

Minutes of the Black Point Beach Club Charter Revision Committee Working Meeting September 30, 2026

The working meeting was opened at 7:04pm.

1. Roll Call. All 8 members of the Committee were present and a quorum confirmed. The members present:

Maureen Hahn

Jennifer Bogue

Larry Connors

Geri Johnson-Reis

Philip Lombardo

Anita Schepker

Jessica Lastarza

Don MacKenzie

2. Minor changes proposed to the draft minutes of the September 3, 2026 organizational meeting of the Charter Revision Committee. Anita Schepker made a motion to adopt the minutes as amended. Geri Johnson-Reis seconded the motion. The Motion passed 8-0 and the September 3, 2026 minutes were adopted.

3. Anita Schepker reviewed comments from the public hearing held on September 23, 2026. She reiterated that the Committee heard the comments and will take them under consideration. Some of the questions asked at the hearing were to the Board, not really to the Committee and she encouraged people to talk to Board members. Ms. Schepker also reviewed the pertinent provisions of Connecticut General Statutes Section 7-235. Based on comments from the Public Hearing, the following were added to the website: Minutes of the February 26, 2026 BPBCA Board Meeting, Minutes of the May 23, 2026 BPBCA Annual Membership Meeting and Connecticut General Statutes Section 7-235.

4. The Committee reviewed the map circulated to members before the hearing and posted on the website, specifying the 13 properties and estuary parcel that were under consideration to be added, and identifying the 5 properties that have confirmed their interest. Everyone's understanding was confirmed as to the 5 properties that have expressed interest in joining Black Point, identified by address and parcel ID.

There is a question about properties that did not answer the letter sent out by the Board. A suggestion was made to send a certified letter to the 8 properties that either voted no or did not respond, specifying that the properties have 30 days to opt in and that silence would be taken affirmatively opting out. The Committee agreed that these were questions for the Board. In addition, is it these 5 properties and never again? Or is there a mechanism elsewhere.

Also, what happens if a new property wants to divide? If we let parcel A into the association, and they want to divide into multiple lots, what happens given that we are contemplating listing the parcel ID in the charter? This is a question for the lawyers.

There was also a question about precedent. What is the legality of allowing someone in and then denying someone later? The Committee will double check but believe this question has already been asked and answered by the lawyers.

The Committee also discussed the one- foot issue. If we adding properties, does the one- foot move to those new additional propoerties?

Larry Connors offered draft language to add the estuary parcel by parcel number and identifying records drawer 8.727. The Committee agreed this would be a good first change.

5. The Committee discussed the suggested changes to the Charter based on the Board direction.

- Estuary – previously discussed and we have an idea and draft language from Larry Connor.
- Term limits for zoning. The Charter, section 9, states that the Board can create a zoning commission and create bylaws to regulate the conduct of the zoning commission. Accordingly, the Committee's view is that this is a Board issue, and should not be considered by our Committee. Maura Hahn made a motion to delete this task from the Committee's purview. Larry Connors seconded the motion. The motion passed 8-0 and we will inform the Board in our report that this issue will not be considered.
- The Loan limit. Every time we change the Charter we keep changing this piece as well.
 - We could look at CT general statutes and how they deal with debt ceilings. They all start with a base (often the Consumer Price Index), and then look at things like a formula that would include, as an example, a 3-year rolling average beginning July 1 of the previous 3 years and either a flat percentage rate, or \$XXX., whichever is less. Or, we could use the same CPI or the percentage increase in the BP budget whcever I less. However, if you are going to index, you need a starting point, e.g. \$3m.
 - There is a more basic question: does the Board really want us to change this? \$3m is a lot of money. So is \$1.5m. We should get more direction form the Board. Why

does the Board think \$1.5m isn't enough? Does the Board think this is important? And if so, why? Jennifer and Anita will reach out to the Board.

- Adding the 5 properties:
 - Numerous estimates exist about the dollar benefit. We should be able to say exactly what the benefit is to Black Point. Should be simple. What is the assessment of each property and multiply it by 2.2 mills.
 - The Committee identified that there is concern about the use of these new properties. Things like short term rentals, ADUs, and expansion beyond our control are larger concerns in the association. The town of East Lyme is also considering new zoning. There is hesitation about bringing additional properties in when it already feels like Black Point has expanded.
 - The counterpoint is that our zoning rules are very strict and are designed to deal with these sort of concerns. In addition, we actually may be more protected by bringing these properties under our association, where they have to follow our rules. For example, our rules restrict dividing of properties and require approval. East Lyme may not.
 - The Committee discussed how to draft the language of Section 2. We should not just list 5 properties IDs out of the blue. Instead, we can keep the current Section 2 and make it 2(a). And then 2(b) can reference 2(a), and say "in addition" Black Point includes properties that are all of the following: contiguous to the property described in 2(a), accessible "only" via Black Point roads, and were deemed qualified by the Board and were asked and accepted. And then list the parcel numbers. Jennifer Bogue will take the first pass at drafting this.
 - The timing of admission of new members. If association dues are due in July, let's make sure it goes in effect so we can get the taxes.
- Section 7 of the Charter. It's incredibly difficult to read and understand. We do not do things like maintaining and plowing roads, maintaining sewer anymore. We should break out into sections, and delete anything that we don't do. However, we should keep the spirit of the document – safety, community. Quiet. Etc. Make it easier to read without disrupting the vibe. Geri Johnson-Reis offered to take the first swing at dividing it up. Anita Schepker will look up the definitions of these and see if she can get any clarification.
- Section 8 of the Charter. Is it clear that when we say "eligible voters present" it includes virtual? Yes. CT law says you are present if you are here virtual. Section 8 also uses the term "secretary" many times. Who is that? We should figure out what it means and if need be, take it out. Section 8 needs the same review/sectioning out as section 7. Anita Schepker will review Section 8 for our next meeting.

Public Comment

- Patty DeAngelis – email comment read into the record. Concerned about the Sea Spray Right of Way and the agreed upon limited expansion of parcel F. Can the association see the letter that was sent to the 13 properties?
 - Committee response - The right away stays the same. Property still subject to same limitations (2 houses only).
 - She also asked about the letter that was sent to the 13 properties and we will post a redacted version of the letter on the website.
 - Jim Fox – chairman of zoning commission. He would like to do a planning commission. Would handle things like dividing a property which right now is the province of the Board right now. If there is a zoning commission, there should also be a planning commission as well. Both are heavily regulated by state statute. One example as to why a planning commission is needed is what we should do with properties that Black Point owns. Additional development etc. If we had a planning commission that could be handled responsibility.
 - Committee response – Is this something we need to put it in the charter? Clarify whether this is for the Board or for a charter revision committee.
 - Linda Gesualdi – was part owner of 10 bond and 12 bond. No longer however, her sister owns it now. These properties applied for admission in the 1970s when they were built and were denied. She missed the meeting in May. She believes adding the properties is a big risk. Example - what if Attawan dissolves their charter and they all try to join Black Point, saying they are on the boundary. Thinks that people will sue. Say we are discriminating. Asked if there was another way to appease these people. Could they be given beach passes? This would be less of a risk. Thinks it's a slippery slope.
6. Next meeting October 28 at 7pm at the clubhouse.
7. Meeting adjourned at 8:37pm.