

Agenda for BPBCA BOG July 23rd, 2026, Regular Hybrid Meeting - 07/23/26

Date and time: 07/23/26 6:00 PM to: 07/23/26 8:00 PM

Organizer: Brooke Stevens

Participants: Recording Secretary, Bill Bayne, Chair, Dominick Reis, Vice-Chair, Colleen Chapin, BOG Member, Kelly Fecteau, BOG Member, David Weiss, BOG Member, Mike Walsh, BOG Member, Jim Schepker, BOG Member

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

Topics

1. Call to Order, Establish Quorum

2. Zoom Info. & Link

Note <https://us02web.zoom.us/j/82285427438?pwd=3u1yLDwp3JlNeuocwYZ6BBIV5Pw5Il.1>

Note Meeting ID: 822 8542 7438

Passcode: 579287

One tap mobile

+16469313860,,82285427438#,,,,*579287# US

Phone Only: 646-931-3860

Note <https://us02web.zoom.us/j/82285427438?pwd=3u1yLDwp3JlNeuocwYZ6BBIV5Pw5Il.1>

3. Additions to Agenda

4. Approval of Meeting Minutes

4-1. June 25th, 2026, Meeting Minutes

Note see attachment.

 [Minutes of BPBCA BOG June 25th 2026 Regular Hybrid Meeting 06 25 26.pdf](#)

5. Chair's Opening Remarks

6. Public Comments & Correspondence

Note see attachment.

 [Zukowski_email.pdf](#)

Note see attachment.

 [Tim Silver_email.pdf](#)

7. Eastern Shoreline & CT Grant Update (B. Bayne, M. Walsh, D. Weiss)

8. EGI & CT Grant Update (B. Bayne, M. Walsh, D. Weiss)

Note see attachment.

 [A2_survey_July_2026.pdf](#)

Note see attachment.

 [IMG_8292.jpeg](#)

Note see attachment.

 [ConfirmationOfApplicationReceipt.pdf](#)

9. Endowment Update-Final HFPG Agreement w/Resolution (B. Bayne)

Note see attachment.

 [Resolutions of THE BLACK POINT BEACH CLUB ASSOCIATION Endowment Fund \(36463103.5\).docx](#)

Note see attachment.

 [BP-Hartford Gives Agency Endowment Fund Agreement Final 7-15-2026 \(1\).docx](#)

10. E. Shore Cottage/Realty Office Status (C. Chapin & M. Walsh)

11. Charter Revision Process/Selection Panel (w/boundary exp.) (C. Chapin & D. Reis)

Note see attachment.

 [BPBCA_Boundary_Solicitation_Attachment.docx](#)

Note see attachment.

 [BPBCA_Boundary_Solicitation_Final.docx](#)

Note see attachment.

 [2026-07-23_Charter_Revision_Outline.pdf](#)

12. Golf Cart Rentals Issue (M. Walsh & BOG Discussion)

Note attachment forthcoming.

13. Finance Committee Investment Renewals (Vote) (A. Capozza, B. Bayne, D. Reis & J. Schepker)

14. White Cap Parking Lot Practices (D. Reis, J. Moffett, BOG Discussion)

15. Summer Rec Program Update (K. Fecteau)

16. Traffic Study RFP (Document Update) (D. Weiss)

17. Road Safety Guide Update (C. Chapin)

Note see attachment.

 [Roadway_Safety_RFP_-_For_BOG_2026-07-23_-_Final_Copy_Ready_for_Approval_7_21_26.docx](#)

18. Clubhouse Access Ramp Status (proposal/vendor reviews) (C. Chapin)

19. Insurance Updates- Sports Events Coverage Issue (J. Schepker)

20. Reports

20-1. Association Manager

Note see attachment.

 [July 2026 Managers Report.pdf](#)

20-2. Tax Collector

Note see attachment.

 [TAX COLLECTOR REPORT 7-18-2026 for 2026-2027.pdf](#)

20-3. Treasurer

Note see attachment.

 [R E 7-1 to 7-21-26.pdf](#)

Note see attachment.

 [Black Point-Budget vs Actual -thru 7-21-26-YTD-BALANCE SHEET.pdf](#)

Note see attachment.

 [Black Point-Budget vs Actual -thru 7-21-26-YTD-CORRECTED7-20-26-LT CAPITAL FUND.pdf](#)

Note see attachment.

 [Black Point-Budget vs Actual -thru 7-21-26-YTD-REC PROGM.pdf](#)

Note see attachment.

 [Black Point-Budget vs Actual -thru 7-21-26-YTD-OPERATIONS.pdf](#)

20-4. Zoning/ZBA (Status of Surveys & BOG Planning Support) (D. Weiss)

Note see attachment.

 [August 23 2026 Zoning and ZEO Update for BOG Meeting.docx](#)

20-5. Men's Club

20-6. Women's Club

20-7. Wrecking Crew

20-8. Welcoming Committee

21. Further Public Comments

22. Chair's Closing Remarks

23. Adjournment

Note Respectfully submitted,
Brooke Stevens, Recording Secretary

Tasks from previous meeting(s)

Tasks from previous meeting(s)

Previous meeting: BPBCA BOG June 25th, 2026, Regular Hybrid Meeting - 06/25/26

Open Tasks From Previous Meeting(s)

Task ☐ Mr. Bayne instructed Mr. Moffett to notify the Police Department that the Association will not be contracting for summer patrols this season due to the rate increase.

Owned by Jim Moffett, Association Manager due 06/26/26

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

Owned by Kelly Fecteau, BOG Member

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

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

Owned by Jim Moffett, Association Manager

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

Owned by David Weiss, BOG Member