Re: New BOG Inquiry

From: Dominick Reis <dominickreis3@gmail.com>
To: BOG
Date: Oct 5, 2026, 3:49 PM

Dear Ms. Bruce:

Thank you for your inquiry about the proposed expansion of the Black Point Beach Club Association boundaries. As you know, at our May 23, 2026 annual meeting, members—including you—had an opportunity to comment before the proposal passed by a vote of 111–28.

The Board is now working with the Charter Revision Commission to present an updated charter for a vote at next May's annual meeting. Members will then decide whether to expand the Association's boundaries to include any of the 13 identified properties whose owners opted in. Because this matter has been discussed extensively at regular meetings and documented in minutes available on our website, we will not repeat that history here.

You refer to a written opinion from the Association's attorney that informed the Board's consideration of the proposed boundary expansion. Because Connecticut law sets out the process for special taxing districts, we neither requested nor were required to obtain one. Instead, attorneys at Halloran Sage advised us through discussions on the following matters:

- Criteria for identifying properties eligible for a potential boundary expansion;
- The process for amending the charter to change our boundaries;
- Whether a charter amendment could permit expansion to identified properties without requiring the Association to solicit owners, with properties added only when owners approach the Association;
- Whether expanding our boundaries would set any type of legal precedent;
- Whether properties that opt in may be charged an initiation fee or reimbursable expenses, and which costs could be included;
- Whether, as a special taxing district, the Association could offer nonmembers access to its beaches and other amenities in exchange for a membership-type fee.

We hope this clarifies the Board's consultation with outside counsel. As the process moves forward, we will continue to seek counsel as needed on any additional issues. As always, we welcome your continued participation in BOG and Charter Revision Commission meetings.

Thank you for your understanding.

Regards,

Bill Bayne

Chair, BPBCA

Dominick Reis
Vice Chair, BPBCA

From: 'Sharon Bruce' <formreply@blackpointbeachclub.com>
Sent: Saturday, October 3, 2026 12:53 PM
To: BOG
Subject: New BOG Inquiry

Your Name

Sharon Bruce

Your Email Address

sharonbruce926@gmail.com

Your Black Point Address

53 Sea Spray Avenue

Your Phone

(860) 682-3482

Your Comments/Questions

I'm requesting a copy of the official legal advice (on the firm's stationary and signed by the attorney) that the Board has relied on regarding the expansion of the BP borders. I've seen references to it in the minutes of the meetings. In May, I made the Board Chair aware that it was not available on the website and it still doesn't appear to be available on the website. I also mentioned it at the Charter Revision public hearing.

I look forward receiving it promptly. If you are unable to supply it, please also advise.