

Agenda for BPBCA BOG September 26th, 2024, Regular Hybrid Meeting - 09/26/24

Date and time:	09/26/24 6:00 PM to: 09/26/24 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 & Tax Collector, Al Capozza, Treasurer
Location:	BP Clubhouse, 6 Sunset Avenue, Niantic, CT & Via Zoom

Topics

1. Zoom Info. & Link

Note Topic: BOG - Sep 26, 2024

Time: Sep 26, 2024 06:00 PM Eastern Time (US and Canada)

<https://us02web.zoom.us/j/87052690361?pwd=2OYiv39ma6bsJoOydLHHW5nGsi1H2m.1>

Meeting ID: 870 5269 0361

Passcode: 282640

Phone only: 305 224 1968

One tap mobile

+13052241968,,87052690361#,,,,*282640# US

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

3. Additions to Agenda

4. Approval of Meeting Minutes

4-1. August 22nd, 2024, Regular Meeting Minutes

Note see attached minutes.

 [Minutes of BPBCA BOG August 22nd 2024 Regular Hybrid Meeting 08 22 24.pdf](#)

4-2. August 28th, 2024, FOIA Workshop Minutes

Note see attached minutes.

 [Minutes of BPBCA BOG August 28th 2024 FOIA Workshop 08 28 24.pdf](#)

4-3. August 31st, 2024, Special Executive Session & Annual Meeting Minutes

Note see attached minutes.

 [Minutes of BPBCA BOG August 31st 2024 Special Executive Session Followed by the Annual Informational Meeting 08 31 24.pdf](#)


5. Chair's Opening Remarks

6. Communications: Member Inquiries

Note see attachment.

 [Manwaring_email.pdf](#)

Note see attachment.

 [Hickey_email.pdf](#)

7. Public Comments

8. Access to Association Property Document/Board Vote (Bill Bayne)

Note see attachment.

 [BPBCA - Final Draft Access Policy Revision 9-24-2024 with permit fees - clc \(1\).pdf](#)

Note see attachment.

 [BPBCA Property Access App Ex! B draft Sept 24 2024 - MKB edits \(2\).pdf](#)

Note see attachment.

 [BPBCA Property Access App Ex! A 9-24-2024 draft MKB edits and annotations \(2\).pdf](#)

Note see attachment.

 [BPBCA Cert of Completion Exhibit! D draft 9-24-2024 \(1\) \(1\).pdf](#)

Note see attachment.

 [BPBCA waiver-release-lien-form Exhibit! E Sept 24 2024 \(1\)MKB edits \(2\).pdf](#)

Note see attachment.

 [BPBCA Cert of NON-Completion Exhibit F draft! 9-24-2024 MKB \(2\).pdf](#)

9. Bylaw Change – Article V Amendment/Board Vote (John Cellino)

Note BOG

Currently, Article VII reads:

AMENDMENTS

Sec. 1. These Bylaws may be amended or repealed at any regular meeting of the Board of Governors, provided that such amendment or repeal shall have been considered by the Board at a regular meeting in advance of the meeting at which action is taken.

Reason for proposed change:

The above current Bylaw re Amendments lacks transparency with and/or input from the BP membership. The below proposes to allow such.

Proposed Replacement:

AMENDMENTS

Sec. 1. These Bylaws may be amended or repealed by the following procedure: The Bylaw amendment or repeal shall be included on the agenda, as new business, at a regularly scheduled Board of Governors meeting, at which time, the Board of Governors shall consider such amendment or repeal. Upon a majority vote of the Board of Governors, the proposed Bylaw amendment or repeal will be included for public comment on the agenda for a subsequent regularly scheduled Board of Governors meeting. A member communication duly and properly noticed, of a public comment session for the proposed Bylaw amendment or repeal, including the proposed language, brief description of the reason for such proposal and the date & time of the meeting. Following the closing of the public comment session, the Board of Governors, will consider a motion to either approve, modify or deny the proposed Bylaw amendment or appeal. A motion to pass a Bylaw amendment or repeal will require an affirmative supermajority vote of a minimum of, two-thirds of the entire Board of Governors.

10. Insurance Coverage Update (Peter Meggers)

11. Property Damage Reimbursement Request, 16 E. Shore Drive (Board Vote)

Note see attachment.

 [Goyal_email.pdf](#)

Note Per Peter Baril:

Currently there are 8 "front-in" golf cart parking spaces, based on last season's line painting. One space is located underneath the utility pole guy-wires.

There is 60 feet of usable length in the grassed area adjacent to the property owner's metal fence. The average length of a golf cart (4-seater) is 9 feet. Assuming a 2-foot buffer at either end of each cart to maneuver carts by parallel parking; that would provide a maximum of 4 golf cart parking spaces.

12. Proposed Capital Budget Expenditure – Golf Cart Purchase (Board Vote)

13. Application for Clubhouse/ Rules & Regulations BPBCA Documents – Revisions (Board Votes) (Jim Moffett)

Note Attached are .pdf copies of the Clubhouse Rental Application and the BPBC Rules and Regulations for your review. The proposed changes are based on discussions at previous BOG meetings and are highlighted. Additions to the document are in yellow. Subtractions to the document are in a light pink shade.

 [BPBC Rules Regs_Sep2024.pdf](#)

Note see attachment.

 [BPBC Clubhouse Rental App_Sep2024.pdf](#)

14. Beach/Clubhouse Signage Revisions (Peter Baril)

Note see attachment.

 [Draft_Clubhouse_Sign.pdf](#)

Note see attachment.

 [Draft_Beach_Sign_layout.pdf](#)

15. Waterfront Task Force/Estuary Gateway Update (Bill Bayne, Peter Baril, Peter Meggers)

Note see attachment.

 [Kayak Project Meeting Summary 9-5-24.pdf](#)

Note see attachment.

 [Waterfront Task Force - 2024 update Edited.pptx](#)

16. Establishment of a BPBCA Endowment/Charity Fund Update (Bill Bayne)
17. Introduction of a Capital Contribution Fee on the Purchase of BP Property (Bill Bayne)
18. Remote Voting Update (Colleen Chapin)
19. Clubhouse Upgrades (Colleen Chapin/Arlene Garrow)
20. Reports

20-1. • Association Manager (Jim Moffett)

Note see attachment.

 [September 2024 Association Managers Report.pdf](#)


20-2. • Tax Collector (Colleen Hayes)

Note see attachment.

 [TAX COLLECTOR REPORT 9-18-2024 for 2024-2025.xlsm](#)

20-3. • Treasurer (Al Capozza)

Note see attachment.

 [BP-Balance -9-22-2024.pdf](#)

Note see attachment.

 [BP-LT_Capital_Fund-9-22-24.pdf](#)

Note see attachment.

 [BP-Rec_Program-9-22-24.pdf](#)

Note see attachment.

 [Black Point-Budget vs Actual as of 9-22-2024.pdf](#)

20-4. • Rec Program (Colleen Hayes)

20-5. • Zoning/ZBA (Arlene Garrow)

20-6. • Waterford Data Center (Arlene Garrow)

20-7. • Men's Club (Rick Diachenko)

20-8. • Women's Club (Jocelyn Williams)

20-9. • Wrecking Crew (Leslie Doherty)

21. Further Public Comments

22. Chair's Closing Remarks

23. Adjournment

Note Respectfully Submitted,
Brooke Stevens, Recording Secretary

Tasks from previous meeting(s)

Tasks from previous meeting(s)

Previous meeting: BPBCA BOG August 22nd, 2024, Regular Hybrid Meeting - 08/22/24

Open Tasks From Previous Meeting(s)

Task Mr. Moffett discussed installing concrete curb stops and how the cost would be around \$700 for 11. He will present a proposal at the next regular meeting.

Owned by Jim Moffett, Association Manager due 09/26/24

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