

Agenda for BPBCA BOG March 27th, 2025, Special Executive Session & Regular Hybrid Meeting - 03/27/25

Date and time: 03/27/25 6:00 PM to: 03/27/25 8:45 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, 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 Meeting to Order

Note A Special Executive Session is scheduled for March 27th, 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 Employee Compensation Issues for 25/26 Budget Planning

3. Motion to Exit Executive Session

4. Zoom Info & Link

Note <https://us02web.zoom.us/j/87523276392?pwd=PbGqF5jlcHAAhg9TGJft90ScmZjY1.1>

Note Meeting ID: 875 2327 6392
Passcode: 961669
Phone Only: 305 224 1968 US
One tap mobile
+13052241968,,87523276392#,,,,*961669#

Note <https://us02web.zoom.us/j/87523276392?pwd=PbGqF5jlcHAAhg9TGJft90ScmZjY1.1>

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

6. Additions to Agenda

7. Approval of Meeting Minutes

7-1. February 27th, 2025, Meeting Minutes

Note see attached minutes.

 [Minutes of BPBCA BOG February 27th 2025 Regular Hybrid Meeting 02 27 25.pdf](#)

8. Chair's Opening Remarks

9. Public Comments

10. Communications: Member Inquiries

Note see attachment.

 [Cingari_email_exchange.pdf](#)

Note see attachment.

 [Bogue_email_exchange.pdf](#)

Note see attachment.


 [Arduini_email_exchange.html](#)

Note see attachment.

 [Hayes_email.pdf](#)

11. 2025/2026 Budget Planning- (A. Capozza)

Note see attachment.

 [Operations-Work_Sheet_for_FY_2025-26_Budget_Draft_1-3-19-25.pdf](#)

Note see attachment.

 [Rec_Program-Work_Sheet_for_FY_2025-26_Budget_Draft_1-3-19-25.pdf](#)

Note see attachment.

 [LT_Capital_Fund-Work_Sheet_for_FY_2025-26_Budget_Draft_1-3-19-25.pdf](#)

12. Clubhouse Doors Update/Board Vote- (C. Chapin)

Note see attachment.

 [294052-Clubhouse_Doors_-_Proposed_Scope_of_Work.pdf](#)

13. Hard Court Upgrades/Board Vote- (P. Baril)

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

Note see attachment.

 [Bayne_email_update.html](#)

Note see attachment.

 [Bellaire_ROW_sea_wall_repair_-_vendor_1_quote_redacted.jpg](#)

Note see attachment.

 [Bellaire_ROW_sea_wall_repair_-_vendor_2_quote_redacted_\(1\).jpg](#)

15. Remote Voting – Bylaw Amendment/Board Vote (B. Bayne/C. Chapin/P. Meggers)

Note see attachment.

 [Remote_Voting_Bylaw_Amendment.pdf](#)

16. Insurance Update- (A. Garrow/P. Meggers)

17. Rules/Regs Flyer (provided by J. Moffett)- Board Vote

Note see attachment.

 [BPBC_Rules_Regs_Mar2025_\(1\).pdf](#)

18. Visibility Regulations Update- (A. Garrow/C. Chapin)

Note see attachment.

 [294053-291666-Visibility_at_Intersection_Ordinance_-_DRAFT_-_2024-11-17.pdf](#)

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

20. 1 Blue Heron Seawall App./Board Vote (B. Bayne/J. Schepker)

Note see attachment.

 [Document_2025-03-10_163248.jpg](#)

Note see attachment.

 [17019_SEA_WALL_SURVEY_\(1\).pdf](#)

Note see attachment.

 [1_Blue_Heron_CT._Sea_Wall_Repair_Final_Struct._12-18-24_\(1\).pdf](#)

21. 2025 Telephone Directory Update (P. Baril)

22. Playground Backlot Project Discussion (J. Schepker)

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

Note see attachment.

 [Bayne_Endowment_Fund_Email_Update.pdf](#)

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

25. Clay Court Conversion (J. Schepker)

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

Note see attachment.

 [BOGCapital_To-Do_List.docx](#)

27. Reports

27-1. Association Manager

Note see attachment.

 [March_2025_Association_Managers_Reportx.pdf](#)

27-2. Tax Collector

Note see attachment.

 [TAX_COLLECTOR_REPORT_3-23-2025_for_2024-2025.xlsm](#)

27-3. Treasurer

Note see attachment.

 [Black Point-Rec Program-Budget vs Actual -thru 3-25-2025 YTD- \(1\).pdf](#)


Note see attachment.

 [Black Point-LT Capital Fund-Budget vs Actual -thru 3-25-2025 YTD.pdf](#)

Note see attachment.

 [Black Point-Balance Sheet as of 3-25-2025 YTD.pdf](#)

Note see attachment.

 [R D detail 2-26-25 to 3-25-25.pdf](#)

Note see attachment.

 [Black Point-Budget vs Actual -thru 3-25-2025 YTD.pdf](#)

27-4. Zoning/ZBA

Note see attachment.

 [ZEO_Report_February_2025_\(1\).xlsx](#)

27-5. Waterford Data Center

27-6. Men's Club

27-7. Women's Club

27-8. Wrecking Crew

28. Further Public Comments

29. Chair's Closing Remarks

30. Adjournment

Tasks from previous meeting(s)

Tasks from previous meeting(s)

Previous meeting: BPBCA BOG February 27th, 2025, Regular Hybrid Meeting - 02/27/25

Open Tasks From Previous Meeting(s)

Task Mr. Schepker said he will put this item on next month's agenda.

Owned by Jim Schepker, BOG Chair due 03/27/25

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. Schepker inquired about the fence that needs to be repaired and asked Mr. Moffett to approach the homeowners and ask them to fix it, and report back to the Board.

Owned by Jim Moffett, Association Manager

Task Mr. Moffett said he will purchase the locks.

Owned by Jim Moffett, Association Manager

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