

Agenda for BPBCA BOG August 22nd, 2024, Regular Hybrid Meeting - 08/22/24

Date and time: 08/22/24 6:00 PM to: 08/22/24 8:00 PM

Organizer: Brooke Stevens

Participants: Recording Secretary, Bill Bayne, BOG Member, Peter Baril, BOG Member, Colleen Chapin, BOG Member, John Cellino, BOG Member, Arlene Garrow, BOG Vice-Chair, Peter Meggers, BOG Member, Jim Schepker, BOG Chair, Will Fountain, Emeritus

Optional: Jim Moffett, Association Manager, Colleen Hayes, Club Liaison & New Tax Collector, Al Capozza, Treasurer

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

Topics

1. Zoom Info. & Link

Note <https://us02web.zoom.us/j/89818334713?pwd=7jp6nmL1DZDXDgbU26CotHTkuhA5aL.1>

Note Meeting ID: 898 1833 4713

Passcode: 295864

Phone only: • +1 929 205 6099

One tap mobile

+19292056099,,89818334713#,,,,*295864# US

Note <https://us02web.zoom.us/j/89818334713?pwd=7jp6nmL1DZDXDgbU26CotHTkuhA5aL.1>

2. Call Meeting to Order, Establish Quorum, & Pledge

3. Additions to Agenda

4. Approval of Meeting Minutes (7/25/24)

Note see attachment.

 [Minutes of BPBCA BOG July 25th 2024 Regular Hybrid Meeting 07 25 24.pdf](#)

5. Chair's Opening Remarks

6. Public Comments

7. Communications: Member Inquiries


Note see attachment.

 [Birmingham_email_exchange.pdf](#)

Note see attachment.

 [Skala_email_exchange.pdf](#)

Note see attachment.

 [Skala_email_exchange_2.pdf](#)

Note see attachment.

 [Skala_email_exchange_3.pdf](#)

Note see attachment.

 [Skala_email_exchange_4.pdf](#)

Note see attachment.

 [Tim_S_email.pdf](#)

Note see attachment.

 [Hickey_email_exchange.pdf](#)

8. Legal Matters Update (Peter Meggers/John Cellino)

9. Access to Association Property Update/Board Vote (Bill Bayne)

Note attachment forthcoming.

10. Bylaw Change – Article V Amendment Draft Update (John Cellino)

Note attachment forthcoming.

11. Insurance Coverage Update (Peter Meggers)

12. Board Liaison Roles – Revised

Note see attachment.

 [Liaison_Board_Roles_2024.xlsx](#)

13. Reports

13-1. Association Manager (Jim Moffett)

Note see attachment.

 [August_2024_Association_Managers_Report_REVISED.pdf](#)

Note Club Rules/BPBCA Regulations Updates, see attachment.

 [BPBC_Rules_Regs_Aug2024.pdf](#)

Note Rental agreement, see attachment.

 [BPBC_Clubhouse_Rental_App_Aug2024.pdf](#)

13-2. Tax Collector (Colleen Hayes)

Note see attachment.

 [TAX_COLLECTOR_REPORT_8-15-2024_for_2024-2025.xlsm](#)

13-3. Treasurer (Al Capozza)

Note see attachment #1.

 [Balance_Sheet_as_of_8-22-24.pdf](#)

Note see attachment #2.

 [LT_Capital_Fund_-8-22-24-YTD.pdf](#)

Note see attachment #3.

 [Budget-Actual-Rec_Program-8-22-24_YTD.pdf](#)

Note see attachment #4.

 [Black_Point-Budget_vs_Actual_as_of_8-22-24_YTD.pdf](#)

13-4. Rec Program (Colleen Hayes)

13-5. Zoning (Arlene Garrow)

13-6. ZBA (Arlene Garrow)

13-7. Waterford Data Center (Arlene Garrow)

14. Master Plan Update/Board Vote (Colleen Chapin)

Note <https://www.blackpointbeachclub.com/new/wp-content/uploads/2024/08/2024-Master-Plan-Final-for-Board-Adoption.pdf>

15. Estuary Gateway Walkway Update (Larry Connors)

Note see attachment.

 [COST_ESTIMATE_AT_AUGUST_11_2024.docx](#)

Note see attachment.

 [ANNUAL_COST_TO_MAINTAIN_ESTUARY_GATEWAY_\(1\).docx](#)

16. Waterfront Task Force Update (Bill Bayne, Pete Baril, Peter Meggers)

17. Establishment of a BPBCA Endowment/Charity Fund (Bill Bayne/John Cellino)

18. Introduction of a Capital Contribution Fee on the Purchase of BP Property (Bill Bayne)

19. Men's Club (Rick Diachenko)

20. Women's Club (Jocelyn Williams)

21. Wrecking Crew (Jim Allen)

Note see attachment.

 [08_22_2024_BOG_WC_Report.docx](#)

22. FOIA Presentation (Russell Blair) 8/28/24, 6:00pm, Clubhouse

23. Further Public Comments

24. Chair's Closing Remarks

25. Adjournment

Note Respectfully Submitted,
Brooke Stevens, Recording Secretary

Tasks from previous meeting(s)

Tasks from previous meeting(s)

Previous meeting: BPBCA BOG July 25th, 2024, Regular Hybrid Meeting - 07/25/24

Open Tasks From Previous Meeting(s)

Task Mr. Moffett said he will revise the forms based on their discussions and send them to the Board prior to the next meeting.

Owned by Jim Moffett, Association Manager due 08/21/24

Task Mr. Cellino said he will resubmit the revised proposal at the next meeting.

Owned by John Cellino, BOG Member due 08/22/24

Task Mr. Moffett said they can remind parents about the regulations via facebook, the website, and the Black Pointer, which he will facilitate.

Owned by Jim Moffett, Association Manager

Task Mr. Meggers said he will follow-up with Garrett Hickey about the potential basketball clinic that they discussed at the last regular meeting.

Owned by Peter Meggers, BOG Member

Task Mr. Baril suggested putting a revision date on both documents. He also suggested a liability sign for the Clubhouse and Mr. Schepker asked Mr. Baril to draft some language for them to review.

Owned by Peter Baril, BOG Member