

Agenda for BPBCA BOG August 27th, 2026, Regular Hybrid Meeting - 08/27/26

Date and time: 08/27/26 6:00 PM to: 08/27/26 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. July 23rd, 2026, Meeting Minutes

Note attachment forthcoming.

5. Chair's Opening Remarks

6. Public Comments & Correspondence

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

Note see attachment.

 [BPBCA Pass Through Agreement Draft - MP black line 070626\(2\) \(1\) - 4907-7655-4684.v1 \(2\).docx](#)

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

Note see attachment.

 [202609323-SDFTW_NOI.pdf](#)

Note see attachment.

 [image001.gif](#)

Note see attachment.

 [image002.png](#)

Note see attachment.

 [image003.png](#)

Note see attachment.

 [image004.png](#)

Note see attachment.

 [image005.png](#)

Note see attachment.

 [image006.png](#)

Note see attachment.

 [image007.png](#)

Note see attachment.

 [image008.png](#)

9. Endowment Fund Update (B. Bayne)

10. Boundary Expansion/Carter Revision Update (C. Chapin, D. Reis)

Note see attachment.

 [2026-08-27_Updated_Expansion_Map.pdf](#)

Note see attachment.

 [2026-08-27_Charter_Revision_Outline.pdf](#)

Note see attachment.

 [Charter_Revision_Commission_-_Motion_2026-08-27.pdf](#)

11. End-of-Season Summer Rec Program Update (K. Fecteau)

12. Traffic Study RFP Status (attachment) (D. Weiss)

13. Clubhouse Access Ramp Project Update (C. Chapin)

Note see attachment.

 [Clubhouse_Accessibility_Improvements_Contractor_Recommendation.pdf](#)

Note see attachment.

 [Waterview_Proposal_-_Clubhouse_Accessibility.pdf](#)

14. Insurance: Workers Comp Update (J. Schepker)

15. Zoning Charter Revision: Public Hearing (D. Weiss)

16. BP Construction and Staging Logistics (B. Bayne)

17. Hard Courts Update (D.Reis)

18. Staff/Member Reports

18-1. Welcoming Committee (K. Craven, M. Johnson)

18-2. Beach Association Manager (attachment) (J. Moffett)

Note see attachment.

 [August 2026 Association Managers Report.pdf](#)

18-3. Tax Collector (C. Hayes)

Note see attachment.

 [TAX COLLECTOR REPORT 8-20-2026 for 2026-2027.pdf](#)

18-4. Treasurer (attachment) (A. Capozza)

Note see attachment.

 [R-E detail 7-22 to 8-25-26.pdf](#)

Note see attachment.

 [Black Point-Budget vs Actual -thru 8-25-26-YTD-BALANCE SHEET.pdf](#)

Note see attachment.

 [Black Point-Budget vs Actual -thru 8-25-26-YTD-LT CAPITAL FUND.pdf](#)

Note see attachment.

 [Black Point-Budget vs Actual -thru 8-25-26-YTD-REC PROGRAM.pdf](#)

Note see attachment.

 [Black Point-Budget vs Actual -thru 8-25-26-YTD-OPERATIONS.pdf](#)

Note see attachment.

 [Black Point-Budget vs Actual -thru 6-30-26 YTD-FINAL-BALANCE SHEET.pdf](#)

Note see attachment.

 [Black Point-Budget vs Actual -thru 6-30-26 YTD-FINAL-LT CAPITAL FUND.pdf](#)

Note see attachment.

 [Black Point-Budget vs Actual -thru 6-30-26 YTD-FINAL-REC PROGRAM.pdf](#)

Note see attachment.

 [Black Point-Budget vs Actual -thru 6-30-26 YTD-FINAL-OPERATIONS.pdf](#)

18-5. Zoning/ZBA, Status of Surveys (D. Weiss)

18-6. Men's Club (R. Diachenko)

18-7. Women's Club (H. Maguire)

18-8. Wrecking Crew (J. Moffett)

19. Further Public Comments

20. Chair's Closing Remarks

21. Adjournment

Note Respectfully Submitted,
Brooke Stevens,
Recording Secretary

Tasks from previous meeting(s)

Tasks from previous meeting(s)

Previous meeting: BPBCA BOG July 23rd, 2026, Regular Hybrid Meeting - 07/23/26

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