

Agenda for BPBCA BOG January 23rd, 2025, Special Executive Session & Regular Hybrid Meeting - 01/23/25

Date and time:	01/23/25 6:00 PM to: 01/23/25 9:00 PM
Organizer:	Brooke Stevens
Participants:	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, Colleen Chapin, BOG Member
Optional:	Jim Moffett, Association Manager, Al Capozza, Treasurer
Location:	BP Clubhouse, 6 Sunset Avenue, Niantic, CT & Via Zoom

Topics

1. Call Meeting to Order

Note A Special Executive Session is scheduled for January 23rd, 2025, at 6:00 p.m. The Regularly scheduled BOG Meeting will immediately follow the Executive Session, at 6:30 p.m.

2. Motion to Enter Executive Session for the Purpose of discussing the 6 bids received by coastal engineering consultants, who responded to the RFQ/P posted by the Waterfront Task Force.

3. Motion to Exit Executive Session

4. Zoom Info. & Link

Note <https://us02web.zoom.us/j/83817402865?pwd=89hCyaaVoOlsbgs3IyaQv6HSU4nw0M.1>

Note Meeting ID: 838 1740 2865

Passcode: 360386

One tap mobile

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Phone only: 1 929 205 6099

Meeting ID: 838 1740 2865

Passcode: 360386

Note <https://us02web.zoom.us/j/83817402865?pwd=89hCyaaVoOlsbgs3IyaQv6HSU4nw0M.1>

5. Call Regular Meeting to Order, Establish Quorum, & Pledge

6. Additions to Agenda

7. Approval of Meeting Minutes

7-1. October 24th, 2024, Regular Hybrid Meeting

Note see attached minutes.

 [Minutes of BPBCA BOG October 24th 2024 Regular Hybrid Meeting 10 24 24.pdf](#)

7-2. December 11th, 2024, Special Hybrid Meeting

Note see attached minutes.

 [Minutes of BPBCA BOG December 11th 2024 Special Hybrid Meeting 12 11 24 \(1\).pdf](#)

8. Chair's Opening Remarks

9. Public Comments

10. Communications: Member Inquiries

11. Access Lane Permit Update (J. Schepker/B. Bayne)

12. 10 E. Shore Permit Application, Board Vote (P. Baril, B. Bayne, P. Meggers)

Note see attachment.

 [Access-Policy-Exhibit-A-Application-2024-12-11 10 E Shore \(1\).docx](#)

Note see attachment.

 [Skala_contract \(1\).pdf](#)

Note see attachment.

 [10 E Shore Seawall \(1\).jpg](#)

13. Endowment/Charity Fund Update (B. Bayne)

14. Remote Voting Update (C. Chapin)

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

16. Multi-Use Court Update (J. Cellino)

17. Insurance Update (A. Garrow / P. Meggers)

18. Beach/Clubhouse Signage (P. Baril / J. Moffett)

19. Clubhouse Doors Update (C. Chapin)

Note see attachment.

 [Clubhouse Doors - Proposed Scope of Work.pdf](#)

20. Hedge Height Ordinance Update (A. Garrow/ C. Chapin)

Note see attachment.

 [291666-Visibility at Intersection Ordinance - DRAFT - 2024-11-17-.pdf](#)

21. BP 2025 Telephone Directory Update (P. Baril)

22. Coastal Engineering Consultant RFQ/P Update/Board Vote (P. Baril /B. Bayne /P. Meggers)

Note see attachment.

 [BPBCA WTF RFP Recommendation Vendor Neutral - Presentation1.pptx](#)

23. “Associate Guest” Member Admission Update (J. Schepker)

24. Coastal/Non-Coastal Project List

Note see attachment.

 [BOGCapitalTo-DoList.pdf](#)

25. Reports

25-1. Association Manager

Note see attachment.

 [Nov_Dec_2024_Managers_Report.pdf](#)

Note see attachment.

 [Jan_2025_Managers_Report.pdf](#)

25-2. Tax Collector

Note see attachment.

 [TAX_COLLECTOR_REPORT_1-16-2025_for_2024-2025.xlsm](#)

25-3. Treasurer

Note November 2024.

 [Balance_Sheet_as_of_11-29-24-_YTD.pdf](#)

Note November 2024.

 [LT_Capital_Fund_-thru_11-29-24-_YTD.pdf](#)

Note November 2024.

 [Rec_Program_-thru_11-29-24-_YTD2.pdf](#)

Note November 2024.

 [Black_Point-Budget_vs_Actual_-thru_11-29-24-_YTD2.pdf](#)

Note December 2024.

 [Black_Point-Balance_Sheet_-as_of_12-30-24-_YTD.pdf](#)

Note December 2024.

 [Black_Point-LT_Capital_Fund-thru_12-30-24-_YTD.pdf](#)

Note December 2024.

 [Black_Point-Rec_Program-thru_12-30-24-_YTD.pdf](#)

Note December 2024.

 [Black_Point-Budget_vs_Actual_-thru_12-30-24-_YTD.pdf](#)

Note January 2025.

 [Black_Point-Balance_Sheet_as_of_1-21-2025_YTD.pdf](#)

Note January 2025.

 [Black Point-LT Capital Fund as of 1-21-2025 YTD.pdf](#)

Note January 2025.

 [Black Point-Rec Program -thru 1-21-2025 YTD.pdf](#)

Note January 2025.

 [Black Point-Budget vs Actual -thru 1-21-2025 YTD.pdf](#)

25-4. Zoning/ZBA (A. Garrow)

25-5. Waterford Data Center (A. Garrow)

25-6. Men's Club

25-7. Women's Club

25-8. Wrecking Crew

26. Further Public Comments

27. Chair's Closing Remarks

28. Adjournment

Note Respectfully submitted,
Brooke Stevens,
Recording Secretary

Tasks from previous meeting(s)

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Previous meeting: BPBCA BOG December 11th, 2024, Special Hybrid Meeting - 12/11/24

Open Tasks From Previous Meeting(s)

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