

Minutes of BPBCA Regular Hybrid Meeting - 09/24/26

Date and time: 09/24/26 6:00 PM to: 09/24/26 8:10 PM

Present: Brooke Stevens, Recording Secretary, Bill Bayne, 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, Absent: Dominick Reis, Vice-Chair

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

Topics

1. Call Meeting to Order & Establish Quorum

Note Chairman Bayne called the Regular Meeting to order at 6:00 p.m. and did roll call; a quorum was present. Following the roll call, attendees were asked to stand for the Pledge of Allegiance and to greet one another.

2. Zoom Info. & Link

Note <https://us02web.zoom.us/j/82285427438?pwd=3u1yLDwp3JINeuocwYZ6BBIV5Pw5Il.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=3u1yLDwp3JINeuocwYZ6BBIV5Pw5Il.1>

3. Additions to Agenda

Note There were none.

4. Approval of Meeting Minutes

4-1. July 23rd, 2026, Meeting Minutes

Note see attachment.

 [Minutes of BPBCA BOG July 23rd 2026 Regular Hybrid Meeting 07 23 26.pdf](#)

Note The following corrections were made: Item #5 corrected the grant name spelling to "SHIP" (S-H-I-P-P); Section 7 corrected timeline from "3 to 45 days" to "over 60 days"; Section 14 added Jim Moffett and Dave Weiss to the Parking Task Force.

Note Minutes as corrected:

 [Minutes of BPBCA BOG July 23rd 2026 Regular Hybrid Meeting 07 23 26.pdf](#)

Decision MOTION (1)

Mr. Walsh moved to approve the Meeting Minutes of July 23rd, 2026, as corrected.

Ms. Fecteau seconded the motion.

Motion carried, 6-0-0.

4-2. August 27th, 2026, Meeting Minutes

Note see attachment.

 [Minutes of BPBCA BOG August 27th 2026 Regular Hybrid Meeting 08 27 26.pdf](#)

Note Corrections: Section 14 insurance surplus balance updated from \$159 to \$151; note added that Black Point may not be required to sign a state grant agreement; Section 8.4 floating dock dimensions corrected from 10x16 to 12x18; Section 14.3 clarified that the cardboard boat race could not be insured due to underwriting guidelines and noted that the Black Point Beach Club Association does not provide alcohol at sanctioned events.

Note Minutes as corrected:

 [Minutes of BPBCA BOG August 27th 2026 Regular Hybrid Meeting 08 27 26.pdf](#)

Decision MOTION (2)

Mr. Walsh moved to approve the Meeting Minutes of August 27th, 2026, as submitted.

Mr. Weiss seconded the motion.

Motion carried, 6-0-0.

4-3. September 5th, 2026, Meeting Minutes

Note see attachment.

 [Minutes of BPBCA Annual Informational Hybrid Meeting 09 05 26.pdf](#)

Note Corrections: Section 5 updated to state new "share the road" safety signs will be considered, not installed; Item 3 adjusted endowment fund figures from \$25,000 to \$21,500; Item 3 corrected credit line to read "Mary Liz Shea Williams" instead of "Marilyn and Liz Williams".

Note Minutes as corrected:

 [Minutes of BPBCA Annual Informational Hybrid Meeting 09 05 26.pdf](#)

Decision MOTION (3)

Mr. Walsh moved to approve the Meeting Minutes of September 5th, 2026, as submitted.

Mr. Weiss seconded the motion.

Motion carried, 6-0-0.

5. Chair's Opening Remarks

Note Mr. Bayne extended gratitude to Board Members, committee leads, and the expanding volume of community volunteers across the Master Plan, Charter Review, Endowment, Waterfront Task Force, Parking, Road Safety, Clubhouse Enhancement, Zoning, and Men's/Women's Clubs.

Note He highlighted Jim Moffett, who unilaterally pulled floating waterfront equipment out of the water a week and a half early, successfully anticipating a major storm and preventing heavy vendor delays and equipment damage.

6. Public Comments & Correspondence

Note see attachment.

 [Wallace_email.pdf](#)

Note see attachment.

 [Shea_email_exchange.pdf](#)

Note Mr. Bayne noted recent emails regarding zoning issues and a new applicant for the treasurer position.

6-1. Rick Diachenko of 25 Sunrise

Note Mr. Diachenko expressed strong opposition to turning the top of the hill into overflow parking, quoting Joni Mitchell's "Yellow Taxi" ("paved paradise and put up a parking lot"). He urged land use focused on community recreation and historical preservation.

6-2. Jim Mastria of 8 Bellaire

Note Mr. Mastria added that a children's splash pad would be a great addition to the amenities.

6-3. Jim Downey of 9 Sunset

Note Mr. Downey concurred with Mr. Mastria and asked about proper lighting under the flagpole. He noted that standard etiquette requires ground-up uplighting.

6-4. Tim Shea of 9 Saltaire

Note Mr. Shea raised issues regarding the proposed ADA ramp, traffic study impacts, sea-level rise/climate change preparing for pending storms, and exempt structure rules. He advocated for term limits across all boards/zoning members and requested live Zoom access for all committee meetings (including Charter Review and Zoning).

6-5. Evelyn Manzi of 46 Billow

Note Ms. Manzi echoed the concerns expressed at the prospect of a Billow parking lot noting that it would add even more traffic while diminishing the beauty of the area.

7. Eastern Shore & CT Grants Update/EL BOS Pass-Through Approval – next steps (B. Bayne, M. Walsh, D. Weiss)

Note Mr. Bayne and Mr. Schepker attended the East Lyme Board of Selectmen meeting. Because East Lyme is the primary municipal grant recipient, a legal pass-through agreement was crafted so Black Point can directly manage the project.

Note Mr. Bayne detailed some design revisions:

*Reduced the proposed floating dock size from 12' x 20' to 12' x 16'.

*Scaled down the fixed observation platform to an 8' x 8' area with a 3' x 6' bump-out platform designed for wheelchair turnarounds.

Note The DEEP review process takes approximately 12 months, with target completion set for next summer.

Note Mr. Walsh reported holding a 3-hour RFP template drafting session with Skip Guzy and Larry Connors for architectural kayak launch/waterfront designs. He also noted a visit from Madeleine Bragg (former resident), who donated historical Black Point documents, including original 1950 Board regulations and community maps, which will be archived.

Note Mr. Bayne and Mr. Schepker discussed how multiple towns/associations (Milford, Madison, Groton) have reached out to Black Point for advice on beach preservation and state grant applications.

Note Mr. Bayne shared that on October 22nd, 2026, the Connecticut Port Authority will hold a public press event at Black Point to present a ceremonial grant check.

Note Mr. Schepker noted a minor clarification sent to East Lyme regarding the distinction between the \$400,000 East Shore grant and the \$105,000 EGI grant.

8. Clubhouse ADA Accessibility & Walkway Project (C. Chapin)

Note Ms. Chapin presented a plan to improve patio accessibility by replacing the current uneven gravel path with a smooth, paved concrete ramp transition. While reviewing options it was determined that metal railings are cost-prohibitive, and even a single wooden railing would push the project over budget due to fluctuating prices. To maintain momentum and avoid winter cost increases, she advised proceeding with the core ramp paving immediately, deferring the railing installation to a potential second phase.

Decision MOTION (4)

Ms. Chapin moved to approve proceeding with the Clubhouse walkway/ramp project without a railing at a cost not to exceed \$15,000.

Ms. Fecteau seconded the motion.

Motion carried, 6-0-0.

9. Endowment Fund Checking Account Requisition/Board Vote (B. Bayne)

Note see attachment.

 [Endowment Motion.pdf](#)

Note The Endowment Team requested a dedicated bank account to manage spring kickoff event expenses separately from main Association funds, in accordance with Hartford Foundation for Public Giving and Liberty Bank tax ID guidelines.

Note Mr. Bayne read the proposed motion which authorizes the Endowment Committee to open a dedicated checking account under the association's tax ID, restricts account authority to the Endowment Fund Treasurer and Assistant Treasurer, names Larry Connors, Diane Kycia, and Anita Schepker as initial signatories, and prohibits the Board of Governors or Association Treasurer from disbursing these funds to ensure independent governance.

Decision MOTION (5)

Ms. Fecteau moved to authorize use of the Black Point Beach Club Association tax ID for a dedicated Endowment Committee checking account, limit account oversight to the Endowment Fund Treasurer and Assistant Treasurer, establish Larry Connors, Diane Kycia, and Anita Schepker as authorized signatories, and maintain independent governance by restricting the Board of Governors and Association Treasurer from spending these funds.

Mr. Walsh seconded the motion.

Motion carried, 6-0-0.

Note Ms. Kycia reported the current balance at \$26,000+.

10. Boundary Expansion/Charter Revision Status (C. Chapin, D. Reis)

Note Ms. Schepker reported that the Charter Revision Commission has held its organizational meeting and completed its first required public hearing. Regular working meetings are scheduled for Wednesdays at 7:00 PM in a hybrid format (in-person and via Zoom), open to the public. A second public hearing and the release of the initial draft report are scheduled for January 13th.

Note Comprehensive background documents, maps, and historical board materials have been uploaded to the Black Point website for public review.

Note Ms. Chapin clarified that the Commission functions in an advisory capacity only. The Board will review all recommendations, hold a public hearing, and finalize the report. Any proposed charter changes must ultimately be approved by a majority vote of members present at the annual meeting.

Note It was noted that five of the 13 invited contiguous property owners have accepted the invitation to join the Association. Discussions are proceeding on a parallel track to formally onboard these properties under Black Point rules and zoning regulations.

11. Finance Committee/ Investment Update/Board Vote (D. Reis)

Note Mr. Bayne reported that the committee evaluated investment options for an \$81,000 Bank of America Certificate of Deposit (CD) set to mature on October 3rd. To adhere strictly to the Association's zero-risk policy, total funds deposited at any single financial institution are maintained below the \$250,000 FDIC insurance limit by distributing assets across multiple banks.

Decision MOTION (6)

Mr. Bayne moved to approve renewing the \$81,000 CD with Bank of America for a 7-month term at an APY of 3.25%.

Mr. Weiss seconded the motion.

Motion carried, 6-0-0.

12. Peak Parking Capacity Review (D. Weiss; B. Bayne; J. Moffett)

Note see attachment.

 [August 24 Parking Spaces Committee.docx](#)

Note Committee members include Mr. Weiss, Mr. Moffett, and John Horoho. Mr. Weiss detailed how the Committee is obtaining vendor quotes to survey, resurface, and expand the Whitecap lot 15 to 20 feet southward, which is projected to add 15 to 25 new parking spaces. To maximize available area, unused sheds and equipment will be removed, and dedicated golf cart parking lines will be striped.

Note Discussions were held with Gary Goeschel, the local Inland Wetlands Officer, regarding temporary overflow parking on grass areas during high-demand weekends like the 4th of July. Mr. Goeschel indicated this can be approved directly provided proper silt fencing or hay bales are installed. The Board noted that overnight parking rules must be re-communicated to safeguard resident access.

Note Ms. Chapin advised holding off on any significant alterations to the Billow Road and Sunset areas until the Whitecap lot project and subsequent parking data can be thoroughly reviewed.

13. Traffic Study RFP Update (D. Weiss)

Note see attachment.

 [Focused_Road_Safety_Action_Plan_RFP_-_Final_Copy_Ready_for_Approval_9_24_2026.docx](#)

Note Mr. Weiss provided the update, and Mr. Bayne noted that the traffic study is a key Master Plan priority.

Note Following feedback from town officials, the Police Chief, and the Town Engineer, the Board scaled back the RFP from a \$50,000+ study to a targeted assessment. The study will focus on traffic safety at East Shore Drive intersections (Billow Road to Osprey) and pedestrian safety for children walking to Clubhouse activities along Sunset Avenue and Woodland Drive.

Note Town officials clarified that the town will not allow speed bumps and isn't going to widen roads. They will refine the RFP text and add optional add-alternates before final approval.

14. Review/approval of 2027 BOG meeting calendar (D. Reis, B. Bayne)

Note see attachment.

 [BOG27mtg.cal..docx](#)

Note The Board reviewed the proposed 2027 meeting schedule.

Note It was reaffirmed that Thursday meetings will focus on formal business operations, while Memorial Day and Labor Day weekend meetings will remain dedicated strictly to community updates.

Decision MOTION (7)

Ms. Fecteau moved to approve the 2027 BOG Meeting Schedule as presented.

Mr. Walsh seconded the motion.

Motion carried, 6-0-0.

15. Staff/Member Volunteer Reports

15-1. Treasurer Report (A. Capozza)

Note see attachment.

 [r-e 8-25 to 9-22-26.pdf](#)

Note see attachment.

 [Black_Point-Budget_vs_Actual_-thru_9-22-26-YTD-BALANCE_SHEET.pdf](#)

Note see attachment.

 [Black_Point-Budget_vs_Actual_-thru_9-22-26-YTD-LT_CAPITAL_FUND.pdf](#)

Note see attachment.

 [Black_Point-Budget_vs_Actual_-thru_9-22-26-YTD-REC_PROGRAM.pdf](#)

Note see attachment.

 [Black_Point-Budget_vs_Actual_-thru_9-22-26-YTD-OPERATIONS.pdf](#)

Note Mr. Capozza reported current seasonal revenues of \$423,000 against \$232,000 in expenses, tracking toward a \$2,800 year-end surplus by June 30th. Zoning application revenue is exceeding the \$15,000 budget goal. Daily beach grooming has ended for the season, but periodic weekend grooming will continue through October as weather permits.

Note Mr. Capozza shared how he has developed a municipal-style financial records retention schedule based on State of Connecticut guidelines. He has also identified non-consecutive invoices and old financial records (2007 through 2018–2019) stored in the Clubhouse shed file cabinet for disposal.

Decision MOTION (8)

Ms. Chapin moved to dispose of the physical records discussed at the local community shredding event. Ms. Fecteau seconded the motion.
Motion carried, 6-0-0.

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

15-2. Treasurer Recruitment (D. Reis)

Note Mr. Bayne reported that the Board received applications from two qualified candidates with strong financial backgrounds and ties to Black Point, and initial interviews are underway.

Note It was noted that Mr. Reis has also explored third-party bookkeeping options as a backup. State Accounting Group cannot handle routine bookkeeping due to professional independence rules, but they referred a partner bookkeeping firm for evaluation.

15-3. Tax Collector Report (C. Hayes)

Note see attachment.

 [Tax_Collector_Report.pdf](#)

Note On behalf of Ms. Hayes, Mr. Bayne presented the tax collection update (see above report.)

15-4. Association Manager Report (J. Moffett)

Note see attachment.

 [September 2026 DAILY Association Managers Report.pdf](#)

Note Mr. Moffett presented his report, noting that clubhouse rentals totaled approximately 20 events year-to-date.

Note He discussed how he worked with Long Shore Marine to pull, power-wash, and winterize waterfront equipment. Additional tasks completed include repairing a water main break on East Shore Drive, painting railings, clearing debris at the top of Billow Road, power-washing trash bins, and storing the event tent.

Note Mr. Moffett identified minor spring maintenance needs, including replacement swim ladder connectors and new chains for Danger Rock buoys.

Note Paddleboard and kayak racks at Sea View will be moved to Whitecap for the winter. All personal watercrafts must be removed from the racks by October 31st.

15-5. Recreation Program (K. Fecteau)

Note Following initial updates from Ms. Fecteau, Mr. Reichelt presented the Parks & Recreation Director report.

Note Online registration improved attendance tracking, recording 45 full-season, 42 multi-week, and 27 daily participants, with daily attendance averaging 60–80 children (peaking at 95–100 during July 4th week).

Note Season highlights included extending Club time by 30 minutes, adding two counselors for older campers, expanding afternoon activities, reintroducing counselor brochures and babysitting lists, and hosting a Board-sponsored pancake breakfast. The program ran at an \$1,800 loss this season, and they're implementing operational adjustments to return the 2027 program to a break-even budget.

15-6. Zoning/ZBA Report (D. Weiss)

Note Mr. Weiss presented report, stating that the Zoning Commission would like Lil Diachenko to fill the full seat vacated by Betsy Klemmer, and John Paulson to take over the open Alternate seat.

Decision MOTION (9)

Mr. Weiss moved to appoint Lil Diachenko to fill the 3-year full seat vacated by Betsy Klemmer.

Mr. Walsh seconded the motion.

Motion carried, 6-0-0.

Decision MOTION (10)

Mr. Weiss moved to appoint John Paulson as a 3-year Alternate Member.

Mr. Walsh seconded the motion.

Motion carried, 6-0-0.

Note The Board also discussed hybrid meeting support, and Ms. Chapin agreed to contact Grant Place at East Lyme High School to explore hiring an IT student (\$20/hour) for Zoom technical assistance for the Zoning Commission.

Note Mr. Weiss said Zoning and ZBA Members were reminded to complete the state online land use training modules that is required every four years. The 2026 meeting schedule for Zoning is complete, and meetings will resume in March 2027.

15-7. Wrecking Crew Report (J. Moffett)

Note Mr. Moffett reported that the volunteer "Wrecking Crew" collected and loaded two truckloads of seaweed for the local Giving Garden. Founder Will Fountain was recognized for his leadership and effort with the initiative.

15-8. Men's Club (R. Diachenko)

Note Mr. Diachenko presented the Men's Club report, highlighting a successful lineup of seasonal events, including the Cardboard Boat Race, Bocce Tournament, Easter Egg Hunt, and the End-of-Summer Equinox gathering.

15-9. Women's Club (H. Maguire)

Note No Women's Club report was provided.

16. Further Public Comments

16-1. Garrett Hickey of 8 Sunset Avenue

Note Mr. Moffett read a chat comment from Mr. Hickey expressing concerns over the proposed expansion of parking spaces at the top of Billow Road.

Note Mr. Hickey stated that additional Clubhouse parking is unnecessary and cautioned that expanding capacity risks encouraging non-residents from outside the community to use the private beach. He also noted that an expanded lot could become an unintended winter gathering spot, raising security and management concerns.

Instead of paving the area for vehicular parking, he recommends utilizing the space for resident-focused amenities, such as a splash pad, putting green, golf simulator, extra playground equipment, an adult fitness park, or a community park.

16-2. Peter Baril of 17 Sea View Avenue

Note Mr. Baril requested that the draft DEEP permit application for the East Shorefront groin repair system be posted online in PDF format for membership review and comment prior to submission next week.

Note He also questioned whether the proposed accessible walkway along the side of the Clubhouse would obstruct large delivery vehicles, such as 18-wheelers delivering mulch.

Note Ms. Chapin explained that the layout features a 2-foot gravel drainage strip along the building, a 3.5-foot concrete path, and a 2-to-3-foot landscaped buffer separating the walkway from the driveway. Because the gravel driveway width is simply shifted over, overall vehicular clearance will remain unchanged and fully accessible for large equipment.

16-3. Rick Diachenko of 25 Sunrise

Note Mr. Diachenko concurred with the public comments submitted by Garrett Hickey regarding parking expansion at the top of Billow.

16-4. Sally Cini of 28 Sea Breeze Avenue

Note Ms. Cini spoke regarding persistent speeding near her corner property. Instead of spending \$50,000 on formal traffic studies, she proposed hiring a police officer for the month of July (estimated at \$5,000) equipped with handheld radar. She suggested using unpredictable, unannounced schedules across various neighborhood corners to ticket speeders. Because most speeders are residents or local guests, she noted that word-of-mouth and active ticketing would quickly create community awareness and enforce speed limits effectively.

16-5. Patti Foley D'Angelo of 56 Sea Spray

Note Ms. Foley D'Angelo spoke in support of Sally Cini's police enforcement proposal, emphasizing that speeding by both cars and golf carts is a serious issue. She noted that the presence of police officers and the prospect of receiving tickets would spread quickly by word-of-mouth, encouraging residents to obey speed limits. She recommended that the Board investigate the costs and feasibility of the idea.

16-6. Sue Coffey of 53 Billow

Note Ms. Coffey supported active police ticketing to enforce speed limits and asked the Board to consider installing a stop sign on Billow Road to address drivers cutting corners blindly.

16-7. Jim Mastria of 8 Bellaire

Note Mr. Mastria asked whether discussions with town officials regarding speed bumps specified seasonal or temporary installation (June through August). It was confirmed that town officials rejected speed bumps under any circumstances.

16-8. Jon Nelson of 2 East Shore Drive

Note Mr. Nelson observed that no one stops at stop signs.

16-9. Jim Fox of 15 Blue Heron

Note Mr. Fox, speaking as Chairman of the Zoning Commission, addressed the Board regarding traffic safety and health concerns. He emphasized that traffic issues like speeding and narrow roadways have persisted for decades and cannot be solved with quick fixes or temporary police presence. He commended the Board's refined approach and strongly advocated for a professional traffic study. He highlighted the dangerous summer congestion on East Shore Drive involving vehicles, golf carts, bikes, and pedestrians, urging the community to spend the necessary funds on expert guidance to prioritize pedestrian safety and protect children.

17. Adjournment

Decision MOTION (11)

Mr. Walsh moved to adjourn the September 24th, 2026, BOG Meeting at 8:10 p.m.

Mr. Weiss seconded the motion.

Motion carried, 6-0-0.

Note Respectfully Submitted,
Brooke Stevens, Recording Secretary

Next Meeting

Meeting title: Bpbca regular hybrid meeting
Date and time: 10/22/26 06:00 pm to: 10/22/26 08:00 pm
Location: BP Clubhouse, 6 Sunset Ave, Niantic, CT & Via Zoom

Task Summary

New Tasks

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