

Agenda for BPBCA BOG February 27th, 2025, Regular Hybrid Meeting - 02/27/25

Date and time:	02/27/25 6:00 PM to: 02/27/25 8:30 PM
Organizer:	Brooke Stevens
Participants:	Recording Secretary, Peter Baril, BOG Member, John Cellino, BOG Member, Peter Meggers, BOG Member, Jim Schepker, BOG Chair, Will Fountain, Emeritus , Bill Bayne, BOG Member, Colleen Chapin, BOG Member, Absent:, Arlene Garrow, BOG Vice-Chair
Optional:	Jim Moffett, Association Manager, Al Capozza, Treasurer, Colleen Hayes, Club Liaison & Tax Collector
Location:	BP Clubhouse, 6 Sunset Avenue, Niantic, CT & Via Zoom

Topics

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

2. Zoom Information & Link

Note <https://us02web.zoom.us/j/83862827301?pwd=xGpyNsha3PqWLSaGWcd44FQF7ubN7H.1>

Note Meeting ID: 838 6282 7301

Passcode: 593071

Phone only: 646 931 3860 US

One tap mobile

+16469313860,,83862827301#,,,,*593071# US

Note <https://us02web.zoom.us/j/83862827301?pwd=xGpyNsha3PqWLSaGWcd44FQF7ubN7H.1>

3. Additions to Agenda

4. Approval of Meeting Minutes

4-1. January 23rd, 2025, Meeting Minutes

Note see attached minutes.

 [Minutes of BPBCA BOG January 23rd 2025 Special Executive Session Regular Hybrid Meeting 01 23 25.pdf](#)

5. Chair's Opening Remarks

6. Public Comments

7. Communications: Member Inquiries

Note see attachment.

 [Guenther_email_exchange.pdf](#)


Note see attachment.

 [Lombardo_correspondence.pdf](#)

Note see attachment.

 [Cynthia_Alex_Girgenti_email.pdf](#)

Note see attachment.

 [Robert_Stent_email_exchange.pdf](#)

8. Remote Voting Update/Board Vote (C. Chapin)

Note see attachment.

 [Remote_Voting_Recommendations.pdf](#)

9. Insurance/Golf Cart Update (A. Garrow / P. Meggers)

10. 2025/2025 Budget Planning (A. Capozza)

Note see attachment.

 [BP Budget Calendar-2025-2026.docx](#)

11. Beach/Clubhouse Signage/Board Vote (P. Baril)

12. Laminated Rules & Regs Flyer/Board Vote (J. Moffett)

Note see attachment.

 [BPBC Rules Regs Feb2025R.pdf](#)

13. Visibility Regulations Update (A. Garrow / C. Chapin)

Note see draft attachment.

 [294053-291666-Visibility_at_Intersection_Ordinance - DRAFT - 2024-11-17-.pdf](#)

14. Bellaire Seawall Repair/Board Vote (P. Baril / B. Bayne, P. Meggers)

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

Note see attachment.

 [BPBCA-Community Endowment ntro - Feb 27 25 BOG meeting.docx](#)

Note see attachment.

 [Template_nonstock_bylaws-np-501c3_public_charity_\(00785533xD3DC6\).docx](#)

16. 2025 Telephone Directory Update/Board Vote (P. Baril)

17. Capital Contribution Fee for Purchase of BP Property Update (B. Bayne)

18. Clubhouse Doors Update (C. Chapin)

Note see attachment.

 [294052-Clubhouse Doors - Proposed Scope of Work.pdf](#)

19. Coastal Engineering Update/Board Vote (P. Baril, B. Bayne, P. Meggers)

20. Hard Court/Clay Court Conversions Discussion (P. Baril, C. Chapin)

21. Coastal/Non-Coastal Project List Update (J. Schepker)

Note see attachment.

 [BOGCapital To-Do List.docx](#)

22. Reports

22-1. Association Manager

Note see attachment.

 [February 2025 Association Managers Report \(1\).pdf](#)

22-2. Tax Collector

Note see attachment.

 [TAX COLLECTOR REPORT 2-17-2025 for 2024-2025.xlsm](#)

22-3. Treasurer


Note see attachment.

 [Black Point-Budget vs Actual -thru 02-25-2025 YTD.pdf](#)

Note see attachment.

 [LT Capital Fund-Budget vs Actual -thru 02-25-2025 YTD.pdf](#)

Note see attachment.

 [Balance Sheet -as of 02-25-2025 YTD.pdf](#)

Note see attachment.

 [R D Detail--1-22 to 02-25-2025.pdf](#)

Note see attachment.

 [Rec Program-thru 02-25-2025 YTD.pdf](#)

22-4. Zoning/ZBA

22-5. Waterford Data Center

22-6. Men's Club

22-7. Women's Club

22-8. Wrecking Crew

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

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

Task Mr. Bayne said he and Mr. Baril will go out there in the morning for a site visit to personally assess the situation, make sure there are no immediate concerns, and will report back to the rest of the Board.

Task Mr. Cellino made reference to a memo from Jim Fox and Ms. Chapin noted that she did not receive it. Mr. Cellino said he will forward the memo to her.

Owned by John Cellino