



BLACK POINT BEACH CLUB ASSOCIATION

6 SUNSET AVENUE

NIANTIC, CT 06357

www.blackpointbeachclub.com

<Date>

<Addressee>

<Company>

<Street>

<City, State Zip>

Dear <person>:

At the annual meeting of the Black Point Beach Club Association ("BPBCA") on May 23, 2026, our members voted to explore an amendment to our Charter to expand the existing boundaries of BPBCA to potentially include certain contiguous properties accessed by roads within our current boundaries. You are receiving this letter because you own one of these properties and may be interested in having it included within the updated boundaries of BPBCA.

BPBCA is a thriving beach community with an active membership, offering residents activities throughout the year. The summer season kicks off with a Fourth of July parade and picnic and culminates with a cardboard boat race on Labor Day weekend. In between, we enjoy a variety of concerts, lectures, and other events sponsored by our Men's and Women's Clubs, bocce and cornhole tournaments, active tennis and pickleball groups, and much more. A weekly newsletter, the "Black Pointer," highlights upcoming events, activities, and other goings-on, and is distributed to all residents every Friday during the summer season. BPBCA offers several beautiful sandy beaches on Niantic Bay, with boat drop-off and swim floats, kayak and paddleboard racks, and a boat launch. Other resident amenities include a year-round clubhouse, which is available for rental to members for private events; hard and clay tennis courts; pickleball courts; a basketball court; playground; and bocce and shuffleboard courts. A professionally managed summer youth recreation program is also offered for a nominal fee.

As a special taxing district, BPBCA levies an annual tax based on a mill rate recommended by our Board of Governors and voted on by our membership at our annual meeting each May. This tax goes to support maintenance and improvements to BPBCA assets and amenities, as well as the events, activities and programs offered to the residents of BPBCA. The mill rate for the current 2026-27 fiscal year that began July 1, 2026, is 2.28, flat to the prior fiscal year, and unanimously approved by our membership on May 23, 2026.

If you elect to opt-in and have your property included within the updated boundaries of BPBCA, your property would be subject to the annual tax, as well as any potential special assessments recommended by our Board of Governors and approved by our membership. No such assessments are currently being considered. You will also have the right to participate in our



governance. Each property within BPBCA has one vote for all matters, such as approving the annual budget and the election of members to the Board of Governors. Additionally, as a voting member of BPBCA, you would have the opportunity to volunteer to serve on the Board of Governors, the Zoning Commission, the Zoning Board of Appeals, and any number of volunteer committees that help us run BPBCA.

In addition to the annual tax, a nominal, one-time charge will be assessed to defray the cost of amending our Charter to include your property in the updated boundaries of BPBCA. The total anticipated cost of the Charter amendment is not expected to exceed \$10,000; the amount of the charge assessed to each property that opts in is dependent on the total number of such properties. The timing of the Charter amendment process is such that, if you choose to opt-in and have your property included within the updated boundaries of BPBCA, membership and therefore your annual tax assessment would not take effect until July 1, 2027 (Fiscal 2027-28).

It is important to note that the election to have your property included within the updated boundaries of BPBCA attaches to the property and transfers to any future owners. This is the first time in our 95-year history that BPBCA has considered expanding its boundaries and no assurance can be made that this opportunity will be offered again in the future.

The enclosed insert explains the options available to you as the owner of one of the contiguous properties identified by our Board of Governors. Kindly return it in the supplied postage-paid envelope by August 31, 2026. We look forward to hearing from you.

Sincerely,

William Bayne
Chair, Black Point Beach Club Association

Enclosures



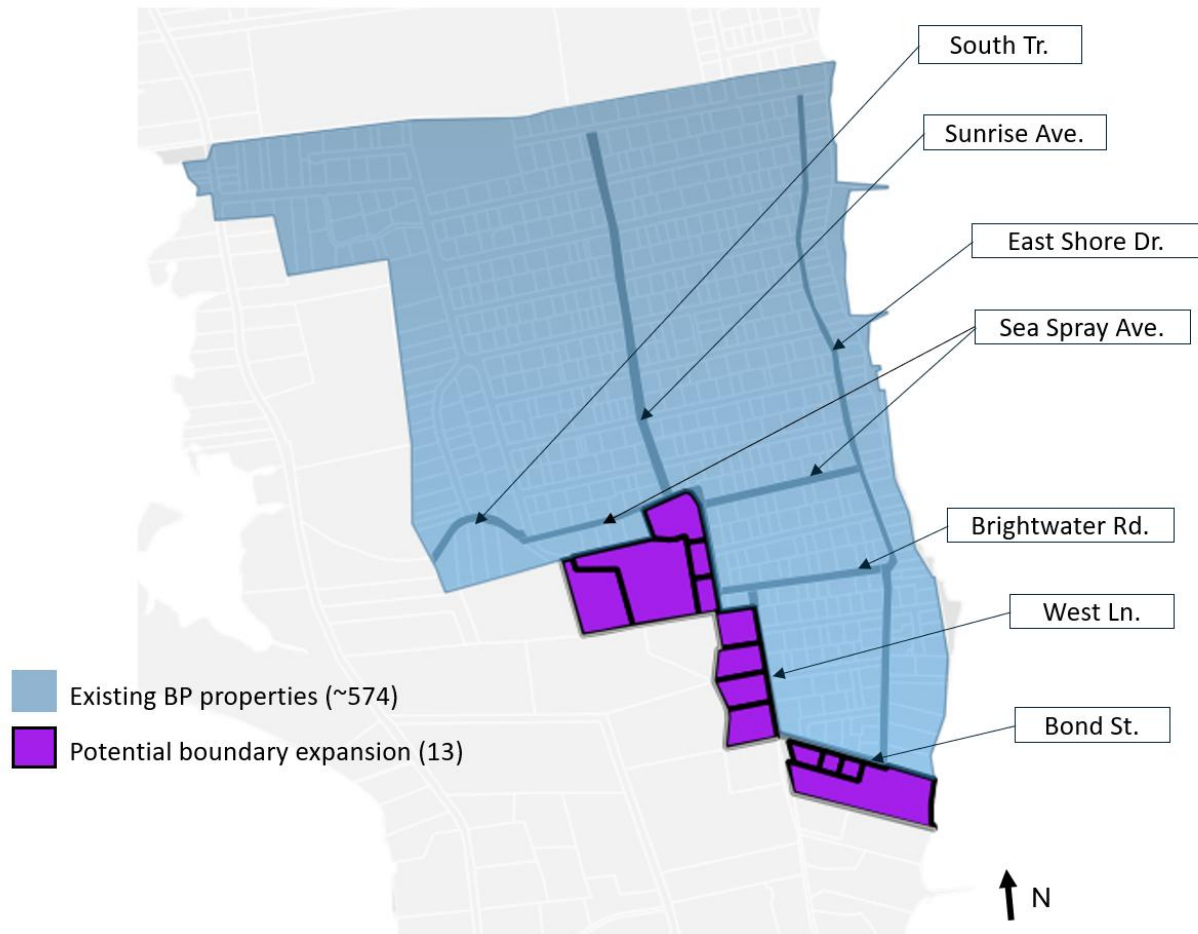
BLACK POINT BEACH CLUB ASSOCIATION

6 SUNSET AVENUE

NIANTIC, CT 06357

www.blackpointbeachclub.com

Potential Boundary Expansion of the Black Point Beach Club Association





BLACK POINT BEACH CLUB ASSOCIATION

6 SUNSET AVENUE

NIANTIC, CT 06357

www.blackpointbeachclub.com

To the Board of Governors of BPBCA:

In connection with your offer to include our property, located at <Street>, within the updated boundaries of BPBCA, we choose the following:

☐

We would like our property included within the updated boundaries of BPBCA and accept all rights and responsibilities as existing members of BPBCA. We further accept the associated nominal one-time charge and annual assessment of tax as recommended by the BPBCA Board of Governors and approved by the membership at its annual meeting.

☐

We would like further information prior to deciding whether to have our property included within the updated boundaries of BPBCA and request a meeting with member(s) of the BPBCA Board of Governors. We can be reached at:

Email: _____

Phone: _____

☐

We choose not to have our property included within the updated boundaries of BPBCA.

Additional information about our community and membership in BPBCA can be found on our website: <https://www.blackpointbeachclub.com>.

Name: _____

Date: _____

Signature: _____