril, B. Bayne, D Weiss)

Note Mr. Bayne offered the following update:
*A kickoff meeting was held with Coastline Consulting.
*They are currently working on drawings and sketches for the pre-application review of the project.
*The preview documents will be provided as soon as they are ready.
*Due to recent rain, the start of assessments for the piers and groins has been slightly delayed.
*The consultants are expected to schedule the start date within the next couple of days.
*The Board approved railings contractor is tentatively scheduled to begin work on October 15th.
*The work includes various railing repairs as well as the installation of new railings at the front entrance of the Clubhouse.
*The contractor expects the entire railing project to take about one week, weather permitting, including the two days needed to install and cure the footings at the Clubhouse.
*A meeting will be held with the contractor, Ms. Chapin, and Larry Connors to review the actual railing and confirm the proper installation process at the clubhouse entrance before work begins.

Note The Waterfront Task Force recommended approval for two minor repair projects:
1. Blue Heron Seawall Repair-
*The seawall, owned by the Association, has cracks, voids, and damaged concrete (similar to earlier repairs on Bellaire).
*They're looking to approve $4,600 for repairs to fill cracks, reframe corners, and pour new concrete. *This bid was provided by Ocean County Construction, who is currently working on another member's seawall, which could offer cost efficiency and leverage.
*The work will use 4,000 PSI concrete and epoxy-coated rebar.

Note 2. Whitecap Access Ramp Repair-
*The existing asphalt access ramp (from the street down to the beach) on the south side of Whitecap is cracked and broken.
*Rocks are also impeding beach access in the area.
*They're looking to approve $3,800 to remove debris, clear rocks, and pour a new 8 ×10 concrete ramp (similar to the one installed near the boat launch).
*This work will use 3,500 PSI concrete with a broom finish for smooth access.

Note **The total cost for both repairs is $8,400 ($4,600 + $3,800).**

Note Ms. Chapin and Mr. Bayne discussed how the repairs would put the Board $1,800 over the initial $17,500 Capital Asset Maintenance budget, after factoring in the approved $14,000 for railing repairs (which included contingency and a liability carryover).

Note The Board confirmed that they can pull in money from the liability carryover and other capital funds that might not be spent, ensuring the $8,400 for repairs can be covered immediately.

Decision MOTION (3)
Mr. Reis moved to approve a total expenditure of $8,400 for the Blue Heron seawall and Whitecap ramp repairs; Blue Heron seawall repair project by Ocean County Construction at a cost of $4,600 and Whitecap Access Ramp Repair work by Classic Concrete at a cost of $3,800.
Mr. Weiss seconded the motion.
Motion carried, 7-0-0.

Note Mr. Schepker noted that having two competitive vendors now—Ocean County Construction and Classic Concrete—is a benefit that will encourage competitive bidding on future work.

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8. Coastal Railings Update (B. Bayne)

Note Mr. Bayne provided a detailed overview of the various railing repairs scheduled for an anticipated October 15th start:
*A railing will be added to the sidewalk north of the boat launch.
*Sections of existing railing will be removed from the boat launch area up to the staircase and reused on the Nehantic and Sea Breeze locations.
*After re-purposing the old sections, two or three sections will be left in inventory for future repairs.
*A single section of railing will be added to a steep ramp leading up to a bench on Osprey Road to assist people using it.
*Clubhouse Entrance- two safety rails will be installed.

Note Mr. Schepker explained that the new railings will be installed in eight-foot sections and anchored into the concrete. This design is intended to be modular, meaning if one section is damaged by a storm, it can be replaced without pulling down the entire fence, thereby reducing repair expenses and improving repair timeliness.

Note The contractor must be able to handle a combination of work: fencing installation, welding, and drilling/concrete work for the footings. Specifically, the contractor will need to weld and bolt new 2.25-inch pipe sections to 10 or 11 staircases on Cahill Way that require replacement.

9. Hard Courts Refurbishment Update (P. Baril, C. Chapin)

Note Mr. Baril reported the following:
*Work began right after Labor Day and finished on time in about a week and a half.
*After recent rain, a minor etching or scoring was found in the far overrun area on the north end, likely caused by a block or stick.
*The damage is considered minor but needs modification to fully eliminate it.

Note The Board discussed concerns about unauthorized use and vandalism at the community courts. The conversation focused on preventive measures, surveillance, and potential access control solutions to protect Association property, particularly the refurbished courts. Other community areas like the playground and clay courts were also included in the discussion.

Note Mr. Reis expressed concern that future incidents may be more serious than the recent etching on the courts. He raised the idea of locking the courts each night to limit access.

Note Mr. Moffett stated that complete nightly locking might be unnecessary but acknowledged the risk. He confirmed that he has a security camera facing the courts and has successfully used it to identify individuals in the past. He also mentioned that some inexpensive cameras are battery-operated and can last for a year.

Note Mr. Bayne added that power and Wi-Fi are essential for some devices but can be extended to the court area if needed. He and Mr. Moffett briefly discussed solar-powered and Wi-Fi-enabled options that are affordable and relatively easy to install.

Note Ms. Fecteau proposed using a pass-based access system, similar to those used at other private facilities. Each household could receive a physical key or electronic card to enter the courts. This method would help ensure that only members or guests of members access the facilities.

Note Ms. Chapin expressed concern about physical keys being easily copied. She pointed out that secure, non-reproducible keys or cards are more expensive but more effective.

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Note Ms. Fecteau clarified that she was suggesting electronic cards, not physical keys, to minimize the risk of duplication.

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

*Owned by **Kelly Fecteau, BOG Member***

Note Mr. Bayne discussed the viability of low-cost, Wi-Fi-enabled locking systems that could be scheduled remotely or controlled via smartphone. He suggested this would reduce the need for someone to be physically present to lock or unlock the courts.

Note Ms. Chapin raised the logistical concern of running power or cables for these systems and emphasized the need to understand what infrastructure is already available.

Note Board Members acknowledged that while cameras and lighting can deter behavior and help identify vandals after the fact, they do not actively prevent damage.

Note Mr. Bayne summarized the issue as a trade-off between deterrence and reactive solutions. The Board generally agreed that a layered approach combining surveillance, access control, and clear signage would be most effective.

Note Ms. Chapin voiced concern about locking the courts in a way that would leave only one exit, especially if someone were inside. She noted that this might raise fire code or safety issues and suggested verifying legal requirements before implementing any locking procedures. She also pointed out that other community areas, such as the playground and clay courts, have also been subject to damage or misuse. She questioned whether the Board has a responsibility to protect all community assets equally.

Note Mr. Schepker suggested expanding the scope of security measures to include the playground and clay courts, not just the refurbished hard courts. He recommended installing signs indicating 24-hour surveillance and solar-powered motion lights at all key areas.

Note The Board discussed how in the short-term, surveillance signs and solar motion lights could be installed at the courts and playground to deter unauthorized activity, they could pilot 1–2 low-cost cameras to assess effectiveness, collect quotes and options for electronic access control systems, check fire and safety codes related to locking gates with limited exits, and estimate total costs and inform the community of upcoming security measures.

10. Clubhouse Doors Update (C. Chapin)

Note Ms. Chapin provided an update on the Clubhouse door issue. Both the Contractor, and Larry Connors, and his team are actively working to resolve a few outstanding issues. Most of the work is complete, including rekeying all doors so existing keys remain valid. Panic bars are functional and secure the doors.
However, automatic door closers are still missing. The Contractor is awaiting specific hardware components that fit correctly, which have been difficult to source and install.

Note Mr. Weiss asked for clarification, and Ms. Chapin explained that the closers are mechanical components that ensure the doors close automatically, not simple handles. The current issue is hardware compatibility with the door frames.

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Note Mr. Reis noted the concern about current functionality without the closers, which Ms. Chapin acknowledged as part of the final punch list being resolved.

11. Discussion on Beach Noise Rules & Regs Revised Language/Board Vote (J. Schepker)

Note see attachment.
BPBC_Rules___Regs_Sept2025PROPOSED.pdf

Note Mr. Schepker introduced a proposed amendment to the Association's rules regarding excessive noise on beaches after 10 PM. The initial proposed language stated that such disturbances "will be" reported to the police.

Note Ms. Fecteau, Mr. Reis, and Ms. Chapin discussed whether the word "will" implied a requirement for residents to report, which could create unintended obligations.

Note After discussion, the Board agreed to revise the language to say disturbances "should be" reported, emphasizing encouragement without mandating action.

Decision MOTION (4)
Ms. Fecteau moved to approve the revised rule as discussed.
Mr. Weiss seconded the motion.
Motion carried, 7-0-0.

Task ☐ Mr. Moffett was tasked with updating the rules to reflect the change.

*Owned by **Jim Moffett, Association Manager***

12. Discussion on Proposed 2026 Meeting Calendar/Board Vote (J. Schepker)

Note see attachment.
BOG'25mtg.cal..docx

Note Mr. Schepker presented the proposed calendar for 2026. There was one noted change: the meeting originally labeled "Special" for April 9th was reclassified as a "Regular" meeting with a budget focus, since it will be properly posted in advance.

Note Ms. Chapin clarified that regular meetings allow for public comments, though they can be restricted to specific agenda topics, such as the budget.

Note Ms. Stevens added that in past years, these meetings were often labeled with descriptions like "Budget Planning Only" to clarify their focus for residents.

Note Ms. Chapin pointed out that in 2026, Labor Day falls late, making the scheduled informational meeting on Saturday, September 5th potentially poorly attended. She suggested considering moving it earlier to August 29th. Mr. Schepker argued that Labor Day weekend typically draws higher attendance and favored keeping the meeting on September 5th.

Decision MOTION (5)
Mr. Bayne moved to approve the 2026 BOG Meeting Calendar as discussed.
Mr. Weiss seconded the motion.
Motion carried, 7-0-0.

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13. Endowment Fund Update (B. Bayne)

Note Mr. Bayne reported on recent progress following the endowment fund kickoff meeting held two weeks prior. A Google Doc has been created to gather Board feedback on two key governance documents:

1. Governance structure for the Black Point Endowment Board
2. Agreement between the Black Point Endowment and the Hartford Foundation for Public Giving (HFPG)

The plan is to review and refine these drafts with input from legal counsel experienced in nonprofit structures. The goal is to present finalized agreements to the Board by the November meeting, or January if timelines slip.

Note Anita Schepker emphasized that the group has extensively explored funding options, but due to the Association's status as a quasi-municipality, there are limitations. For instance, traditional foundations generally do not support direct capital campaigns where funds can be raised, spent freely, and closed out. However, under the structure with the Hartford Foundation for Public Giving, there is more flexibility than initially believed. She explained that while the foundation permits an automatic 5% annual distribution, the advisory committee has the discretion to either utilize those funds or reinvest them back into the endowment.

Note Ms. Fecteau pointed out that a significant amount of fundraising will be required. Ms. Chapin emphasized that the endowment is intended as a long-term strategy. Mr. Bayne added that the initiative is meant to supplement funding efforts rather than rely solely on tax increases. Ms. Schepker agreed with these points, noting that the overall plan will make more sense once it's fully presented. Mr. Schepker also highlighted the importance of not overlooking the potential benefits from interest earned on invested funds.

14. Rec Program Discussion of Year-end Funds Allocation/Board Vote (K. Fecteau, D. Reis)

Note Mr. Reis provided a detailed update regarding the Rec Program, specifically addressing how surplus funds are handled and how Clubhouse and grounds costs are shared. He explained that shortly after joining the Board of Governors, he was asked to evaluate how to allocate Clubhouse maintenance and grounds expenses, especially in relation to Rec Program usage.

Note In collaboration with Mr. Capozza and Mr. Moffett, he reviewed the Association's profit and loss statements and identified all expenses tied to the operation of the Clubhouse and surrounding property. He developed a cost-allocation model that assigns value to various user groups—including the Rec Program, Clubhouse rentals, Men's and Women's Clubs, and other Association events.

Note After reviewing the analysis with Ms. Fecteau (as the Rec Program Liaison), they evaluated how past surpluses from the Rec Program were treated.

Note Mr. Reis referenced several prior Board meeting minutes to establish precedent:

*July 28th, 2008- The Association Manager noted that indirect Clubhouse and grounds costs weren't being charged to the Rec Program but should be considered in future budgets.

*September 25th, 2014- A member raised concern that surplus Rec funds from donations and fundraisers were going to the general fund. The Board at that time reaffirmed the policy that unused funds roll into the general fund.

*August 25th, 2022- The acting Rec Liaison stated that surpluses were typically returned to the general fund, but that the Board unanimously approved a one-time allocation for future playground equipment improvements.

Note Mr. Reis emphasized that these examples show a consistent approach: Rec Program surpluses can be used to support unmet program needs but must be formally presented to the Board for approval—just like any other Association expenditure.

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Note He proposed formalizing the current policy:
*Any surplus Rec Program funds must be requested for use by either the Program Director or Liaison by the end of the fiscal year (June 30th).
*Any remaining unrequested surplus at that time will be automatically transferred to the Association's general fund.

Note Mr. Bayne noted that while the Rec Program is a valued asset, maintaining the broader facilities—Clubhouse and grounds—is a shared responsibility, and any surplus should support overall operations unless there's a specific, justified need. He added that any requests for surplus use must be practical and not become routine.

Note Ms. Fecteau stressed the importance of balance. She acknowledged the need for fiscal responsibility but also wanted to ensure the Rec Program doesn't feel penalized for operating efficiently. She supported the proposed policy as a fair balance—allowing the Rec Program time to evaluate its needs and submit requests before funds revert to the general fund. Her main concern was ensuring Rec Program leadership has a chance to advocate for future needs and improvements.

Note Mr. Schepker reminded everyone that earlier in the year, the Program Director made a preemptive purchase of discounted supplies using current-year funds, showing that flexibility and proactive spending can work under the current structure.

Note Mr. Bayne raised a concern that some community members were under the impression the Board might reduce or alter services provided by the Rec Program. He clarified that there is no intention whatsoever to reduce offerings, and the current efforts are not about cutting but rather about improving and potentially expanding the program.

Note Ms. Fecteau confirmed this, emphasizing that the conversation is focused on responsible fiscal planning—not cutting services. She expressed that her personal goal, along with that of Rec Director Matt Reichelt, is to enhance and grow the program, and that upcoming proposals will reflect this intent.

Note Mr. Bayne inquired about the shared operating costs (such as utilities and maintenance) among various Clubhouse users, including the Rec program, rentals, and community clubs.

Note Mr. Reis responded by explaining that while direct expenses of the Rec program are clearly documented in financial reports, indirect or overhead costs (such as heating, groundskeeping etc.) are not typically allocated. However, he calculated that a reasonable estimate for these shared costs during the Rec program's eight-week session is approximately $14,000.

Note Ms. Fecteau and Mr. Bayne discussed whether that estimate included items like maintenance, lawn care, and insurance. It was confirmed that insurance is included within the general operating expenses of the Clubhouse.

Note Mr. Capozza sought clarification on whether the Board was proposing a change in policy or simply formalizing an existing practice.

Note Mr. Reis clarified that no change in policy was being proposed. The purpose of the motion is to document the current practice—that any surplus remaining at the end of the fiscal year (June 30th) would go into the general fund, unless a specific request is submitted and approved by the Board beforehand.

Note Ms. Fecteau reiterated that this isn't a new policy but a refinement; the goal is to avoid automatically sweeping funds the moment the Rec Program ends. Instead, the Program will be given until the fiscal year-end to submit proposals for the use of any surplus funds.

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Note Ms. Chapin confirmed that the Board's intent is to prioritize reinvesting any surplus back into the Rec program—particularly for valid needs like startup costs, equipment, or new initiatives. And that the Board is not simply taking unused funds arbitrarily.

Note Ms. Fecteau replied in the affirmative, saying she wants the Rec program team to feel heard and supported, not penalized for good budget management. She also clarified that if supplies are already part of the approved Rec Program budget, the team can purchase them without additional approval. Only expenditures outside of the approved budget would require formal Board consideration.

Note Ms. Chapin referenced the previous summer when registration dipped initially, but Mr. Reichelt adjusted staffing strategically to maintain a balanced budget—an example of the kind of thoughtful leadership the Program demonstrates.

Note Ms. Fecteau added that when she first met with the Rec team, she sensed they were concerned about losing unused funds. She made clear that the goal is to support and grow the Program, not diminish it, and that conversations about needs should take place before surpluses are reallocated.

Note Mr. Bayne then returned to the $14,000 in calculated overhead costs and asked whether this was an official allocation or just a reference. Ms. Fecteau confirmed that this is not a formal allocation—rather, it was an informational exercise to help the Board better understand the costs associated with Clubhouse usage.

Note Mr. Bayne suggested it might be useful to document this rationale for the future, particularly if operating costs like insurance were to rise significantly.

Note Mr. Reis and Ms. Fecteau agreed that while it's valuable to understand these numbers, they don't intend to retroactively bill or reallocate costs to the Rec Program or other users.

Note Ms. Chapin emphasized that the value of the Rec Program goes beyond financials—there's intrinsic, community-based value that can't be quantified in overhead calculations.

Note Mr. Reis reiterated that there was never any intention to burden the Rec Program's profit and loss statement with indirect costs like insurance or utilities. The earlier analysis was simply a theoretical exercise to understand the potential cost implications and to provide answers for member inquiries particularly about whether such costs would or should influence the per-child program fee.

Note Ms. Fecteau and Mr. Bayne further discussed how rising costs, such as insurance or maintenance, are common to all Clubhouse uses. However, those shifts in cost should not automatically impact the Rec Program's pricing or budgeting unless a larger fiscal shift occurs.

Note Mr. Bayne raised a point about long-term financial planning, asking whether future costs—like for fiscal year 2026–2027 might eventually require adjustments in Rec Program fees.

Note Mr. Reis responded that the Rec Program fees were never based on actual program costs, but rather on what would be fair and appropriate for an eight-week, member-supported offering. He stated that the pricing was benchmarked against comparable local programs, such as East Lyme Parks & Rec, and not driven by a strict cost-per-child model.

Note Ms. Fecteau confirmed that, to her knowledge, fees have always been determined using external comparisons, not internal costs. She added that the Rec Director is being held to the budget he sets, which includes only direct costs.

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Note Mr. Bayne asked if Mr. Reichelt was managing a separate and distinct budget specifically for the Rec Program, and Ms. Fecteau affirmed that he is, and that the Board tracks it through regular financial reports. She clarified that Mr. Reichelt is not being held accountable for indirect costs, which are never charged to the program.

Note Mr. Bayne cautioned that unless the distinction between direct and indirect costs remains clear, there could be future confusion or unfair expectations.

Note Mr. Moffett noted that a member was asking if public comment would be allowed on the topic. Ms. Fecteau responded that comments would be permitted during the designated public comment portion of the meeting.

Note Mr. Reis said his suggested motion to avoid any future confusion on this topic, is that the Board of Governors document its current policy regarding the treatment of any surplus funds generated by the Rec Program. Requests for the use of such surplus funds must be presented to the Board of Governors for approval by either the Program Director or the Board Liaison by the end of the fiscal year (June 30th) in which the Rec Program occurs. Any amounts remaining at the end of the fiscal year will automatically be transferred to the Association's general fund.

Decision MOTION (6)
Ms. Fecteau moved that the Board of Governors document its current policy regarding the treatment of any surplus funds generated by the Rec Program. Requests for the use of such surplus funds must be presented to the Board of Governors for approval by either the Program Director or the Board liaison by the end of the fiscal year (June 30th) in which the Rec Program occurs. Any amounts remaining at the end of the fiscal year will automatically be transferred to the Association's general fund.
Ms. Chapin seconded the motion.
Motion carried, 7-0-0.

15. Clubhouse/Entry Driveway Project Update (B. Bayne, C. Chapin)

Note Ms. Chapin began the presentation by sharing a visual draft of two conceptual design options to improve ADA compliance at the rear entrance of the clubhouse. She emphasized the preliminary nature of the sketches and asked for understanding regarding their rough format, as she had not yet collaborated in detail with Mr. Bayne or finalized specifics.

Note Concept 1: Pathway Along the Side of the Building
Features-
*An ADA-compliant 3-foot-wide pathway would run along the side of the building.
*The path would be set slightly away from the building to allow for proper drainage.
*A landscape buffer would separate the path from the adjacent driveway to maintain safety and aesthetics.
*A zebra-striped loading/unloading zone would be added as required for ADA compliance.
*The path could also serve users arriving from the front of the building or being dropped off nearby.
*The intent is to provide a clearly marked and compliant route with minimal vehicular conflict and to avoid turning this path into a route for golf carts.

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Note Concept 2: Access Through the Yard and Patio
Features-
*The path would collect pedestrian traffic from the open yard space and bring it up onto the existing patio area.
*A landscape buffer would still exist but would be closer to vehicular traffic zones.
Challenges-
*Greater grade and cross-slope issues would need to be resolved to meet ADA standards.
*This design brings pedestrians into closer proximity with vehicle traffic, creating potential safety concerns.
*Attempting to install accessible parking in this area would conflict with existing site elements (the flagpole, Little Library) and is likely unfeasible due to space and slope limitations.

Note Ms. Chapin mentioned that because the site is within 300 feet of known wetlands, any changes involving grading or impervious surfaces would require Wetlands Commission review and approval. The commission will likely consider the environmental impact of surfaces and drainage.

Note Mr. Schepker asked whether a recommendation and final presentation would be ready for the upcoming October meeting or if it would be more appropriate for January.

Note Ms. Chapin confirmed that January is more realistic due to personal scheduling and the need for further refinement and consultation with design professionals. She offered to:
*Send the preliminary sketches to all Board Members for review.
*Post the concepts on the website for broader transparency and community input and encouraged Board Members to reflect and bring feedback to future meetings.

Note Mr. Reis noted that of the two options, the first design appears significantly safer and more practical, as it avoids crossing areas used by vehicles. He supported further refinement of that concept.

Note Ms. Fecteau asked whether crossing traffic at the front of the building would still be an issue in the first design.

Note Ms. Chapin acknowledged that while some crossing would still occur, especially from the main parking area, safety could be improved through traffic-calming measures, better landscape design, and clearer pedestrian routes. She emphasized that the current circulation patterns evolved informally over time, and that redesigning for ADA compliance presents an opportunity to rethink safety and usability more broadly.

Note She also shared a real-life observation: On a recent Sunday, a couple with a double stroller was unable to access the rear due to boulders and a chain blocking the entrance. This incident underscored the lack of accessibility and the need for a more thoughtful, welcoming design.

Note Attempts to incorporate accessible parking near the patio were ultimately ruled out due to space constraints and slope conflicts, despite initial enthusiasm for the idea.

16. Reports

16-1. Beach Association Manager (J. Moffett)

Note see attachment.
September_2025_Managers_Report.pdf

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Note Mr. Moffett provided a brief summary of current activities and seasonal closure work:
*The beach and facilities are now largely closed for the season, with the focus turning toward winter preparation.
*Work has begun to set up rentals for 2026, including managing scheduling and maintenance needs.
*Weekly routine duties continue, such as putting out garbage cans.
*Collaborations remain active with the Giving Garden, including logistical and support tasks.
*All seasonal equipment has been stored, including the Mobi Mats, Hard Court doors, tools and materials have been moved to Whitecap.
*The Whitecap parking lot underwent rehab work in partnership with the Men's Club.
*Longshore Marine provided assistance with equipment storage logistics.

Note Mr. Bayne inquired about the Sea View right-of-way, referencing a previous meeting regarding the cleanup of rocks and weeds in that area. Mr. Moffett confirmed that they are still working on obtaining cost estimates for the necessary cleanup.

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

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

*Owned by **Jim Moffett, Association Manager***

Note Mr. Reis and Mr. Bayne offered recognition for the Giving Garden's success and Mr. Moffett's support.

Note Mr. Schepker shared the following:
*The volunteer appreciation event took place recently, and Jim Moffett received much-deserved thanks.
*This year, the Giving Garden is expected to produce 16,000 pounds of fresh food, most of which is distributed via United Way to the Greater New London area.
*They use composted seagrass, seaweed, and other natural materials.
*The resulting compost is considered higher quality than organic, according to some grading standards.
*Distribution includes food pantries, elderly populations, and underserved communities.

Note Mr. Moffett added:
*The Giving Garden relies on regular seaweed collection, especially fresh seaweed.
*A collection alert list is available; anyone interested can contact him to be added.
*Seaweed collection will continue throughout the winter months, weather permitting.
*Bruce Cohen had previously commented that the seagrass harvested last time was the best of the season.

16-2. Tax Collector (C. Hayes)

Note see attachment.
TAX_COLLECTOR_REPORT_9-22-2025_for_2024-2025.xlsm

Note see attachment.
TAX_COLLECTOR_REPORT_9-22-2025_for_2025-2026.xlsm

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Note Ms. Hayes provided the following update on tax collection status:
*As of the current date, there are 17 remaining properties with unpaid taxes, totaling approximately $9,000 in outstanding balances.
*For comparison, at the same time last year, there were 18 properties with delinquent taxes, indicating that this year is consistent with previous trends.
*From the prior fiscal year, a balance of $442.78 remains outstanding.
*To date, one lien has been filed against an unpaid property.

Note Ms. Hayes expressed some frustration at not being able to discuss other matters outside of Public Comments.

16-3. Treasurer (A. Capozza)

Note see attachment.
Black_Point-Budget_vs_Actual_-thru_9-23-2025_YTD-Rec_Prog.pdf

Note see attachment.
Black_Point-Budget_vs_Actual_-thru_9-23-2025_YTD.pdf

Note see attachment.
Black_Point-Budget_vs_Actual_-thru_9-23-2025_YTD-LT_captl_fund.pdf

Note see attachment.
Black_Point-Budget_vs_Actual_-thru_9-23-2025_YTD-Bal_Sheet.pdf

Note see attachment.
R-D_--8-27_to_9-23-25.pdf

Note Mr. Capozza provided the financial report covering the period July 1st through September 23rd:
1. Operations Fund
Revenues-
Total= $404,000; up $10,000 from the previous report.
*Increase due to additional taxes and interest collected, zoning fees, and Clubhouse rentals.

Note 2. Disbursements-
Total= $212,000; up $55,000 from the previous report.
*Major contributing items are restoration expenses ($22,000), Dock and float maintenance ($20,000)- which includes $7,000 for water removal/power washing, August beach cleaning ($4,000) and seaweed removal for $7,000 was included in the bill, Payroll ($56,000), Insurance ($2,000), Misc Black Point-related disbursements ($2,000.)

Note Net position (July–Sept 23rd):
*Deposited- $212,000
*As of June 30th projection, operations fund is tracking to be about $2,000 positive.

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Note 3. Rec Program-
*No significant change from the prior month.
*A new invoice for $1,400 was received (dated Sept 24th), for- Arts & crafts supplies, kids' posters, seniors' items, etc.
*Net Receipts-
*Originally reported- $7,500.
*After new expense this has been revised to approx. $6,100.

Note 4. Long-Term Capital Fund-
*Balance remains approximately $432,000.

16-4. Zoning/ZBA (D. Weiss)

Note Mr. Weiss shared some of the following:
*Monthly coordination meetings are held between him, Mr. Schepker, and Mr. Ventres to monitor and address zoning matters.
The current focus includes-
1. Hedge height enforcement, especially near intersections, to improve safety for all modes of transport—cars, golf carts, bicycles, scooters, wheelchairs, and walkers.
*Several members have already cooperated to bring hedges into compliance.
*One property required a surveyor to confirm boundary lines before action.
2. Unregistered vehicles/boats-
*Property owners are required to register all vehicles/boats stored on their property.
*Compliance has generally improved with reminders.
*One case will now involve legal notice via the Association's Attorney.
3. Traffic Study-
*Jim Ventres is seeking qualified firms to conduct a traffic study per the Black Point Master Plan.
*One estimate received was grossly inflated; more bids are being sought.

Note Mr. Weiss also referenced the noise rule update:
*A minor amendment was made to Section 4 of the community's Rules and Regulations.
*Rule 12 (governing noise from lawn maintenance, etc.) has been split into 12A and 12B.
*12A is the original rule on outdoor equipment (8 AM–6 PM limits).
*12B is the new rule incorporating the existing zoning regulation on construction activity.
*This update is intended to increase visibility of construction noise regulations for members.
*The updated rules have been posted to the website, and hard copies will be revised in the next printing cycle to save costs.

Note Mr. Weiss raised an issue with Waterside Road:
*Ongoing property damage (particularly lawn damage) due to vehicles mistakenly entering Waterside Road, assuming it's a through-street based on GPS/navigation systems.
*Residents (such as the Buckley family) have resorted to placing temporary reflectors.
*He's proposing they install a "Dead End" or "No Outlet" sign near the Waterside parking area.

Note Mr. Schepker and Mr. Moffett agreed to evaluate:
*Proper signage language.
*Placement location (possibly near Osprey Street or in the parking area).
*Sign would need to avoid private property while maximizing visibility.

Note Mr. Bayne confirmed GPS still inaccurately shows Waterside as a through-street, increasing the frequency of unwanted turnarounds.

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Note Ms. Chapin raised concerns about a Zoning Public Hearing scheduled for October 17th, citing the lack of remote participation options and timing being in the off-season, which limits access for many members
She expressed frustration that such hearings should strive for broader inclusion, especially in 2025, when virtual tools are widely available.

Note Since Jim Fox, the Zoning Commission Chair, was in the audience Mr. Schepker asked if he could speak about the scheduled Public Hearing.

Note Mr. Fox responded with some of the following:
*Zoning meetings haven't been held via Zoom in over a year and a half.
*Legal notice was published in The Day newspaper, costing approx. $750, as required.
*Hearing topics include new signage regulations for the business district (first of its kind), and language regarding pools and spas.
*Changes are considered minor updates, not wholesale rewrites.

Note Ms. Chapin reiterated her request for more accessible options for remote members and Mr. Moffett volunteered to administer Zoom duties for the Zoning Public Hearing and Meeting.

16-5. Waterford Data Center (K. Fecteau)

Note Ms. Fecteau reported that there has been no new information released by the Siting Council and no additional updates have been received from state representatives.

Decision Mr. Schepker suggested that if there are no changes or updates by the next meeting, this topic can be deferred until January, unless members specifically request it be discussed in October.

16-6. Men's Club

Note There was no report.

16-7. Women's Club

Note Heather Maguire, newly elected President of the Women's Club, introduced herself and expressed her enthusiasm for working with the Board and the broader community:
*She praised the Board's efforts and the quality of the meeting.
*She thanked Ms. Fecteau for organizing the Tuesday Setback Tournament.
*She acknowledged Marcy Brody's Wednesday night hip-hop class as a fun and inclusive activity (open to men as well).
*Announced a Sea Glass Christmas Tree Craft Night hosted by Carolyn Boyle and an upcoming holiday party in December (dates to be confirmed).

Note *They plan to circulate a survey in early to mid-October to evaluate the year and gather feedback/suggestions from members.
*There is interest in possibly extending the survey to non-members to encourage new participation and grow membership.
* She extended gratitude to outgoing President Jocelyn Wiliams for her leadership.
*She mentioned she co-chaired the recent Golf Tournament, which will be returning next year on July 6th.

16-8. Wrecking Crew

Note There was no report.

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17. Further Public Comments

17-1. Skip Guzy of 17 Woodland

Note Mr. Guzy shared some of the following about late-night activity, particularly in regard to the damage done to the hard courts:
*He has a Blink security camera installed at his property which sends alerts when motion is detected behind his house, particularly at night.
*He suggested that the Beach Manager could be notified through similar camera alerts if suspicious activity occurs during off-hours (such as 1:00 AM).
*The current recreational equipment is now more vulnerable than in the past, especially with the new portable nets that are left out and could be easily damaged or stolen.

Note Surveillance cameras and lighting, as well as the possibility of locking up the court, were discussed as necessary deterrents.

Note Ms. Fecteau agreed with Mr. Guzy's concerns and supported the use of cameras, lighting, and lockable storage, but also noted:
*A camera alone won't prevent damage; it only helps identify culprits after the fact.
*Having the Beach Manager respond in the middle of the night is not practical.
*Ring cameras have audio capabilities and could be used to speak to intruders in real time, possibly deterring action.

Note Mr. Schepker noted the importance of community approval and coordination with the Beach Manager, who may receive multiple alerts during peak season.

Note Mr. Bayne added that cameras are inexpensive, motion-activated surveillance devices and are a viable option, especially when paired with a wireless hotspot. He suggested a setup under $150 could meet all their needs.

17-2. Mike Johnson of 45 Bellaire

Note Mr. Johnson inquired about the Estuary Gateway project.

Note Mr. Bayne responded that the committee is actively working with a consulting engineer firm and they have submitted a block of sketches and presentation materials from earlier this year as well as last year. The engineer is currently reviewing those sketches, and new renderings or updates are expected by the next Board meeting. Mr. Baril added that a new sketch is already available.

17-3. Colleen Hayes of 20 Sea Breeze Avenue

Note Ms. Hayes addressed the Board with strong concerns regarding their recent decision and policy change affecting the Rec Program funding.

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Note Key Points Raised by Ms. Hayes:
*She questions the assertion that the Board's recent action was merely codifying an existing practice.
*She referred to a document received from Ms. Stevens from just the day before that clearly stated- "Since 2023, the Rec Program is a self-sustaining program. Funds not used will be kept for the Rec Program."
*Based on this, the policy change is not simply aligning with current practice but rather changing it.
*She served as the Club Liaison for 4–5 years yet was not consulted regarding the change.
*She noted that she has personal involvement, including family members who are clubgoers, and has put in significant volunteer time.
*She expressed disappointment that no one from the current Board reached out to gain insights before making decisions.

Note *Historically, the Board would introduce a motion, listen to public comment, and then vote at the next meeting, allowing time for community input.
*In this case, the decision appears to be rushed and made without giving families the opportunity to weigh in, especially those with children in the program.

Note *She emphasized that the Association had not historically funded the playground; new equipment was purchased through excess Rec funds.
*Those funds were used to invest in shared infrastructure, including playground improvements, the water bottle refill station, and the tent used by multiple community groups.
*Timing of purchases doesn't always align with the fiscal/calendar year, and having access to retained funds was essential to managing those investments responsibly.

Note She expressed confusion, frustration, and disappointment, feeling that the process lacked public input and transparency, her experience and institutional knowledge were not utilized, and that the policy change may undermine the sustainability and autonomy of the Rec Program.

Note Mr. Reis responded that the Rec Director and Board Liaison still have the opportunity to propose use of excess Rec funds. He clarified that proposals for use of leftover funds can be brought to the Board by June 30th of the following year, which maintains some flexibility for planned improvements. He expressed confusion about the assertion that anything substantive had changed in the policy or practice.

Note Ms. Hayes stated that the 2023 changes were made purposefully to give the Rec program greater control and financial continuity. She emphasized that leftover funds were expected to roll over, allowing for investment in infrastructure and avoiding cuts to programs. She expressed that public input and stakeholder feedback (including from parents and Rec volunteers) were not sought, which she felt violated previous Board practices. She asserted that the Board's vote felt rushed, lacking transparency and opportunities for public comment.

Note Mr. Schepker responded that the Board had returned to a long-standing practice, and that all members of the Board supported it unanimously. He took issue with Ms. Hayes' suggestion that Board members were unaware of or disconnected from the program, stating that many of them, including himself, had children who had participated extensively in the Rec program. He stated that the Board's responsibility is to the broader Association but emphasized continued support for the Rec Program.

Note Ms. Fecteau stated that the 2023 decision to direct leftover funds to specific improvements (such as the water bottle fillers, playground upgrades) was a one-time decision, not a formal policy change. She said there was no written documentation in Minutes or policy indicating that a permanent rollover of Rec funds was ever approved.

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Note Ms. Fecteau emphasized her own commitment to the Rec Program, including:
*Conducting a survey of families and participants to gather feedback on improvements and needs.
*Ensuring that Rec leadership can come to the Board at any time to request resources or propose investments — not just when surplus exists.
*The Rec Program will get what they need.

Note Ms. Hayes disagreed with the claim that it was never documented, citing a summary from Ms. Stevens stating that current practice (as of 2023) was to treat the Rec as a self-sustaining program with retained funds. She questioned why the Board didn't wait to allow for public comment, especially from those directly affected.

17-4. Peter Meggers of 47 Bellaire

Note Mr. Meggers emphasized his personal investment in the Rec program as a parent and advocated for forming a dedicated committee for the Rec Program, similar to other community task forces. He suggested this group should include parents and grandparents with both financial and personal investment in the program.
He expressed concern over being blindsided by recent developments and uncertainty about the Program's future.
He stressed the importance of continued support and attention to the Rec program, viewing it as a vital part of the community and its future.
He called the Rec Program one of Black Point's unique assets and supported creating a formal subcommittee to handle related issues.

Note Ms. Fecteau expressed agreement with Mr. Meggers about growing and improving the Program.
She explained her initiative to conduct a new survey to gather feedback on the Rec Program, indicating that in her experience, such input has not been sought recently.
She clarified that a previous request for funding (for the multi-use court) was a one-time ask and that returning unused funds to the general fund was consistent with policy.

17-5. Garrett Hickey of 8 Sunset Avenue

Note Mr. Hickey first via chat than through speaking had some of the following comments:
*He wants to echo support for Mr. Meggers' and Ms. Hayes' concerns without reiterating their points.
*He has repeatedly raised the question of what happened to the $5,000 that was previously allocated for a multi-purpose court that was never built.
*He asked why this money wasn't returned to the Rec Program as it had been with other projects.
*He questioned the lack of parent involvement in decision-making, arguing that suggestions and offers to help have not been acted on.
*He strongly supports forming a parent advisory group to work with leadership on Program decisions, emphasizing it should include those actively engaged with the Program.

18. Chair's Closing Remarks

Note Mr. Schepker reminded attendees that the final Board of Governors meeting for the year is scheduled for Thursday, October 23rd.

Note He reminded members that all kayaks and paddle boards must be removed from Association racks and beaches by October 31st.

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Note He acknowledged the long-standing Black Point tradition of taking a break from formal meetings during November and December to allow for family and rest time. He confirmed that following the October meeting, the next Board meeting will be held on Thursday, January 29th, 2026, as approved earlier in the evening.

Note Mr. Schepker encouraged continued engagement with the Board between meetings via the Black Point website or direct contact by email, text, or phone. He expressed gratitude to the Board and community, wishing everyone a joyful and safe holiday season.

19. Adjournment

Decision MOTION (7)
Ms. Chapin moved to adjourn the September 25th, 2025, BPBCA BOG Meeting at 8:09 p.m.
Mr. Bayne seconded the motion.
Motion carried, 7-0-0.

Note Respectfully Submitted,
Brooke Stevens, Recording Secretary

Next Meeting

Meeting title:	Bpbca bog october 23rd, 2025, regular hybrid meeting
Date and time:	10/19/25 06:04 pm to: 10/19/25 07:04 pm
Location:	BP Clubhouse, 6 Sunset Avenue, Niantic, CT, 06357 & Via Zoom

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Task Summary

New Tasks

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

*Owned by **Kelly Fecteau, BOG Member***

Task ☐ Mr. Moffett was tasked with updating the rules to reflect the change.

*Owned by **Jim Moffett, Association Manager***

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

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

*Owned by **Jim Moffett, Association Manager***

Minutes created with MeetingKing