

Minutes of BPBCA BOG October 24th, 2024, Regular Hybrid Meeting - 10/24/24

Date and time: 10/24/24 6:00 PM to: 10/24/24 8:30 PM

Present: Brooke Stevens, Recording Secretary, 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, Absent:, Bill Bayne, BOG Member

CC: 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 Regular - 2024-10-24
Time: Oct 24, 2024 06:00 PM Eastern Time (US and Canada)
Join Zoom Meeting
<https://us02web.zoom.us/j/84850462385?pwd=Skgtx39W6s5ueH8CTKmRPOUcCLVHvI.1>
Meeting ID: 848 5046 2385
Passcode: 878032
One tap mobile
+13052241968,,84850462385#,,,,*878032# US
Phone only: 305 224 1968

Note <https://us02web.zoom.us/j/84850462385?pwd=Skgtx39W6s5ueH8CTKmRPOUcCLVHvI.1>

1-1. Call Meeting to Order, Establish Quorum, & Pledge

Note Chairman Schepker called the Meeting to order, did roll call, noted a quorum was present, and led those assembled in the Pledge of Allegiance followed by a greeting to neighbors.

2. Additions to Agenda

Note There were none.

3. Approval of Meeting Minutes

3-1. August 31st, 2024, Informational Meeting Minutes

Note see attachment.

 [Minutes of BPBCA BOG August 31st 2024 Special Executive Session Followed by the Annual Informational Meeting 08 31 24 \(1\).pdf](#)

Note Mr. Capozza noted the corrections to the Minutes he provided to Ms. Stevens and added that they should be amended to correct a figure to \$6,000. Ms. Stevens replied that the attached Minutes contain the corrections already received by Mr. Capozza.

Decision MOTION (1)

Ms. Chapin moved to approve the August 31st, 2024, Informational Meeting Minutes with the Treasurer amendments.
Ms. Garrow seconded the motion.
Motion carried, 6-0-0.

3-2. September 26th, 2024, Hybrid Meeting Minutes

Note see attachment.

 [Minutes of BPBCA BOG September 26th 2024 Regular Hybrid Meeting 09 26 24.pdf](#)

Note Ms. Chapin identified a duplicate sentence on page 3, item 6-7. Ms. Stevens confirmed that it's a bug with the software program she utilizes.

Decision MOTION (2)

Ms. Chapin moved to approve the Meeting Minutes of September 26th, 2024, as corrected.
Mr. Baril seconded the motion.
Motion carried, 6-0-0.

4. Chair's Opening Remarks

Note Mr. Schepker had the following opening remarks:

"Since tonight's Agenda is long, I will keep my thank-you comments short.

Special thanks to the volunteers who quietly, and creatively, continue to decorate Black Point entry areas and our Clubhouse signage with their festive seasonal displays, often at their own expense.

Thanks also to the Members who introduced the first-ever Scarecrow Contest – a contest with no rules, and no prizes. About 60-70 of these quirky creatures now hilariously haunt our neighborhoods.

Thanks to the Member who recently donated a kitchen island for use in our Clubhouse, and to the team that provided carpentry skills to put it on coasters and secure its doors.

At a recent 2-hour DEEP presentation conducted at Ft. Trumbull for interested area association members, Black Point was represented by 10 Board and Member participants, about 30% of the total assembled audience that night. Thanks for that show of force – and interest.

Finally, thanks to the Board of Governors for the many, many hours they put into research, meetings, and Member conversations every day. Yes, there are sometimes stark differences of opinion within this Board, but the diversity of their ideas, combined with their unified commitments to Black Point's prosperity, is truly amazing."

5. Public Comments

Note There were none.

6. Communications: Member Inquiries

Note see attachment.

 [Hickey_email.pdf](#)

Note see attachment.

 [Costa_email.pdf](#)

Note see attachment.

 [Costa_email_exchange_2.pdf](#)

Note see attachment.

 [Email_exchange_with_Tom_Megggers.pdf](#)

Note see attachment.

 [Web_design_sollicitation_email_exchange.pdf](#)

Note Mr. Schepker briefly reviewed the correspondence received noting one inquiry raised the question of expanding our surveillance camera coverage at the Clubhouse, which Mr. Moffett will speak about later in the meeting.

Note Mr. Schepker added they received a written comment about the multi-use court, and later, he will be sharing a list of non-waterfront capital items that may be competing for funding over this next year. The Board will also begin to prioritize projects for member consideration.

Note Mr. Schepker shared they also received a request from a neighbor whose residence borders on Black Point property. The neighbor has suggested they offer an initiation membership fee to have access to their amenities, and this discussion item is part of this evening's agenda.

7. Proposed 2025 Meeting Calendar/Board Vote (Jim Schepker)

Note see attachment.

 [BOG'25mtg_cal_.pdf](#)

Note The Board discussed the 2025 meeting schedule, ensuring no conflicts with religious holidays.

Decision MOTION (3)


Ms. Chapin moved to approve the 2025 Meeting Schedule as presented.

Ms. Garrow seconded the motion.

Motion carried, 6-0-0.

8. Coastal/Non-Coastal Capital Improvement Expenditures (Jim Schepker)

Note see attachment.

 [BOGCapital_To-Do_List.docx](#)

Note The Board addressed community projects such as clubhouse maintenance, coastal restorations, and potential new initiatives. Coastal projects include the estuary gateway walkway, seawall restorations, and coastal water pipe repairs while non-coastal projects include clubhouse doors, HVAC systems, and pickleball court construction.

Members were encouraged to participate in these projects. The board also discussed the importance of prioritizing projects and seeking proposals for future work.

Note Board members were asked to express interest in specific projects to leverage their talents.

Note Mr. Baril observed that piers and groins are kind of a catchall and Mr. Schepker emphasized that currently no priority or timing is associated with this list.

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

Note An update on anticipated coastal projects was provided, including contractor meetings for proposals on bayside beachfront properties.

Note Mr. Baril explained that a request for qualifications and proposals was sent to consulting firms for engineering and survey services. 10-12 consulting firms were contacted, and bids are due by December 4, 2024. The project aims for long-term engagement with a consulting firm for planned and emergency tasks.

Note Two specific proposals are part of the request: Survey and underwater survey along the eastern seaboard, and design for a dock system around the area they refer to as the "Estuary Gateway."

Note Mr. Baril noted that Meg Parulis was instrumental in crafting the RFP.

10. Access to Association Property Document Update Discussion (Bill Bayne)

Note Mr. Cellino explained that the draft document for the Access Way Association Permit spearheaded by Bill Bayne is being reviewed by outside counsel, Board Members, and Zoning Officials. The document is extensive but aims to be layman-friendly and concise.

Note Mr. Cellino further explained that the document introduces an Access Supervisor role to coordinate between homeowners and the Association for property access and categorizes projects into two types- temporary use of property and improvements to Black Point's assets. The document replaces an older, less detailed version and aims to provide better protection for members during projects.

Note A special meeting is planned for November or December to finalize and approve the document.

11. Application for Clubhouse Use/Rules & Regulations Documents/Board Vote (Jim Moffett)

Note see attachment.

 [BPBC_Rules_Regs_Oct2024.pdf](#)

Note see attachment.

 [BPBC_Clubhouse_Rental_App_Oct2024.pdf](#)

Note Mr. Moffett and the Board reviewed the edits to the Application for Clubhouse use.

Note The current fee to use the Clubhouse is \$300 and comparison with other associations shows similar fees, but competitors plan to increase to \$350, which led to a debate on whether to increase the fee to \$350 to cover costs and remain competitive.

Note Ms. Chapin mentioned the current bookings and the need for a cost analysis.

Note Mr. Fountain suggested increasing the fee to \$350 due to rising utility costs.

Note The Board agreed to remove the \$250 security deposit for member-rented events.

Decision MOTION (4)

Mr. Cellino moved to change the Clubhouse rental fee to \$350.

Ms. Garrow seconded the motion.

Motion carried, 6-0-0.

Decision The effective date of the new Clubhouse rental fee will be October 24th, 2024.

Task Mr. Moffett will redraft the Clubhouse application document with highlighted changes and share with the Board before the next meeting.

Owned by Jim Moffett, Association Manager due 01/23/25

Note Discussion and document revisions to Rules and Regulations included the following:

Added leash length restriction for dogs on jetties and beaches to a maximum of six feet.

Parking violations are subject to a \$25 Association fee per day- the emphasis on changing behavior rather than generating revenue.

Terminology updated to use "access ways" instead of "right-of-ways."

Specific road names updated for clarity.

12. Beach/Clubhouse Signage Revisions/Board Vote (Peter Baril)

Note see attachment.

 [Screenshot_22-10-2024_21826_mail.aol.com.jpeg](#)

Note see attachment.

 [Screenshot_22-10-2024_21753_mail.aol.com.jpeg](#)

Note The Board had a discussion on the updated signage for the Clubhouse playground, small craft area, and general beach area. Only two signs were attached in the email, though three were mentioned. The signs are intended to replace existing ones with updated language and suggestions were made to refine the graphic design and layout before publication.

Note Discussion points included some of the following:

1. The signage needs to be clear and consistent, with readability being a priority.
2. Inconsistencies with capitalization and line breaks were noted- The Clubhouse can be rented until 11 p.m., but the playground closes at 10:30 p.m.
3. Safety concerns necessitate a 'no swimming' rule in boat launch areas.
4. The Department of Environmental Protection advises no swimming in boat launch areas.
5. Generational use of the beach should be considered, and a balance between swimming and boating areas is needed. Families have been using the dinghy beach area for generations.

Note A printable proof will be presented at the January meeting.

13. “Associate Guest” Admission Discussion (Jim Schepker)

Note Mr. Schepker discussed the consideration of a guest associate membership for non-residents, with initiation and annual fees, to generate revenue and integrate neighbors. This would be similar to Old Black Point's system who has a non-resident member guest arrangement with a \$4,500 initiation fee and a \$2,000 annual fee.

Note The Board briefly discussed concerns about diluting member privileges versus potential revenue benefits.

Note The Board determined that the topic requires further exploration.

14. BPBCA Endowment/Charity Fund Update (Bill Bayne)

Note On behalf of Bill Bayne, Mr. Schepker discussed the need for a charity fund and the expected cost of setting it up.

Note Ms. Chapin expressed concerns about the open-ended cost and the need to gauge community interest before proceeding.

Note Mr. Schepker made the comparison with the Cahill Scholarship Foundation and its success and Mr. Meggers agreed that having a setup in place might encourage community contributions.

Note The Board discussion about the Charity Fund highlighted some of the following key points:
The Foundation would act as a 501(c) agent for a 1% fee.
The Community Foundation of Southeastern Connecticut manages over 600 funds.
A community-driven Committee is needed to manage the fund.
The Cahill Scholarship Foundation is an example of a successful community fund.
Next steps would be to engage legal support to create the charity fund and measure community interest.

Note The Board discussed how the cost for engaging a law firm to set this up would be modest.

Note MOTION (5)

Mr. Meggers moved that the Board engage an outside law firm to set up a charity fund for the Association.
Ms. Garrow seconded the motion.

Note Ms. Chapin emphasized the importance of the Board adopting a practice of establishing spending boundaries and limits when sanctioning expenditures.

Decision MOTION (6)

Mr. Meggers moved that the Board engage an outside law firm to set up a charity fund for the Association, with the cost expected to be \$1,000 or less.
Ms. Garrow seconded the motion.
Motion carried, 6-0-0.

Note Mr. Schepker reported that Mr. Bayne expects feedback in the coming weeks and will update the Board accordingly at a future meeting.

15. Capital Contribution Fee for the Purchase of BP Property (Bill Bayne)

Note Mr. Schepker reminded the rest of the Board that Mr. Bayne has been looking into this matter and the idea is to institute a capital contribution fee for future property buyers, excluding family members, to support association finances. He briefly discussed how imposing a fee on future buyers could be beneficial but requires legal exploration and is a common practice among many associations in other states. The Board determined that additionally, the legal feasibility of capital contributions for property purchases needs to be researched to avoid any potential legal challenges.

16. Remote Voting Update (Colleen Chapin)

Note see attachment.

 [Remote_Voting_Update_2024-10-20.pdf](#)

Note Ms. Chapin has documented everything to provide context and background, ensuring everyone is informed. We have an understanding of the origins of our current voting process and a proposed method to accommodate remote voting requirements. She has collaborated with Jason Sinning, a recent computer science graduate whose family resides locally. He is technically reviewing the process with me. We are considering what software will be necessary. He has identified several software companies that could facilitate this, and Ms. Chapin has thoroughly engaged with these companies over the past month to discuss our procedures and needs. To date, four companies seem to meet our requirements.

Note Next, she would aim to test each system with community members, issuing a call to gather individuals with varying levels of technical skill to ensure the process is seamless, can manage multiple votes within an election cycle, and is secure. She recommends initiating contact with one of these software companies, particularly the one offering an annual subscription. This would allow us the flexibility to conduct one or more votes within the year, such as during the annual meeting or for year-end assessments.

We could utilize the same software under the existing subscription cost. Although this software is the most comprehensive and interesting option, it lacks a free trial, which means we might incur a cost of 42 dollars to test this option. Nevertheless, she believes we should proceed with testing. The four software options will be evaluated, and she will seek input from various community members to assist with the testing process.

Note Ms. Chapin expressed her hope that individuals will come forward to participate in the software testing and assist in operating the system. This involvement is necessary. Given that work is required, members must be capable of contributing. If her testing strategy is approved, she is confident that she can propose a definitive software solution at the February Board meeting, providing at least two to three months' for perfecting the process.

Note Ms. Chapin said they will test four software companies for remote voting, with a focus on security, ease of use, and the ability to handle multiple votes within an election cycle.

Decision MOTION (7)

Ms. Chapin moved to initiate a test with up to 20 community members of the identified four software options, including a \$42 fee for one test.

Mr. Baril seconded the motion.

Motion carried, 6-0-0.

Note Janet Bonelli volunteered to participate in the testing phase.

17. Reports:

17-1. Association Manager (Jim Moffett)

Note see attachment.

 [October 2024 Managers Report.pdf](#)

Note Mr. Moffett reviewed his report and highlighted some of the following:

He is conducting daily walk-throughs and routine checks.

Grass cutting and clay tennis courts maintenance is scheduled for the end of the month.

Clay tennis courts will be closed in the first week of November.

He's monitoring the clay tennis courts for drainage issues.

Kayaks and paddle boards must be removed by November 1st.

He introduced the implementation of "If Found" stickers for vessels to aid in recovery.

Note Mr. Moffett and the Board discussed the new lines and swim markers installed over the last two seasons.

Note Mr. Moffett and the Board had a discussion on the bands to be booked for next summer, Mass Confusion and Bosco Brothers, and the need to secure dates early.

Decision MOTION (8)

Mr. Cellino moved to authorize Mr. Moffett to secure the dates for next summer's bands, contingent upon the Men's Club and Women's Club's approval to each contribute one-third of the cost, similar to the Board of Governors' contribution, with a cap of \$750 from each group, for each event.

Mr. Meggers seconded the motion.

Motion carried, 6-0-0.

17-2. Tax Collector (Colleen Hayes)

Note see attachment.

 [TAX COLLECTOR REPORT 10-22-2024 for 2024-2025.xlsm](#)

Note Ms. Hayes reported progress in reducing outstanding accounts from 18 to 13, with the amount owed decreasing from \$7,824 to \$6,169. She will continue efforts to reach people by phone and plans to reassess any outstanding balances in January.

17-3. Treasurer (Al Capozza)

Note see attachment.

 [Receipts-Disbsmts-9-23- to 10-22-24.pdf](#)


Note see attachment.

 [LT Capital Fund-10-22-24.pdf](#)

Note see attachment.

 [Balance Sheet -as of 10-22-24.pdf](#)

Note see attachment.

 [Rec Program-10-22-2024.pdf](#)

Note see attachment.

 [Budget vs Actual -thru 10-22-24- YTD.pdf](#)

Note Mr. Capozza reviewed his reports and noted that the property and liability premiums have been paid and are a 37% increase over last year's rate.

Note Mr. Capozza discussed how \$6,800 for new geese lines should be assigned to long-term capital funds, but how it's listed under current year capital assets since they don't have a budget yet for after this year. He would like to move it into the long-term capital one and clean up some of the money in order to cover the costs; the source would be the \$75,000 CD that was purchased.

Note MOTION (9)

Mr. Cellino moved to take out \$6,800 from the long-term capital reserve fund to reimburse the costs of the new geese lines.

Note MOTION (10)

Mr. Cellino amended his motion and moved to take out \$6,900 from the long-term capital reserve fund to reimburse the costs of the new geese lines. Mr. Meggers seconded the motion.

Note Ms. Chapin expressed concern over \$9,000 of capital expenses incurred without prior knowledge, emphasizing the need for transparency and documentation of financial policies.

Note Mr. Cellino agreed on the need for clearer budget documentation and transparency.

Note The need for a permanent fixture in the budget for capital expenses was discussed, with a suggestion to use a reserve fund for future needs and the Board agreed to include a more conservative approach in the budget planning, with a focus on transparency.

Note Mr. Cellino discussed allocating from long-term maintenance is more appropriate for this instance, and anything 10 years or more.

Decision MOTION (11)

Mr. Cellino rescinded his previous motion and moved to take \$6,900 for the new geese line from the Long-term Maintenance Reserve Fund. Ms. Chapin seconded the motion. Motion carried, 6-0-0.

Note The Board discussed purchasing a golf cart with utility trailer, and plans for storage and signage.

Note Mr. Meggers reported that they will be looking at a golf cart tomorrow.

17-4. HVAC & Doors

Note Ms. Garrow gave an update on the HVAC system and some of the following was mentioned:

Two independent companies inspected the heating and cooling systems.
The systems, despite being 17 years old, are in excellent condition with fewer run hours than expected.
The recommendation is to maintain the current systems rather than replace them due to age.
The cost of replacement is estimated at \$20,000 to \$22,000, but regulations in 2025 may require upgrades.
No cracks or signs of damage on the heat exchangers.
Air handlers are in excellent condition.
Cooling system temperatures ranged between 57 and 60 degrees.
Heating system temperatures ranged between 70 and 73 degrees.
Compressors outside were inspected with no issues found.
Estimated run hours are approximately 2,000, significantly lower than the expected 5,000+ hours for units of this age.
Second company recommended continuing using the current systems and maintain regular upkeep.
Do not replace with a combined unit due to the current setup's flexibility (3-ton and 5-ton units as backups for each other).
Portable heaters can supplement heating if necessary, during winter.
Replacement is only recommended due to the age of the systems, not their current condition.

Decision No immediate action to replace the systems. Re-evaluate the situation next year or the following year.

Note Ms. Chapin discussed the door replacement project with the rest of the Board and some of the following was highlighted:

Estimated cost for replacing both sets of double doors with fiberglass doors is between \$12,000 to \$15,000.
Additional hardware required includes crash bars for both doors, with a specific need for the passive door to unpin immediately.
Current issue: Lack of a crash bar on the second door, requiring manual operation which is broken.
Retrofitting passive doors with a panic bar and bolting system could be a less expensive alternative.
Challenges include issues with the bottom pin.
Consideration of door types: Similar to current doors or more retail-style glass doors.
The inclusion of screens and door closers, with screens being retractable but prone to damage.
Screens are not practical.
Aim to implement and install prior to next year's recreational program, ideally in March or April.
Create a scope of work for door replacement and consider implementation before the next year's recreational program.
The Wrecking Crew has volunteered to secure some quotes.
Mr. Schepker suggested asking vendors for door recommendations- half or full panels.

17-5. Zoning/ZBA (Arlene Garrow)

Note see attachment.

 [Visibility at Intersection Ordinance - DRAFT - 2024-11-17.pdf](#)

Note Ms. Garrow and Ms. Chapin said they welcome feedback on the Ordinance so they can discuss this in January. Zoning is scheduled to meet again in March, if needed.

17-6. Waterford Data Center (Arlene Garrow)

Note Ms. Garrow reported that things remain quiet with nothing new to report.

17-7. Men's Club

Note No report was submitted.

17-8. Women's Club

Note No report was submitted.

17-9. Wrecking Crew

Note No report was submitted.

18. Further Public Comments

18-1. Cynthia Etienne of 48 Nehantic

Note Ms. Etienne asked about the golf cart options and vendors. Mr. Meggers replied that they found a pretty reasonable option so far that would include purchasing a golf cart and cover for \$9,000. He also visited Capital Equipment in Manchester on Monday.

18-2. Kim Craven of 46 East Shore Drive

Note Ms. Craven asked about clarification about right-of-ways and access ways. Mr. Schepker explained that legal advice suggests using "access way" as it better represents the situation; 'access way' better reflects the Association's ownership and usage.

Note Ms. Craven asked about the playground sign and the wording of "Private" as opposed to "No Trespassing?"

Note Mr. Baril discussed how he thinks "Private" is more appropriate and less negative than "No Trespassing."

18-3. Larry Connors of 58 Indianola

Note Mr. Connors discussed the possible supplemental heating of the Clubhouse and how split units should be avoided since they're quite noisy.

18-4. Colleen Hayes 20 Sea Breeze

Note Ms. Hayes stated that during her tenure on the Board, they investigated the neighbor's request for membership and discovered from their external counsel that no Charter amendment was necessary. They could address the issue through access rights, tailoring the solution as specifically as desired. Contrary to widespread misinformation, Black Point did not lose a lawsuit on this issue. In fact, it was a neighbor who considered suing the Association for membership, which is distinct from the Association granting access rights. Ms. Hayes said she can forward the information she possesses.

Note Ms. Chapin said she would like to see the information because she's been told that a Charter change is necessary.

19. Chair's Closing Remarks

Note Mr. Schepker earlier this evening urged members to consider running for a position on the Board in the upcoming spring election. It's a rewarding and enriching experience, and he hopes many of them will heed this call. Additionally, he wants to express his gratitude to the Board Members present tonight for the talent and time they've devoted to shaping the future, interests, and prospects of our community. He also extends thanks to our Association members for keeping us informed, engaged, and excited throughout this journey. Together, we've accomplished great things this year, setting the stage for an even brighter future.

20. Adjournment

Decision MOTION (12)

Ms. Chapin moved to adjourn the October 24th, 2024, BPBCA BOG Meeting at 8:22 p.m.

Ms. Garrow seconded the motion.

Motion carried, 6-0-0.

Note The next regularly scheduled meeting for the BPBCA BOG will take place on January 23rd, 2025, at 6:00 p.m.

Note Respectfully submitted,
Brooke Stevens, Recording Secretary

Task Summary

New Tasks

Task Mr. Moffett will redraft the Clubhouse application document with highlighted changes and share with the Board before the next meeting.

Owned by Jim Moffett, Association Manager due 01/23/25