

Agenda for BPBCA Regular Hybrid Meeting - 10/22/26

Date and time: 10/22/26 6:00 PM to: 10/22/26 8:00 PM

Organizer: Brooke Stevens

Participants: Recording Secretary, Bill Bayne, Chair, Dominick Reis, Vice-Chair, David Weiss, BOG Member, Colleen Chapin, BOG Member, Jim Schepker, BOG Member, Mike Walsh, BOG Member, Colleen Hayes, Tax Collector, Al Capozza, Treasurer, Jim Moffett, Association Manager

Location: BP Clubhouse, 6 Sunset Ave, Niantic, CT & Via Zoom

Topics

1. Call Meeting to Order & Establish Quorum

2. Zoom Info. & Link

Note <https://us02web.zoom.us/j/82285427438?pwd=3u1yLDwp3JlNeuocwYZ6BBIV5Pw5Il.1>

Note One tap mobile
+16469313860,,82285427438#,,,,*579287# US
Phone Only:
646-931-3860
Meeting ID: 822 8542 7438
Passcode: 579287

Note <https://us02web.zoom.us/j/82285427438?pwd=3u1yLDwp3JlNeuocwYZ6BBIV5Pw5Il.1>

3. Additions to Agenda

4. Approval of Meeting Minutes

4-1. September 24th, 20226 Meeting Minutes

Note see attachment.

 [Minutes of BPBCA Regular Hybrid Meeting 09 24 26.pdf](#)

5. Chair's Opening Remarks

6. Public Comments & Correspondence

Note see attachment.

 [Shea_email_exchange.pdf](#)

Note see attachment.

 [Moffett_email_exchange.pdf](#)

Note see attachment.

 [McAndrew_email_exchange.pdf](#)

Note see attachment.

 [Bruce_email_exchange_1.pdf](#)

Note see attachment.

 [Bruce_email_exchange_2.pdf](#)

Note see attachment.

 [Sklar_email_exchange.pdf](#)

Note see attachment.

 [Sklar_email_exchange_2.pdf](#)

Note see attachment.

 [Hynes_email_exchange.pdf](#)

7. Charter Revision Commission Update and BOG Discussion of Commission Questions (C. Chapin, D. Reis, J. Bogue, A. Schepker)

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

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

10. Treasurer Replacement/Board Vote (B. Bayne, D. Reis)

11. Discussion of Term Limits for Zoning Board & ZBA/Board Vote (D. Reis)

12. Clubhouse Upgrades/ADA Accessibility Update (C. Chapin)

13. Peak Parking Capacity Update/Seek BOG Approval on White Cap Parking Lot Survey Expenditure (attachment) (B. Bayne, D. Weiss, J. Moffett)

14. 2027 Parking Regulation & Vehicle Sticker/Hang Tag ID Review (M. Walsh, D. Weiss)

Note see attachment.

 [6D943009-220E-459D-8DB2-2E747F513E32.PNG](#)

15. Road Safety RFP Update/Seek BOG Approval on Consulting RFP Draft (D. Weiss)

Note see attachment.

 [Road_Safety_Action_Plan_RFP_-_Final_Copy_Ready_for_Approval_10_22_2026.docx](#)

16. Records Retention Policy/Board Vote (A. Capozza)

Note see attachment.

 [Records_Retention_Schedule-2026_on_letterhead.pdf](#)

Note see attachment.

 [BP_Records_Retention_Policy-10-10-26-on_letterhead.pdf](#)

Note see attachment.

 [Records_Disposal_Register-on_letterhead-10-2026.pdf](#)

17. Staff/Member Volunteer Reports

17-1. Treasurer Report (A. Capozza)

Note see attachment.

 [Black Point-Budget vs Actual -thru 10-20-26-YTD-BALANCE SHEET.pdf](#)

Note see attachment.

 [r-e detail 9-23 to 10-20-26 .pdf](#)

Note see attachment.

 [Black Point-Budget vs Actual -thru 10-20-26-YTD-OPERATIONS.pdf](#)

Note see attachment.

 [Black Point-Budget vs Actual -thru 10-20-26-YTD-REC PROGRAM.pdf](#)

Note see attachment.

 [Black Point-Budget vs Actual -thru 10-20-26-YTD-LT CAPITAL FUND.pdf](#)

17-2. Tax Collector Report (C. Hayes)

Note see attachment.

 [Tax_Collector_Report.pdf](#)

17-3. Association Manager Report (J. Moffett)

Note see attachment.

 [Oct 2026 Managers_Report.pdf](#)

17-4. Wrecking Crew Report (J. Moffett)

17-5. Welcoming Committee Update (K. Craven, M. Johnson)

17-6. Men's Club Update (R. Diachenko)

17-7. Women's Club Update (H. Maguire)

18. Further Public Comment

19. Adjournment

Note Respectfully Submitted,
Brooke Stevens, Recording Secretary

Tasks from previous meeting(s)

Tasks from previous meeting(s)

Previous meeting: BPBCA Regular Hybrid Meeting - 09/24/26

Open Tasks From Previous Meeting(s)

Task ☐ The Board also agreed to draft an annual operational policy governing document destruction.