

Minutes of BPBCA BOG December 11th, 2024, Special Hybrid Meeting - 12/11/24

Date and time: 12/11/24 6:00 PM to: 12/11/24 6:20 PM

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

CC: Jim Moffett, Association Manager, Al Capozza, Treasurer

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

Link: <https://app.meetingking.com/meetings/420794>

Topics

1. Zoom Info. & Link

Note <https://us02web.zoom.us/j/83761633438?pwd=vgkUuOuO3qP3sPfrWGLFBVzcPICatm.1>
Meeting ID: 837 6163 3438
Passcode: 560705
Phone Only: 309 205 3325
One tap mobile
+13092053325,,83761633438#,,,,*560705# US

Note <https://us02web.zoom.us/j/83761633438?pwd=vgkUuOuO3qP3sPfrWGLFBVzcPICatm.1>

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

Note Chairman Schepker called the Meeting to order at 6:02 p.m., did roll call, noted a quorum was present, and led those assembled in the Pledge of Allegiance followed by a greeting to neighbors.

3. Chair's Opening Remarks

Note Mr. Schepker reported that the Board received several member inquiries over the past four weeks, including requests to be added to the mailing list, Clubhouse rental details, and clarifications on budgetary language, which will be addressed in February.

4. Public Comments

Note The meeting allowed for public comments on the single topic of the proposed new access way permit policy document. No comments were initially received from the Public.

5. Accessway Permit Application/Board Vote

Note see attachment.

 [Access Policy - Exhibit A - Application.pdf](#)

Note see attachment.

 [Access Policy - Exhibit B - Temporary License Agreement.pdf](#)

Note see attachment.

 [Access Policy - Exhibit C - Certificate of Final Completion.pdf](#)

Note see attachment.

 [Access Policy - Exhibit D - Lien Waiver.pdf](#)

Note see attachment.

 [Access Policy - Exhibit E - Certificate of Non-Completion.pdf](#)

Note see attachment.

 [Access Policy - Final Draft for Adoption.pdf](#)

Note The Board discussed the proposed access way permit policy, which aims to define protocols for members accessing or impacting Association properties. Mr. Schepker suggested including an implementation date, while Mr. Baril recommended the inclusion of a version date for clarity and completeness.

Note Mr. Schepker discussed posting the documents on the Black Point website with an explanatory introduction.

Decision MOTION (1)

Ms. Garrow moved to approve the proposed access policy, including Exhibits A-E, with the addition of December 11th, 2024, as the adoption and version date.

Mr. Baril seconded the motion.

Kim Craven of 46 East Shore Drive joined the call late and raised concerns about the policy, including the need for contractors to follow Black Point Zoning Regulations and the inclusion of contractors in Board discussions. The Board clarified that the policy addresses communication protocols and encourages members to bring contractors to meetings.

Motion carried,
6-0-0.

Note The Board discussed the possibility of an executive session in early January for waterfront issues. The next regularly scheduled meeting is on January 23rd, 2025.

6. Chair's Closing Remarks

Note The meeting concluded with holiday wishes and a moment of silence for Mary Cahill, a respected and founding member of the community who recently passed away. A memorial mass will be held on Saturday at noon, at St. Agnes Church in Niantic, for all those able to join.

7. Adjournment

Decision MOTION (2)

Mr. Baril moved to adjourn the December 11th, 2024, Special BOG Hybrid Meeting at 6:20 p.m.

Ms. Garrow seconded the motion.

Motion carried, 6-0-0.

Note Respectfully Submitted,
Brooke Stevens,
Recording Secretary