Minutes of BPBCA BOG June 25th, 2026, Regular Hybrid Meeting - 06/25/26

Date and time:	06/25/26 6:00 PM to: 06/25/26 9:00 PM
Present:	Brooke Stevens, 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

Note Chairman Bayne called the Regular Meeting to order at 6:00 p.m. and did roll call; a quorum was present. Following the roll call, attendees were asked to stand for the Pledge of Allegiance. Mr. Bayne credited Mr. Schepker for starting a tradition of greeting neighbors and encouraged everyone to say hello and shake hands.

Note Mr. Bayne moved into the formal agenda, explaining that the Association had received a lot of public correspondence recently and that the meeting would cover many topics. He briefly outlined the items to be discussed: waterfront projects, the EGI walkway, the East Shore Cottage/Black Point Realty office and its possible historic designation, insurance renewal, boundary expansion, the Endowment Fund, the Welcoming Committee, the Road Safety Guide, the Summer Recreation program, the traffic study, and a police-coverage update from Mr. Moffett.
He added that the Association also needed to decide whether food deliveries from Black Point Market to the beaches should become a permanent service.

Note Mr. Bayne explained that the Finance Committee had met the previous day to review investment opportunities, including two CDs maturing in August. The Committee discussed whether long-term funds should be invested in something more productive than a basic checking account.

2. Zoom Info. & Link

Note Zoom Link: https://us02web.zoom.us/j/81075111010?pwd=WIDmBoKxopGgCgm1qXXMwg3n3B0PKt.1

Note Meeting ID: 810 7511 1010
Passcode: 068851
One tap mobile
+13092053325,,81075111010#,,,,*068851# US
Phone only:
309-205-3325

Note https://us02web.zoom.us/j/81075111010?pwd=WIDmBoKxopGgCgm1qXXMwg3n3B0PKt.1

3. Additions to Agenda

Decision MOTION (1)
Mr. Reis moved to add the Finance Committee report to the agenda.
Mr. Schepker seconded the motion.
Motion carried, 7-0-0.

4. Approval of Meeting Minutes

4-1. May 21st, 2026, Regular Meeting Minutes

Note see attachment.
Minutes_of_BPBCA_BOG_May_21st__2026__Regular_Hybrid_Meeting_05_21_26.pdf

Note Board Members were asked whether they had any edits to the May 21st minutes and several corrections were noted.
Mr. Schepker:
*Under item #3 thanks were extended to the "Mastria" family and that should read "Delmastro," and "SHIP" should be "SHIPP."
*Item 19-3 says "John Nelson", and it should be "Jon Nelson."

Note Mr. Bayne:
*Section 9.2 should read that "construction is expected to occur fall/winter 2027-2028" rather than "occur in fall 2027, not fall 2026."
*Section 10 says "Any fee charged to incoming properties must be strictly expense-based and revenue-neutral," add "and must reimburse Black Point" so it reads-
"Any fee charged to incoming properties must be strictly expense-based and revenue-neutral and must reimburse Black Point."

Note *Section 11 reads "However, because the project includes a floating dock, the ADA requirements for the ramp angle and access are more complex" add "and are under further review with our consultant."

Note *Section 12 reads "Ensures the first $10,000 (required to open the fund at the Hartford Foundation) flows through Black Point to create a permanent legal link" add "but funds come from external donations, not internal."
*Current members of the Endowment Committee- add "Marjorie D'Agata" and "Anita Schepker."

Note *Section 19-3 says "Mr. Nelson raised questions about how the planned South Beach improvements might affect the North Beach area." This should read "how the planned Black Point parcel from Nehantic South might affect the parcel north of Nehantic, to the Black Point property line at Attawan."
*Second bullet- delete the sentence about Black Point's larger pier structures creating different sand patterns. Replace with "Basic DEEP requirements do not allow changes to the existing form or size of piers; therefore, any impact to beaches is minimized."

Note Mr. Reis described how some of the sentences in an earlier version of the minutes were broken and digits were dropped. He noted that this was corrected in the more recent version of the minutes and how the issues with the earlier set should be addressed.

Note Mr. Capozza said under 5-1, the very last correction reads "*The summer program director's name should be corrected to Alex Elevado", and "director" should be changed to "co-director."

Decision MOTION (2)
Mr. Reis moved to approve the Meeting Minutes of May 21st, 2026, as amended.
Ms. Chapin seconded the motion.
Motion carried, 7-0-0.

Note Minutes as amended:
Minutes_of_BPBCA_BOG_May_21st__2026__Regular_Hybrid_Meeting_05_21_26_(1).pdf

4-2. May 23rd, 2026, Annual Membership Meeting

Note see attachment.
Minutes_of_BPBCA_BOG_May_23rd__2026__Annual_Membership_Meeting_05_23_26.pdf

Note Mr. Schepker noted that section 12-13 is entitled "Susan (last name unknown)" and Susan's last name is "Gesualdi". He also pointed out that Kara Sullivan was incorrectly referenced as the Women's Club President.

Note Mr. Bayne:
*Section 3.2- add "Mr. Cunningham recognized the Connecticut Port Authority SHIPP Grant Awards and noted their support for Black Point's efforts to complete the grant applications."

Note *Section 7, second paragraph- reads that "SHIPP grants are reimbursement-based, meaning Black Point hires its own contractors..." change to read "He further explained that SHIPP grants are reimbursement-based, meaning Black Point (through East Lyme) hires its own contractors..."
*Last sentence reads "All improvements remain fully owned and controlled by the Association" modify to read "All improvements remain fully owned and controlled by the Association, though the East Lyme pass-through agreement is being drafted to manage the process."

Note *Section 16, first paragraph, replace the statement about two agreements being finalized with "two agreements are being finalized for resolution with the Black Point Board of Governors to confirm establishment of the Endowment Committee."
*Current members of the Endowment Committee- add "Marjorie D'Agata" and "Anita Schepker."

Note Ms. Chapin noted that Ms. Stevens was responsible for running the meeting while simultaneously taking minutes, and she emphasized the effort involved.

Decision MOTION (3)
Mr. Weiss moved to approve the May 23rd, 2026, Annual Membership Meeting Minutes as amended.
Mr. Reis seconded the motion.
Motion carried, 7-0-0.

Note Minutes as amended:
Minutes_of_BPBCA_BOG_May_23rd__2026__Annual_Membership_Meeting_05_23_26_(1).pdf

4-3. May 23rd, 2026, Organizational Meeting Minutes

Note see attachment.
Minutes_of_BPBCA_BOG_May_23rd__2026__Organizational_Meeting_05_23_26.pdf

Decision MOTION (4)
Mr. Schepker moved to approve the May 23rd, 2026, Organizational Meeting Minutes as submitted.
Ms. Fecteau seconded the motion.
Motion carried, 7-0-0.

5. Chair's Opening Remarks

Note Mr. Bayne paused to acknowledge that this was the Board's first meeting without Mr. Schepker serving as Chair. He noted that Jim's siblings are in attendance and said the Board should take a moment to recognize his leadership, dedication, and the significant time he invested in the Association. He said Jim set an example for everyone and asked those assembled to give him a round of applause.

Note Mr. Schepker thanked the rest of the Board and said he always tried to stay out of the way and let the Board work. He told Board members and attendees that the difference between a good Board and a great Board is staying focused on community interests rather than self-interest, and he praised the Board for consistently doing that.

Note Mr. Bayne also recognized Mr. Baril, noting his years of service on the Master Plan Committee and his willingness to assist with communication, documentation, and committee work whenever needed. Mr. Bayne noted that Mr. Baril has always stepped in to help with projects, offered useful feedback, and kept things moving. His steady involvement, knowledge of Black Point, and commitment have made him a key part of the community's progress, and he thanked him for everything he continues to do.

Note Mr. Bayne welcomed the Board's two newly minted members- Ms. Fecteau, returning for another term, and Mr. Walsh, who is newly elected. He said Ms. Fecteau brings strong value to the Board and that Mr. Walsh's background, experience, and business perspective will also be a major asset.
He added that he has served on many boards and believes this group, the Board and staff, is an "A-team." He said the Board does not always agree, but disagreements are handled productively, and he is proud to serve another year with such a strong team.

Note Mr. Bayne also noted some of the following:
*The Main Beach railings were fully repaired and painted.
*New benches were installed at the shuffleboard courts by Larry Connors, Jim Moffett, Mike Johnson, Jim Schepker, Bob Guenther, and Skip Guzy.

Note *Updates on the Connecticut SHIPP grants and the endowment fund will come later, but he wants to thank Meg Parulis and Anita Schepker as well as Mr. Weiss, for their continual help with grant and waterfront work.

Note Ms. Chapin thanked the remote voting team, led by Diana Kycia, for doing a great job during the Annual Meeting.

Note Mr. Bayne remarked that Larry Connors, Meg Parulis, Skip Guzy, and Mike Johnson continue to push forward on the EGI project. He gave a special thanks to Brian Guzzo of 66 Nehantic, who donated 10 brand-new traffic cones to help with parking and special events.

Note The Board encouraged residents to volunteer for projects they care about. Anyone interested should reach out to the Board Member in charge of that project.

6. Public Comments & Correspondence

Note see attachment.
Parmelee_email.pdf

Note see attachment.
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Privitera_email_3.pdf

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Plucker_email.pdf

Note see attachment.
Waterview_Landscaping_email.pdf

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Hollman_email_exchange.pdf

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Hynes_email.pdf

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Etienne_email.pdf

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Etienne_email_response_2.pdf

Note Ms. Stevens logged 12 member inquiries this month and topics included:
*Email address updates
*Parking stickers
*Grant questions
*Zoning questions
*Road safety
*A possible property donation
*How to attend the Annual Meeting

Note All inquiries were answered by Board Members.

Note Mr. Bayne called for Public Comments and there were none.

7. Finance Committee Report

Note Mr. Bayne shared some of the following:
*The Finance Committee talked about how to invest money for next year.
*They focused on $120,000 of new reserve funds that will go into the Capital Reserve starting July 1st.
*They discussed whether to invest the money short-term or long-term and agreed on a longer option, up to 12 months.

Note *They chose a Bank of America “Flex CD”:
*Interest rate is 3.51%.
*You can withdraw the money with no penalty if needed.
*Good for flexibility while still earning interest.

Note *This is only about the new $120,000 coming in with the FY 26-27 budget.
*The Association also has other CDs that will expire soon.
*Those older CDs will be reviewed next month and handled separately.

Note Mr. Reis explained that the Committee had reviewed other, more traditional investment options, but those choices came with penalties if the funds needed to be withdrawn early. Since the difference in interest rates was only about half a percentage point, the Committee felt it wasn’t worth risking access to the money, especially with several capital projects coming up that may require ready cash.

Decision MOTION (5)
Mr. Reis moved to deposit the $120,000 in additional long-term capital funding from our Fiscal 2027 Budget into a flexible one-year CD at Bank of America, currently offering 3.51% APR, which will allow for ready access to the deposited funds with no early withdrawal penalty.
Mr. Schepker seconded the motion.
Motion carried, 7-0-0.

Note Mr. Bayne instructed Mr. Capozza to proceed with the deposit.

Note Mr. Schepker clarified that the Board will make decisions about two maturing CDs at the July board meeting. One CD matures on August 3rd, and the other on August 12th, so the Board will vote in July on how to reinvest or handle those funds. The Board discussed how these CDs are held at Chelsea Groton, Tomlinson Savings, and Farm Alliance, with another CD at Liberty maturing shortly afterward.

Note He noted that the recent Finance Committee meeting included several Board Members, which meets the requirement of having three Board Members present under the investment policy. One community member, Joe Capulto, also attended and provided helpful guidance. The Committee would like to add one or two more community members, and anyone interested should contact Mr. Bayne.

Note Mr. Bayne added that the discussion about long-term versus short-term investments is tied to the Association's major upcoming capital projects, including waterfront repairs and the Estuary Gateway, which affect how much cash the Association may need available.

8. Eastern Shoreline Projects Update (B. Bayne, D. Weiss; M. Walsh)

Note see attachment.
Engineering_Waterfront_-Structural_Engineer's_recommendation_letter.docx

Note see attachment.
24-069_Black_Point_Association_Eastern_Wfront_Infrastructure_Project_Phase_3_(2).pdf

Note Mr. Bayne discussed the Eastern Waterfront project and referenced the engineering input on the structural work needed, the information about the permitting process, and the previously shared scope of work for preparing the permit packets (budgeted in FY 26/27). The next step is to assemble the permit application, which includes drawings and specifications, and this work was already budgeted for the new fiscal year.

Note They're also working on two grant agreements, which tie into the same process. The two required agreements involve the Connecticut Port Authority, East Lyme, and Black Point:
1. State of Connecticut Grant Assistance Contract- a standard contract outlining general grant rules, which will reference the second agreement.
2. Pass-Through Agreement with East Lyme- East Lyme is the "prime municipality" for the grant while Black Point is treated as a "sub-municipality" or recipient. This agreement explains how East Lyme and Black Point will work together and who is responsible for what.

Note The state contract is ready, and the Board is waiting for the pass-through agreement from East Lyme. Once that arrives, both agreements can be executed, and the permit packet work can move forward.

Note Mr. Bayne remarked that everyone has been working with East Lyme in a very positive, cooperative atmosphere. The biggest challenge has simply been getting time with East Lyme staff because they are busy, their lawyers rotate in and out, and their Finance Director has had personal matters to handle. Meg Parulis was finally able to meet with them, and she came back feeling very encouraged.

Note The plan now is to take the current draft of the pass-through agreement, review it, and mark changes based on what East Lyme's Finance Director proposed. East Lyme will remain the primary municipal entity responsible for the grant, and Black Point will operate under them as the sub-recipient. The next step is simply aligning the agreement language so both sides clearly understand their roles.

Note Mr. Bayne explained that Black Point will be responsible for building and managing the RFP for the Eastern Shoreline project. The Association will run the RFP process, evaluate vendors, and make a proposed selection, but East Lyme will participate so they have input.
Once a vendor is chosen, Black Point will manage the project itself. East Lyme will handle the purchase orders and invoices, submit them to the state for reimbursement of their 50% share, and then bill Black Point for the Association's 50% portion. This structure keeps Black Point in charge of the project while East Lyme manages the financial transactions required by the grant.

Note Mr. Bayne explained that East Lyme's approach actually makes things easier for Black Point. Since East Lyme will handle all the purchase orders, invoices, and reimbursement requests to the state, Black Point only needs to manage its own 50% share of the cash flow, instead of managing the entire grant reimbursement process.

Note The Port Authority confirmed that prevailing wage is not required for this project. However, the RFP must include affirmative action language provided by the state. East Lyme's Town Attorney will review and approve the final RFP before it is released.

Note Overall, both Mr. Bayne and Ms. Parulis felt the meeting showed strong cooperation and that they finally have a clear understanding of how Black Point and East Lyme will work together. The only remaining challenge is getting all parties to finalize the agreement, simply because so many people and departments are involved.

Note The Board discussed how the town will handle qualified bidders, standard procurement language, and compliance requirements. East Lyme does not have extra staff or engineers to run the project themselves, so they are happy for Black Point to manage the front-end work. Because the assets belong to Black Point and not East Lyme, there is a natural division of responsibility.
Black Point will also provide a standby letter of credit to guarantee its share of the payments. Liberty Bank confirmed that the letter of credit can "step down" over time as money is spent, freeing up Black Point's cash flow. East Lyme's attorney said this structure is acceptable and will be included in the pass-through agreement.

Note They also discussed timing for the permit-packet work. The proposal from Coastline is ready, but the Association cannot start spending grant-related money until the contracts are signed and the new fiscal year begins on July 1st. Ms. Parulis added that the $70,000 previously spent does not count toward the grant match, and that they had already assumed that when running their numbers. They will still try to see if any portion can be reimbursed, since past waterfront grants did reimburse similar engineering costs, but for planning purposes they are treating the $70,000 as non-matchable.

Note Ms. Parulis said that after finally meeting with the Finance Director, she left the meeting feeling unusually positive- the Finance Director was enthusiastic, helpful, and willing to work with Black Point. He had personal circumstances that slowed things down, but now that everyone has met, the working relationship is much stronger.

Note Mr. Bayne and Ms. Chapin discussed how the Board needs to formally release the budgeted funds for the Coastline Consulting permit-application package.

Note MOTION (6)
Mr. Bayne moved to authorize the Coastline Consulting permit-application package for fiscal year 2026-2027, exactly as it appears in the approved budget and in the meeting minutes.
Ms. Fecteau seconded the motion.

Note Ms. Chapin said she wanted a clearer understanding of what exactly is included in the scope, especially for areas like the Saltaire access way. Mr. Bayne explained that in Black Point terminology, an “access way” refers to the shoreline protection structures- armor stone, small seawalls, or other erosion-control features, not the road or path leading down to the water. These structures will be reviewed as part of the project. Mr. Reis added that all of these locations are shown on the project maps, though the maps can be confusing because they use arrows and shorthand labels.

Note Mr. Bayne noted that the list of shoreline items comes from DEEP’s recommendations, which identify areas needing protection or improvement. Ms. Chapin then asked about item #12, the South Sea View Pier, pointing out that the Association did not build it and has never done a condition assessment.

Note She asked whether the engineers would assess it or simply design improvements. Mr. Bayne said the engineers would create design plans, and Black Point would review and approve them. Ms. Chapin emphasized that the Association will eventually need to prioritize which projects should move forward first.

Note She also asked about the White Cap access way, and Mr. Bayne said they discussed it recently. There is a broken pipe there that Public Works will need to address. It was discussed how some items fall under Public Works, while others fall under the shoreline project, and the team will need to sort out those boundaries. Ms. Chapin said she simply wanted clarity because the Board has not yet had a chance to discuss these items in detail.

Note Mr. Bayne confirmed that all of this is design and planning work only and no construction is being authorized yet. The Board discussed how ownership questions still exist for certain structures, including the South Sea View Pier, and those issues will need to be resolved before any physical work is approved. When the time comes to move into construction, the Board will need to review priorities and ensure the Association is only committing to work on assets it clearly owns. For now, the engineers are just preparing plans, assessments, and recommendations.

Note Ms. Chapin asked for clarification about the construction timeline, noting that earlier corrections to the minutes made it sound like work might not begin until late 2027. She wanted to confirm whether the project was still expected to start in early 2027 or if it had shifted further out. Ms. Fecteau confirmed that the reference was to winter 2027, meaning January, not December.

Note Mr. Bayne then walked through the realistic timeline. If the Board releases the Coastline permit-packet work on July 1st, the engineers will need about a month to complete their due diligence and submit the application to DEEP. DEEP typically takes three to six months to issue a Certificate of Permission. That pushes the permit decision toward the end of the calendar year. After that, the RFP process would begin, and by the time vendors are selected and contracts finalized, actual construction likely wouldn’t start until sometime in 2027.

Note Mr. Bayne said the goal is still to repair Sea Breeze and Nehantic during fiscal year 26/27, assuming the permits allow it. He emphasized that the Board should stay realistic, permits and state timelines are outside their control, but the target remains to begin work as soon as approvals are in place.

Decision MOTION (6) Vote:
Motion carried, 7-0-0.

9. EGI Walkway Update (B. Bayne, D. Weiss; M. Walsh)

Note Mr. Bayne said the EGI (kayak dock) project, is moving along in a similar way to the Eastern Shoreline work. The Board already approved the permit-package work for this project in the current fiscal year, so that part is already underway. The permit package has been reviewed by both the Waterfront Task Force and the EGI Task Force, but they are still waiting for a few required pieces of information, most importantly, the A-2 survey, which must be included in the final submission.

Note The East Lyme survey company has been slow to deliver; Black Point has already made a partial payment, and Larry Connors has been following up weekly. He finally reached someone yesterday, but delays continue because the surveyor was on vacation. Without the A-2 survey, the permit package cannot be executed.

Note Once the survey arrives, it will be added to the permit package and sent to all required agencies. The package still includes the original kayak dock configuration- a fixed platform plus an oversized floating platform. DEEP has not approved this design yet, but they also have not rejected it. The consultant recommended submitting the preferred configuration and then meeting with DEEP during their site visit to explain why it is the best option for the community. Because this is a new permit (not a Certificate of Permission), DEEP will conduct a full review and visit Black Point in person.

Note He added that Ms. Parulis also identified a needed kayak drop-off area so people can unload kayaks near the water and then park at the Clubhouse. This drop-off area is above the coastal jurisdiction line, meaning East Lyme and not DEEP must approve it. The design work for this drop-off area is already budgeted in fiscal year 26/27, and she has signed off on the proposal. That work will be released next.

Note Mr. Bayne, Ms. Parulis, and Ms. Chapin talked through the status of the EGI/DJI permit work. They confirmed the pre-application is done, the final permit application is ready, and the $3,400 invoice for that work has already hit this year's budget. Ms. Chapin pointed out that the budget shows $16,500 for the EGI permit, but it was clarified that this number mixes several pieces: about $7,000 for permit work and $10,000 for design related to the drop-off area. They also noted that some items such as the A2 survey are separate costs.

Note The contractor completed drawings only up to the pre-application stage, and the final package still needs referrals and harbor management review. The Association has already paid for most of the final permit package, but it cannot be submitted until the A2 survey is finished, and a remaining balance will be due once that survey is complete. Ms. Chapin stressed that her main concern is avoiding overruns and not carrying expenses into next year's budget, so the Board agreed they need a clear cutoff to keep this year's fiscal plan on track.

Note Mr. Bayne explained that the EGI design will be mostly ADA-compatible, but the floating dock itself cannot be fully ADA-compliant because a floating structure moves with the water and ADA rules require fixed, stable surfaces. The team discussed this at length and confirmed that the accessible portions will be on the fixed side areas, not on the floating dock.

Note He said they are basically ready to submit the permit once the A2 survey comes in, and that the permit review usually takes about a year after submission. Ms. Parulis mentioned the separate federal permitting for the drop-off area, and Ms. Chapin noted that the town's design for that part is different from the EGI design.

Note Ms. Chapin emphasized her concern about protecting the budget, since they worked hard to keep taxes flat and don't want leftover expenses rolling into next year. It was again confirmed that most of the final permit package is already paid for, but it cannot be submitted until the A2 survey is finished, and a remaining balance will be due once that survey is complete.

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

Note Ms. Chapin explained that a small group of interested residents met to look at whether the East Shore Cottage/Black Point Realty office could realistically be moved to the Clubhouse grounds and reused. After reviewing timing, cost, logistics, and what value it would actually add for the community, the group agreed the idea is not feasible.

Note The building would be too expensive and too complicated to relocate, and there wasn't a strong enough community benefit to justify seeking funding. Instead, people are now exploring smaller, symbolic options, such as saving certain pieces of the cottage, incorporating elements into displays at the Clubhouse, documenting its history, hosting community events, or using the project as a kickoff for planning the Centennial celebration.

Note Another community meeting will be held on Sunday morning to organize tasks, since time is short. Ms. Chapin noted that Mr. Walsh has been in steady communication with the owners, who are open to some ideas but have made it clear that the building will be demolished.

Note Mr. Walsh gave a brief update, noting that a fence will go up around the cottage in the third week of July, which means time is running short. Ms. Chapin said the cottage project is really a community-driven effort, not a Board matter, and Sunday's meeting will focus on gathering ideas and assigning tasks. She said the conversations have sparked broader interest in Black Point's history and possible ways to celebrate it.

Note Mr. Walsh and Mr. Schepker added that the owners have been very generous, attempting to sell items for charity or donating items, as well as letting people walk through the building. Ms. Chapin said they've also reached out to Jody Delmastro, who previously operated a realty business there, but leads have been limited. She emphasized that moving the building is not realistic since it sits directly on a slab, the soil conditions are questionable and relocating it would require major work from multiple contractors and utilities.

Note Mr. Walsh and Ms. Chapin shared that they're focusing on creative, smaller-scale ways to preserve its memory, including artwork; two local artists have already painted the original real estate office. Mr. Reis asked whether anyone might have land large enough to take the building, but Ms. Chapin reiterated that the logistics make relocation nearly impossible. The group will meet again Sunday at 10 a.m. to continue brainstorming and planning.

11. Insurance Renewal (J. Schepker)

Note see attachment.
Black_Point_RCE.pdf

Note Mr. Schepker gave a brief insurance update, noting that all policies will renew on July 1st. The Board had expected about a 5% increase in insurance costs for the 2026/2027 fiscal year, but the actual increase came in much lower at 2.4%. This brings the total annual cost to $31,185, instead of the budgeted $32,500, which is positive news for the Association. He thanked the insurance group for their consistent support and responsiveness.

Note Ms. Chapin asked what the attachment in the minutes referred to, and Mr. Bayne explained that he added it after the last meeting when the Board asked for confirmation of insurance coverage levels. He said the insurance group ran a full cost-estimator review of the Clubhouse last year, using details like age, square footage, construction type, foundation, and mechanical systems.

Note That analysis showed that a total loss, including debris removal, would cost about $520,804. Because the Clubhouse is insured for $500,000 with replacement-cost coverage, and because insurers generally cover up to 20% above the insured amount when a building is at least 80% insured, the insurance company confirmed that Black Point's coverage is sufficient. Mr. Bayne said he included the attachment so the Board could see the cost-estimator results and understand why the current coverage level is appropriate.

Note Ms. Chapin asked whether the insurance attachment was correct, noting that it showed only part of the Clubhouse floor is hardwood. She also asked whether any other Association assets like the Whitecap shed or the piers were insured. Mr. Schepker explained that, based on current policies, the Clubhouse is the only physical asset covered under the Association's insurance.

12. Black Point Boundary Expansion (C. Chapin, D. Reis)

Note Mr. Reis explained that, after the Annual Meeting where members agreed the Board should explore a possible expansion, the Association prepared a letter to the 13 affected property owners. The letter explains the benefits of joining Black Point and asks each owner to indicate whether they are interested, maybe interested, or not interested. The draft was sent to the Association's attorney for review, along with several questions about boundary details, such as the one-foot border, and the Old Black Point Road parcel near the EGI launch area.

Note Mr. Bayne inquired whether the Old Black Point parcel is included in the Charter and Mr. Reis replied that it is not. Ms. Chapin noted that the Charter defines boundaries using two old maps, and those maps do not show the Old Black Point Road parcel, even though the Association owns it by deed. This mismatch has zoning implications and will need to be corrected during a future Charter amendment. The Board has a call scheduled with the attorney to review all questions.

Note Ms. Chapin noted that because any boundary change requires a formal Charter amendment, the Board will need to act quickly. She suggested that at the July meeting, they should expect to introduce a motion to form a Charter Change Commission and begin identifying members who will serve on that commission.

Note The Board continued discussing the Charter amendment process tied to the boundary-expansion project. Ms. Chapin clarified that the Charter Commission is independent, not a Board subcommittee, and must follow state rules. The Commission must have 5 to 15 electors, with most groups recommending 5 to 9 members. No more than one-third of the Commission may hold another local office (such as Board, Zoning, or ZBA), and no more than a bare majority can belong to the same political party.

Note These requirements come from Connecticut statutes, which govern how Charter changes must be handled. The Board expects to form the Charter Commission at the July meeting, which will start the official timeline for public hearings and drafting. The goal is to have any proposed Charter amendments ready for presentation and voting at the May 2027 Annual Meeting. Ms. Chapin noted that the Commission can review more than just boundary issues if they choose to, and that the last Charter Commission (in 2021) included several members with legal expertise. The Board should begin identifying potential Commission members before the July vote.

Note Ms. Chapin noted that while Black Point has many dedicated volunteers, most of them already serve on multiple committees, so they will need to be thoughtful about who is asked to take on this additional responsibility. She clarified that the Commission must follow state rules: it must have 5–15 electors, no more than one-third can hold another local office, and no more than a bare majority can belong to the same political party.

Note Mr. Weiss asked whether the Board should wait to see how many property owners are actually interested in joining the Association before forming the Commission. Ms. Chapin explained that both efforts must run in parallel because the Charter process has strict timelines, and the Board needs to establish the Commission at the July meeting.

Note She and Mr. Bayne noted that they already have one confirmed interested owner and possibly three more, and that the attorney will need to help to clarify boundary questions, land-use issues, and how legal costs should be allocated. Mr. Reis shared that a draft outreach letter to the 13 property owners is ready for attorney review.

Note The Board also discussed sending a broader solicitation to the full membership via email, the website, and the Black Pointer to find volunteers for the Charter Commission. They decided to post a clear call for interest shortly after the July 4th holiday, so it doesn't get lost in the shuffle.

13. Endowment Fund Update (Vote) (B. Bayne)

Note see attachment.
HFPG_Agency_Endowment_Fund_governance_template_(36463002.3)_(1).pdf

Note see attachment.
Resolutions_of_BLACK_POINT_BEACH_CLUB_ASSOCIATION_Endowment_Fund_(36463103.4)_(1)_(1).pdf

Note Mr. Bayne gave an update on the Endowment Fund, noting that he and Anita Schepker have been working closely with attorney John Paul Callahan, who specializes in nonprofit governance. He said the fund is essentially ready to launch, and two key documents- the Board resolution and the Hartford Foundation governance agreement, were attached for reference. He explained that the Hartford Foundation recently rebranded but still manages more than a thousand charitable funds and will act as Black Point's 501(c)(3) partner, handling all tax-deductible donations, processing gifts, and managing any contributed assets such as cash, appreciated stock, or real estate.

Note The Endowment Committee will operate independently from the Board, and its members have already been documented in prior minutes. The Attorney has formalized the Board's authorization to establish the fund and acknowledge the governance agreement with the Hartford Foundation. Mr. Bayne emphasized that the Foundation provides professional investment management and oversees billions in assets, making it well-suited to administer Black Point's long-term endowment.

Note Mr. Bayne explained that the attorney advised making sure the Endowment Fund is clearly tied to Black Point, the Board, and the Master Plan, so donors can trust their contributions will always support community infrastructure and long-term needs. This structure helps future-proof the fund so it cannot be redirected to unrelated projects in the future. He noted that the Hartford Foundation requires a minimum of $10,000 to formally open and activate the fund, so that is the next step the committee is working toward.

Note The fund's purpose is defined broadly but firmly: donations must support Black Point infrastructure, must align with Master Plan priorities, and must reinforce the community's long-term maintenance and improvement goals. The Attorney's guidance ensures donors can feel confident their contributions will always benefit Black Point.

Note Ms. Schepker said the Attorney helped structure the fund, so it remains independent from the Board of Governors, as required by Connecticut law and the Hartford Foundation, while still having strong guardrails to ensure donations are protected and used appropriately. She noted that committee members have already identified donors who can help meet the $10,000 minimum needed to activate the fund, after which the Board can formally open it with the Hartford Foundation.

Note She added that time is important because the July 5th golf tournament will serve as the first opportunity to introduce the Endowment Fund to the community and proceeds from the event will go toward meeting the initial funding requirement.

Note Mr. Schepker asked for clarification on the Endowment Fund requirements and asked how the term "infrastructure" should be defined, and whether it must refer only to physical structures.

Note Mr. Bayne responded that infrastructure could include land, buildings, equipment, and repairs, but agreed the definition should be structured carefully.

Note Ms. Schepker said the definition can be broader: the fund should support capital improvements and other needs that help the Association function, not just brick-and-mortar projects. She emphasized that the guidelines are meant to provide guardrails, not narrow restrictions.

Note Mr. Bayne asked whether the definition should be expanded. Ms. Chapin suggested framing it as supporting "the community" rather than using the word "infrastructure," which can feel too limiting. Ms. Schepker agreed. Ms. Chapin then suggested removing the word "infrastructure" entirely and simply stating that the fund supports the community, which avoids confusion about whether projects must be structural.

Note Mr. Reis suggested using the term "assets" instead of "infrastructure," noting that community assets include more than buildings, they could be parking areas, equipment, or other Association-owned features. Mr. Schepker agreed with that approach.

Note Ms. Chapin raised an example: if a group requested funding for a community event, that could also be considered support for the community. She reiterated that using broader language avoids unintentionally excluding worthwhile projects. Mr. Walsh noted that using the word “community” opens the door to more requests but questioned whether that aligns with the fund’s intended purpose. Mr. Weiss asked whether broadening the definition might stray from the original intent of the endowment.

Note Ms. Chapin responded that the Endowment Committee will ultimately determine how requests align with the fund’s purpose. Mr. Bayne suggested "support for community assets and infrastructure, guided by the Master Plan and overseen in coordination with the Board." This keeps guardrails in place so the fund cannot be used for unrelated or impractical ideas. Mr. Reis agreed, noting that “assets” avoids limiting the fund to buildings while still keeping the focus on Association-owned improvements.

Note Ms. Chapin added that an endowment is a long-term tool, and meaningful draws take time to build. She suggested that allowing small community-level grants such as bocce balls or kazoos, could help build trust and momentum, showing donors that the fund gives back to the community. She recommended removing the word “infrastructure” entirely and simply stating that the fund supports community projects in and around Black Point Beach.

Note Mr. Walsh cautioned that defining the purpose too broadly could lead to requests for operational expenses, which the fund is not intended to cover. He said the definition must be clear before soliciting donations.

Note Ms. Schepker suggested a compromise: use language such as “including, but not limited to, infrastructure projects”, and allow the Advisory Committee to create its own internal rules. She noted the committee can explicitly state that it will not fund day-to-day operational expenses of the Association.

Note Ms. Chapin agreed that the Advisory Committee should have flexibility to set its own guidelines, and that the Master Plan should serve as an initial reference point for priorities. She emphasized that the fund is a long-term effort, and spending will be cautious.

Note Mr. Bayne noted that the committee can choose not to make grants in a given year and instead reinvest earnings. He supported the “including, but not limited to” phrasing, paired with the guardrail that projects must align with the Master Plan. He said this protects donor intent while still allowing the committee to support smaller improvements, such as software upgrades or audiovisual equipment.

Note Ms. Schepker confirmed that the Advisory Committee will consider community requests, not just Board-generated ideas, and that requests should go to the Advisory Committee, not the Board of Governors.

Note Mr. Bayne added that community priorities are already reflected in the Master Plan, which helps guide decisions.

Note Ms. Chapin noted that since the Hartford Foundation has rebranded to Greater Hartford Gives, the naming should be updated accordingly.

Note Mr. Schepker suggested simplifying the fund’s name to avoid overly long acronyms when donors write checks. Ms. Schepker clarified that checks are made out to Greater Hartford Gives, with the fund name written in the memo line.

Note Mr. Reis asked several questions about the Hartford Foundation governance agreement, specifically the language stating that the Association (“the corporation”) is deemed to have made a completed gift when transferring funds, and that the Hartford Foundation’s Board of Directors retains final decision-making authority over disbursements. Ms. Schepker confirmed that this structure is standard and reflects the agreement between the Advisory Committee and the Foundation.

Note Mr. Walsh asked whether donors may designate their contributions for specific purposes. Mr. Bayne said the committee strongly prefers general-purpose donations, since designated gifts can create many small, restricted sub-funds that are difficult to manage. Ms. Fecteau agreed, noting that too many restrictions could limit the fund's usefulness.
Ms. Schepker added that while the committee will not encourage earmarking, donors cannot be prohibited from restricting their gifts. In those cases, the Advisory Committee, not the Hartford Foundation, would maintain a subledger tracking donor-specific restrictions.

Note Mr. Walsh asked if the Hartford Foundation would hold designated (earmarked) donations. It was explained that the Foundation invests all donations but if a donor restricts their gift, the Advisory Committee must keep track of those restrictions. It was also noted that too many designated gifts could become a "slippery slope," creating lots of tiny accounts, but that large donors may still request restrictions.

Note Ms. Fecteau said it might take years to reach $100,000 in the fund. Ms. Schepker explained that the fund allows up to a 5% annual draw, and the committee can choose to reinvest instead. She also noted that a large donor could help the fund grow quickly.

Note Mr. Bayne said the Hartford Foundation recently updated its rules so funds can request limited extra withdrawals from principal once they exceed $100,000, without hurting long-term sustainability.

Note He also said the Advisory Committee will write its own rules of engagement- how it communicates with the Foundation, how it reviews requests, and how decisions are made. These rules will be shared with the Foundation but kept simple.

Note Ms. Schepker added that these internal guidelines will help the committee decide when and how the money should be used.

Note Mr. Reis and Mr. Bayne briefly discussed verifying the correct legal naming but agreed it did not affect the vote this evening. Because the resolution is lengthy (see above attachment), the Board suggested waiving the full reading and moving directly to approval.

Decision MOTION (7)
Mr. Reis moved to approve the resolution as written.
Mr. Schepker seconded the motion.
Motion carried, 7-0-0.

14. Welcoming Committee Status (J. Schepker, K. Craven, M. Johnson)

Note Mr. Bayne noted the members of the newly formed Welcoming Committee:
*Jim Schepker
*Kim Craven
*Mike Johnson

Note Mr. Schepker shared that six volunteers stepped forward to join the committee and that Mike Johnson and Kim Craven will serve as co-chairs, Wendy Bourget will handle project finances, Sherrie Weiss will serve as the scheduler, coordinating meeting times and keeping the committee's activities organized, Kelly Fecteau will coordinate outreach and marketing materials for the committee, helping communicate updates and promote its activities.

Note Mr. Bayne noted that the welcome-packet materials were already outlined earlier in the meeting: a cover letter from the Board Chair, a $10 Black Point Market gift card, a flyer, leftover phone directories, and the newly approved road-safety and property-maintenance guidelines.

Note Ms. Craven asked what specific direction the Board wanted from the committee and Ms. Fecteau said the committee's next step is to compile the folder.

Note Ms. Craven added that the packet will include the phone directory and a supplement for updated years, though printing costs may require Board assistance. She explained that two committee members will personally visit each new homeowner, offer to sit down with them, review key information, and help them navigate the website, zoning rules, building codes, and locations of amenities.

Note Mr. Johnson listed additional items for the packet: club contacts, summer schedules, Board emails, meeting dates, and policy summaries.

Note Ms. Fecteau said the committee already knows exactly what will go into the packet and can be ready within one to two weeks. They are deciding whether to send packets to new homeowners from the past six months or the past year but are leaning toward six months. After that, packets will be sent monthly.

Note Mr. Bayne described the packet as a "condo-style" set of documents that introduces all Black Point resources and adds a personal touch through in-person visits.

Note Mr. Johnson also asked for clarity on committee responsibilities.

Note Ms. Fecteau explained that although she and Mr. Schepker are on the Board and on the committee, the Welcome Committee should continue operating independently, regardless of who is on the Board in future years. The Committee will report monthly on how many packets were delivered and any feedback from new homeowners.

Note Committee Members asked whether new Association Members could be featured in the Black Pointer newsletter. Mr. Walsh said yes, if the new homeowners want to be recognized.

Note Ms. Fecteau said costs would be small: folders, printing, and possibly back-dated packets.

Note Mr. Schepker cautioned against expensive color printing or overwhelming homeowners with too many documents. He suggested keeping the packet simple and modest, and noted the donated $10 gift cards from Black Point Market.

Note Ms. Fecteau said she can print initial materials at home and that she is donating the handmade Black Point ornaments or trinket holders included in each packet.

Note Mr. Schepker recommended the Committee bring a sample folder to the July meeting.

Note Mr. Bayne said the Committee should define its own workflow and report monthly.

Note Mr. Bayne asked whether they should authorize a budget and Mr. Schepker recommended waiting until next month.

Note Mr. Bayne proposed up to $500 in startup funds, noting the savings in the insurance budget and Ms. Chapin confirmed this would be for startup costs.

Note Mr. Weiss suggested using a three-hole-punch folder with pockets, not a binder, so materials stay organized.

Note Mr. Bayne reminded the Committee to provide both hard copies and electronic versions of all materials so updates can be made easily.

15. Road Safety Guide (Vote) (C. Chapin)

Note see attachment.

- Black_Point_Road_Safety_-_Simple.pdf
- Black_Point_Road_Safety_-_Detailed.pdf

Note see attachment.
Black_Point_Road_Safety_-_Simple.pdf

Note Ms. Chapin introduced the updated Road Safety Guide, noting she incorporated a few edits and has already begun sharing pieces of it in the Black Pointer. She acknowledged some may see it as preachy but said the community needs reminders to improve safety.

Note Mr. Schepker said the guide is well-written, concise, and clear. He asked whether the golf-cart registration fee was still $35. Mr. Bayne noted the fee could change, so the guide shouldn't lock in a number.

Note Mr. Weiss shared a recent unsafe golf-cart incident he witnessed involving kids hanging off a cart and blowing through stop signs. Mr. Walsh suggested adding a statement that property owners are responsible for ensuring their family, tenants, visitors, and contractors follow the rules.

Note Mr. Bayne explained that renters often arrive with golf carts delivered by vendors and don't know the rules. He said enforcement is handled by East Lyme Police, who can ticket unregistered carts parked in Association lots.

Note Ms. Fecteau described a recent police safety presentation at camp. She said it was helpful for younger kids but that volunteers and counselors also need to hear the rules. She suggested inviting police to speak at the May Annual Meeting, so adults hear the expectations directly. She also noted a police officer who lives in the community said he will pull over unsafe golf-cart drivers.

Note The Board discussed how to distribute the guide.
Ms. Chapin suggested approving it first, then posting it online and including it in the Black Pointer.

Note MOTION (8)
Ms. Chapin moved to approve the Road Safety Guide as presented.
Ms. Fecteau seconded the motion.

Note Mr. Walsh again recommended adding the "property owners are responsible" line.

Decision MOTION (9)
Mr. Weiss moved to approve the Road Safety Guide with Mr. Walsh's addition.
Ms. Fecteau seconded the motion.
Motion carried, 7-0-0.

Note Ms. Fecteau asked whether the guide could be printed in color and included as a Black Pointer insert. The Board agreed it should be printed on bright paper, so it stands out. Mr. Bayne supported using color because it increases visibility.

16. Summer Rec Program Update (K. Fecteau)

Note Ms. Fecteau said the program started this week and that electronic registration, used for the first time, was a huge success. Club opened on Monday, the weather was great, and attendance has been steady at about 55-59 kids per day.

Note She noted that the extended hours are working well, no kids are asking to leave early, and no parents are picking up at noon. Everyone is staying until 12:30 PM, and the change has been positive.

Note Ms. Fecteau said enrollment is on par with last year, and numbers will likely increase as more seasonal families arrive. Many New York schools just finished for the year, so the program expects a bump in attendance in the coming week.

17. Traffic Study RFP (Vote) (D. Weiss)

Note see attachment.
BPBCA_RFP_Road_Safety_2026_Final_Edit_6_17_2026.docx

Note Mr. Weiss introduced the Traffic Study Request for Proposal (RFP). He said the goal had been to approve the document in June, but the study is not funded in this year's budget, so it will need to wait until next year. Ms. Chapin submitted some recent edits which improved the scope and clarity. Ms. Stevens does not yet have the updated version.

Note Mr. Weiss said the next step is to meet with the East Lyme Police Chief and East Lyme Public Works to review the draft RFP. The Zoning Officer previously supported the earlier version, but this updated draft better outlines what the Board wants the consultant to examine.

Note Mr. Bayne clarified that this is still a draft RFP. It will be updated with Ms. Chapin's edits, then shared with East Lyme officials. He emphasized that any changes to Black Point roads must be approved by East Lyme Police and Public Works, so the Board wants their feedback before spending money on a study. He said the Police Chief already supports doing a traffic study, but the Board wants to confirm whether the town would support potential recommendations such as speed bumps, one-way streets, or other changes before moving forward.

Note Mr. Bayne said the updated RFP will be ready for the next meeting, at which point the Board can vote to release it so the zoning team (Jim Ventres and Jim Fox) can seek proposals for next year's budget.

Note Mr. Walsh noted that traffic studies always produce recommendations, but the town must agree to implement them. He said the Board should avoid paying for a study that suggests changes East Lyme will not approve.

Note Mr. Reis agreed, saying the study might recommend things like widening roads or converting streets to one-way, and the Board needs to know ahead of time whether the town would support those ideas.

Note Mr. Bayne said the Board has time to finalize the RFP and get clarity from East Lyme before moving forward.

Note Ms. Chapin added that the consultant's pricing is valid through July, and the updated draft includes her edits.

18. BP Security/Police Coverage update (attachment) (J. Moffett)

Note Mr. Bayne introduced the topic and asked Mr. Moffett to explain the update from the East Lyme Police Chief.

Note Mr. Moffett said the Police Department is doubling its hourly rate for summer patrols from $65/hour to $140/hour. Under the old rate, the Association could buy about 40 hours of coverage for the season. At the new rate, the same $2,500 budget would only buy 17–18 hours, which is not enough to be useful.

Note Mr. Moffett said he contacted Ace Security, a private security company used by other shoreline associations. Ace quoted $57.50/hour for an unarmed, marked security vehicle. They could provide one night per week, from 5 PM to midnight, for roughly the same $2,500 budget.

Note Mr. Bayne walked through the math and asked the Board whether they wanted to pay the higher police rate (about $5,600–$6,400 total), stay within the $2,500 budget and accept only 17 hours of police time, or use Ace Security for one full night per week all summer.

Note Ms. Fecteau strongly opposed hiring private security. She said people today don't respect security guards, and the money would be better spent on cameras, which provide evidence if something happens. She said she does not support spending $7,000 for one night a week of police coverage either.

Note Mr. Weiss agreed and said cameras around the facility would be more useful.
Mr. Moffett noted there are already four cameras installed, and he checks them regularly.
Mr. Reis said cameras would help protect the Association’s investments, especially the pickleball courts, which have seen misuse.

Note Mr. Walsh said he has hired private security many times and warned that the quality is inconsistent, turnover is high, and guards can sometimes be too aggressive, creating more problems. He said police presence is a better deterrent, but the new cost is too high.

Note Ms. Chapin reminded the Board that last year they had no security at all, and serious incidents usually happen in the off-season, when residents can simply call 911.

Note Mr. Weiss suggested asking Old Black Point how Ace Security works for them and whether they’ve had issues.

Decision After further discussion, the Board agreed not to hire police or Ace Security for summer patrols this year. They'll rely on cameras, resident awareness, and calling police when needed. They will revisit security needs if circumstances change.

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***

19. Food delivery to beaches from BP Market update

Note Mr. Bayne asked if anyone had noticed issues with the temporary approval last summer. No concerns were raised, and the Board agreed it should be solidified in the official rules so the Market can continue offering beach deliveries.

Decision MOTION (10)
Ms. Chapin moved to formally approve and continue allowing Black Point Market to deliver food to the beaches, with the understanding that the Board reserves the right to revoke the permission if any bad behavior or problems arise.
Ms. Fecteau seconded the motion.
Motion carried, 7-0-0.

20. Reports

20-1. Beach Association Manager

Note see attachment.
June_2026_Association_Managers_Report.pdf

Note Mr. Moffett gave his monthly update and said the team is fully geared up for summer. He shared several day-to-day tasks he handles that weren’t listed in his written report, including:
*Meeting with Mike Nebelung each morning to review seaweed cleanup and beach conditions.
*Rolling the clay tennis courts daily.
*Writing a weekly article for the Black Pointer.
*Blowing sand off the piers each morning and cleaning up leftover tractor tracks.
*Watering plants along the rights-of-way.

Note He noted that tree service work was completed under the playground, and repairs were made to the Cahill railings. Beaches and rights-of-way have been cleaned and prepped for the season.

Note The red clay courts have been fully reconditioned and are in great shape. They require a lot of water and labor but are being heavily used- women's groups on Tuesdays and Thursdays, men's groups on weekends, and Rec kids taking lessons in the mornings.

Note He is also making minor repairs to the boat dock and cleaning the Seabreeze walkway. Railings were painted this week.

Note Mr. Moffett said the Wrecking Crew helped assemble the new picnic benches, and preparations are underway for the big Saturday night kickoff party with the Low Tiders, followed by the community picnic the next weekend. He and Mike Johnson already toured the grounds to finalize the prep list.

Note He confirmed that he will handle purchasing hot dogs and hamburgers through Costco.

Note He also highlighted the new shuffleboard benches, built by volunteers for under $400 total- far cheaper than the original $1,500 estimate per bench. He encouraged everyone to go see them, noting they look great and were a generous contribution.

20-2. Tax Collector

Note see attachment.
TAX_COLLECTOR_REPORT_6-21-2026_for_2026-2027_(1).pdf

Note Mr. Moffett read a note left by Tax Collector Colleen Hayes, who had to leave early. Her update stated:
*300 homeowners have paid their taxes so far.
*$201,000 remains outstanding.
*The last day to pay without penalty is August 1st.
Mr. Bayne added that just a few days earlier the number of paid accounts was 185, so payments are coming in quickly. He noted that 270 homeowners are now paid in full, with one property still outstanding.

20-3. Treasurer

Note see attachment.
Black_Point-Budget_vs_Actual_-thru_6-23-26_YTD-Operations.pdf

Note see attachment.
Black_Point-Budget_vs_Actual_-thru_6-23-26_YTD-Rec_Program.pdf

Note see attachment.
Black_Point-Budget_vs_Actual_-thru_6-23-26_YTD-LT_Capital_Fund.pdf

Note see attachment.
Black_Point-Budget_vs_Actual_-thru_6-23-26_YTD-Balance_Sheet.pdf

Note see attachment.
R-D_5-21-6-23-26R.pdf

Note Mr. Capozza discussed his attached reports in detail and some of the following was highlighted:
*Operations are currently $3,700 under budget, mainly due to lower-than-expected expenses.
*Tax collections total $833,000, with about $201,000 still outstanding (as noted earlier by Colleen Hayes).
*Disbursements for the month were $27,000 higher than the previous month.
*This increase came from Tree work – about $5,600, Beach cleanup – about $2,450, Capital expenses – about $4,300 (mostly the DEEP application and tennis court work), Long-term capital maintenance – about $2,200, General maintenance – about $2,000 (tree trimming and similar work)

Note After all receipts and disbursements, the Association is showing a positive balance of about $41,000, with an estimated year-end surplus of around $28,000.

Note Mr. Bayne added that, based on the Finance Committee's earlier discussion, the Association will likely end the year with about $150,000 in operating reserve, separate from the long-term capital fund.

Note Mr. Reis asked about remaining expenses such as legal fees, which still show about $5,000 budgeted. Mr. Capozza said the final legal bill has not yet arrived and may be closer to $3,500. He also noted that some June invoices (tree work, beach cleanup, surveys) typically arrive in early July, but even with those, the Association will still finish the year positive.

Note Ms. Chapin raised concern about a $6,000 pier repair being charged to the long-term capital fund instead of the operating budget. She argued it was a repair, not a new asset, and should come from operating funds. Mr. Bayne explained that the Association tracks operating and capital reserves separately, and the Board will need to clarify how repairs vs. improvements are categorized going forward.

Note Mr. Capozza summarized current balances:
*Operating surplus- approx. $41,000 now, $28,000 expected at year-end
*Summer Rec Program- about $4,800 positive
*Long-term capital fund- $439,000 available

Note Mr. Reis reported that the Association budgeted for four new pickleball nets next year, but thanks to Mr. Walsh's work, they secured a better price: $4,300 total for all four nets.

Note He proposed using some of this year's surplus to install clear signage stating:
*"Racket Sports Only - All Other Uses Prohibited"
*"Association Members Only"

Note He said misuse of the courts (kids throwing basketballs, hockey play, etc.) is damaging the surface and the new nets need protection.

Note Mr. Moffett said he can coordinate signage with the vendor and will monitor ongoing crack repairs. The contractor is reviewing the cracks and will propose a repair plan. Some cracks come from the underlying asphalt, so repairs may not be perfect, but they will be addressed.

Decision The Board agreed to proceed with signage and court crack repairs within the existing maintenance budget.

20-4. Zoning/ZBA (D. Weiss)

Note Mr. Weiss stated that the Board had three votes to take that evening. The first was regarding Jim Mastria, currently an alternate member of the Zoning Board. Because Mike Walsh resigned from the Zoning Board to join the Board of Governors, the Zoning Commission recommended that Jim Mastria be elevated to fill Mike Walsh's full-member seat.
Mr. Weiss noted that Jim Mastria's term as a full member would run through July 31st, 2027, and the Board needed to vote on approving his appointment.

Decision MOTION (11)
Mr. Weiss moved to appoint Jim Mastria as a Full Member of the Zoning Commission.
Ms. Fecteau seconded the motion.
Motion carried, 7-0-0.

Note Mr. Weiss explained that because Jim Mastria was just elevated from Alternate to Full Member (filling the vacancy created by Mike Walsh), the Alternate seat on the Zoning Board is now open.

Note He stated that Steve Beauchene has expressed interest in filling that Alternate position. If appointed, Steve Beauchene's term as Alternate would run through July 31st, 2029.

Decision MOTION (12)
Mr. Weiss moved to appoint Steve Beauchene as an Alternate Member of the Zoning Commission.
Mr. Walsh seconded the motion.
Motion carried, 7-0-0.

Note Mr. Weiss stated that John Horoho's term as a Full Member of the Zoning Commission expires on July 31st, 2026. Mr. Horoho would like to serve another term.

Decision MOTION (13)
Mr. Weiss moved to reappoint John Horoho as a Full Member of the Zoning Commission for a new term beginning August 1st, 2026.
Mr. Walsh seconded the motion.
Motion carried, 7-0-0.

Note Mr. Weiss explained that Jim Fox and the Zoning Commission had approached him with an offer to assist the Board of Governors on several major projects. He read a prepared statement from Jim Fox outlining the reasoning.

Note Jim Fox's message explained the following:
*In Connecticut, Planning Commissions and Zoning Commissions both fall under land use.
*Planning commissions typically handle master plans, subdivisions, and municipal improvements.
*Zoning commissions regulate land use, buildings, special permits, and site plans.
*Black Point does not have a Planning Commission, so those responsibilities currently default to the Board of Governors.

Note Given the number and complexity of land-use-related projects underway, Jim Fox stated that the Zoning Commission is ready and willing to assist. He listed four projects where the commission believes it can meaningfully contribute:
*Black Point boundary expansion
*Eastern shoreline projects
*AGI walkway project
*Traffic study and road-safety project

Note Mr. Fox emphasized that these are fundamentally land-use matters, which fall squarely within zoning and planning expertise. He also noted that ZEO Jim Ventres brings more than 25 years of land-use experience from East Haddam and has overseen many similar projects.

Note Mr. Weiss said the offer was generous and that the Board could benefit from the additional support. He added that Jim Fox also offered help with the Welcoming Committee, and that Zoning Members with relevant skills could be assigned to specific project task forces. Because the meeting was running late, Mr. Weiss suggested the Board take up the discussion at a future meeting, when they can determine which projects or task forces need Zoning-Commission assistance.

Note Mr. Walsh added that, having served on the Zoning Commission himself, he can confirm the group is highly capable and has members who genuinely want to contribute. He said Zoning Members have the time, interest, and skill to support the Board on major projects rather than only attending their regular Friday meetings. He emphasized that the Commission already reviews many safety-related matters and that several members are eager to help the Board wherever needed.

Note The Board expressed appreciation for the offer and acknowledged the value of having additional knowledgeable volunteers available.

Note Mr. Weiss said that ZEO Jim Ventres reported that zoning activity is very busy as summer approaches. Most residents are doing a great job trimming hedges at intersections, which has noticeably improved visibility and safety.

Note He has received survey results from his surveyor. Two additional property pins still need to be located to complete the boundary-verification work. He described the process as eye-opening, given how many property lines in Black Point are unclear or inconsistent.

Note Mr. Bayne added that he will place a new agenda item for next month: developing construction guidelines for homeowners and contractors. He and Jim Ventres discussed creating a simple handout that would be given to anyone applying for a permit. The goal is to clearly outline expectations for construction behavior, site management, and compliance. It was noted that similar guidance should also be included in RFPs and contractor agreements for larger Association projects.

20-5. Men's Club (WR. Diachenko)

Note No report was provided.

20-6. Women's Club (H. Maguire)

Note No report was provided.

21. Further Public Comments

21-1. Kathleen Schneider of 58 Nehantic

Note Ms. Schneider shared that the current owner of the building had asked his contractor about relocating it to the back of his property. The contractor estimated the move would cost $50,000+ and said it would be cheaper to build a new, smaller structure instead.

Note Ms. Schneider said she contacted three building-moving companies. One was scheduled to visit, but after the committee reviewed the projected costs, she canceled the appointment.
The mover had warned that the building would require a new slab, tree trimming, utility coordination, and that the uphill route meant he could not guarantee the move would succeed.
Because of this, the committee decided not to pursue relocation.

Note She recalled that years ago, Black Point had more police presence because the Association was not paying overtime rates. Once overtime became required, the cost increased and coverage decreased. She wasn't sure whether this history was helpful but wanted to share it.

22. Chair's Closing Remarks

Note Mr. Bayne offered a brief personal remark, thanking the Schepker family for attending and noting that this was his first meeting as Chair. He appreciated everyone's patience, especially given the long agenda and late hour, and thanked all attendees, both in-person and virtual, for their participation.

23. Adjournment

Decision MOTION (14)
Mr. Walsh moved to adjourn the June 25th, 2026, BOG Meeting at 9:00 p.m.
Ms. Fecteau seconded the motion.
Motion carried, 7-0-0.

Note Respectfully Submitted,
Brooke Stevens,
Recording Secretary

Task Summary

New Tasks

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***