

Minutes of BPBCA BOG February 27th, 2025, Regular Hybrid Meeting - 02/27/25

Date and time: 02/27/25 6:00 PM to: 02/27/25 8:22 PM

Present: Brooke Stevens, 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

CC: 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

Note Chairman Schepker called the Regular Meeting to order at 6:00 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.

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

Note There were none.

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](#)

Note Ms. Chapin offered the following corrections to the Meeting Minutes:

1. Page 8, it was Peter Meggers who made reference to the memorandum written by Jim Fox.
2. Page 10, where it says "Mr. Schepker replied that some of these items will of course require Member votes because they're going to be big ticket items and Ms. Chapin said it should be than a vote, it should be community support and input" the word "more" was left out. It should read-

"Mr. Schepker replied that some of these items will of course require Member votes because they're going to be big ticket items and Ms. Chapin said it should be more than a vote; it should be community support and input."

3. Page 12, a context clarification, Ed Zito's comment was related to the clay courts.

Mr. Schepker had two corrections:

1. Under item #10, Page 3, "KC Landscaping" should be "Casey's Landscaping."
2. Under item #12, Page 5, "Catherine Moran" should be "Attorney Catherine Marrion."

Mr. Baril said under page 8, when they had the hedge height discussion, they also discussed the possibility of instituting a speed bump as a safety measure.

Decision MOTION (1)

Mr. Baril moved to approve the Meeting Minutes of January 23rd, 2025, as amended.

Mr. Bayne seconded the motion.

Motion carried, 6-0-1.

Ms. Garrow abstained from the vote due to her absence from the January 23rd, 2025, Meeting.

5. Chair's Opening Remarks

Note Mr. Schepker noted that this evening's meeting agenda is again voluminous with 23 topics for discussion and potentially 5+ votes. He briefly discussed the recent member inquiries he received, which included the following:

A thank you for the efficient handling of the last meeting.

Comments on the pickleball and clay courts to be included in the Minutes.

Questions about intersection visibility and grandfathering issues.

A request for assistance subscribing to the email list.

Questions about the hardcourt and clay court upgrade plans.

A reminder about Men's Club sponsoring the holiday tree installation/removal.

Note Mr. Schepker addressed an alleged right-of-way issue regarding a pathway leading to Old Black Point Road. He noted that research and the Nature Conservancy has map showed no historic right-of-way, the pathway is merely an informal agreement. He has been told that some Old Black Point property owners may consider litigation if trespassing occurs, and he has shared this information with the involved parties.

6. Public Comments

6-1. John Fleet of 17 Cottage Lane

Note Mr. Fleet shared the following:

Clay courts are a unique feature of the Black Point Beach Club.

There are many health and safety benefits of clay courts such as fewer injuries as compared to usage of the hard courts (sprains, knee issues and so forth.)

The clay courts allow sliding, reducing the impact on joints.

The sign-up sheets for courts are regularly filled.

The Ladies Group uses the courts twice a week in mornings.

The professional program for kids was held three days a week last year.

The quotes obtained for court maintenance are around \$5,800 not \$10,000 as previously stated.

Volunteer efforts help reduce costs.

Members help with court preparation and maintenance.

The screens were installed by volunteers.

The racks for grooming equipment were built by the players.

He estimates the annual costs to be approximately \$6,000 for chemicals and the occasional line replacement.

He rolls the courts and volunteers help from May to June.

The kids are here July and August, so it's not needed every day.

Volunteers can also help clean debris September-November.

Note Mr. Schepker noted rolling needed twice a week- Tuesdays and Fridays, and the Beach patrol could potentially assist with that.

Note Mr. Moffett argued that he thinks the courts need to be rolled every day.

Note Mr. Cellino discussed how it would be helpful to quantify the actual usage.

Note Mr. Fleet said he would like to quote Mr. Meggers who in the last meeting said, the clay courts are a unique feature of Black Point. He concurs and along with many others, wants to see them remain.

Note Mr. Schepker discussed how the Board plans to form a committee to make recommendations on the court- be it resurfacing, repackaging, or conversion etc. They would like a committee of volunteers including pickleball, clay court, and tennis enthusiasts to make recommendations to the Board regarding the future of the courts. He instructed interested parties to contact Mr. Baril.

6-2. Colleen Hayes of 20 Sea Breeze Avenue

Note Ms. Hayes shared some of the following:

She was amongst a group of 4 to 8 ladies using the hard courts four times a week.

They took the 8am time slot on Mondays, Wednesdays, and Thursdays, along with an occasional weekend slot, because that was what was available.

It's the only court that offers any shade- the hard courts have very little.

She'd be happy to be part of the Committee.

6-3. Alice Baril of 17 Sea View

Note Ms. Baril suggested that the Committee formation and request for participation be publicized on both the website and in the Black Pointer newsletter.

Note Mr. Baril stated that he knows they will discuss more about the ad hoc committee, which was actually conceived by Ms. Chapin. The community idea is not his own; it originated from the Master Plan and should encompass recreation and social programs, extending beyond just pickleball and tennis. He also emphasized that if a notice is to be issued for committee membership, the goals of the committee should be clearly defined, and interest should be sent to the Board of Governors' email rather than his own personal email.

6-4. Tom Bonelli of 27 Cottage Lane

Note Mr. Bonelli discussed how he concurs that one of the attractions of Black Point is the clay court, which are must better on your joints. He understands there are maintenance costs, but we spent a lot money on beach over the last couple of years, as well as the right-of-ways and other expenses. He may not have used the beach much, and many others the community might not, but we still heavily invest in it. We have new facilities for the kids, a Clubhouse, clay courts, hard courts, pickleball, and so forth. We are not trying to cut costs; if we were, we would cut waste, not the upkeep of clay courts. He wants to go on record as being totally against converting clay courts into hard courts, as it would result in even higher costs.

6-5. Rick Diachenko of 25 Sunrise Avenue

Note Mr. Diachenko wants to ask the Board of Governors about the best way to set up an advisory group and plan for the land at the top of Billow. He's bringing this up because he was a member of the Master Plan and is also part of the Men's Club. The Men's Club is currently very active, trying to figure out how to reinvest funds made through various activities into the beach Association. He mentioned that we're short on land, but maybe we can come up with a plan to use that land for the benefit of the community's recreation as a whole.

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

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

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](#)

Note Ms. Chapin provided an update on remote voting and highlighted some of the following key points:
She solicited volunteers to test remote voting platforms.
The intent was to assess user experience and usefulness.
23 community members tested the platforms.
9 out of 14 who provided feedback preferred E-ballot.
Significant behind-the-scenes coordination is required.
Some testers experienced login issues with the alternative product.
The advantages to E-ballot are the ability to set up user ID and password in advance and reduce the risk of login issues during voting events.
It supports weighted voting for multiple property owners.
It allows for various voting types- yes/no votes, a slate of candidates, limited selection voting (e.g., "pick up to three"), timed voting windows, and a consistent URL for all voting events.
The annual subscription allows multiple voting events.
It can be used for votes, opinion polls, and anonymous idea gathering.
The cost is based on the number of voters.
600-voter plan costs \$407.40 annually.
More cost-effective compared to ElectionBuddy.
There are technical and logistical challenges.
It's a complex implementation process and is concerned about the technical requirements.
Volunteers would be needed to run the system, she's only one person, and it would be well beyond her capabilities to do it all herself.
She's concerned about fairness and equity.
She thinks the remote voting implementation should be delayed.
The current Charter requires attendance at meetings for voting.
She thinks the Charter should be changed first.

Note Mr. Schepker said how they'd like to see this up and running for the Annual May Meeting.

Note Mr. Meggers thanked Ms. Chapin for all her efforts and said he's happy to dedicate the time to get this up and running.

Note Mr. Bayne asked about the cost difference for technical support provided by the company, which the Board briefly discussed. Mr. Bayne added that he's happy to help with this process as well.

Note Mr. Meggers observed that if remote voting is an option there will be people who don't come to the meeting, and this process will account for every member.

Note MOTION (2)

Mr. Meggers moved to approve E-ballot as the vendor for remote voting with a budget of \$410.
Mr. Cellino seconded the motion.

Note Mr. Cellino noted the in person voting portion of the Charter was devised in the 1930s and he thinks today's Zoom technology will fall within the Charter requirements. We can ask corporate counsel about this along with the need to address proxy voting alignment with our bylaws.

Note The Board debated whether it was worth it to first have one vote or two to solidify the process, before considering purchasing additional tech support.

Note Mr. Schepker said they can always revisit at the next meeting, whether additional support is needed.

Note Ms. Chapin said she doesn't think the Board should be running the voting.

Note Mr. Baril asked that all the Board Members read through the 6-page document provided by Ms. Chapin. He noted they should get the word out now that this is labor intensive, and there could be a lot of confusion.

Note Mr. Schepker said they will include a caveat that they could fail, that technologically could fail us, and encourage in-person attendance as a backup.

Note Mr. Cellino wondered if they should authorize an additional \$1,600 to better set up the system.

Decision MOTION (3)

Mr. Bayne amended his previous motion and moved to approve \$2,000 to employ E-ballot to handle our e-voting needs.

Mr. Cellino seconded the motion.

Motion carried, 7-0-0.

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

Note Ms. Garrow shared that she's been contacting multiple local insurance agents and is aiming to present options to the Board by next meeting. Coverage is needed by July 1st, and she is potentially working with up to 4 agencies.

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

Note see attachment.

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

Note Mr. Capozza detailed the budget calendar which he discussed with the Board, and some of the following key points were highlighted:

March 10th- deadline for input on receipts and disbursements.

March 17th- preliminary budget data compiled.

March 19th- preliminary budget sent to Board Members.

March 27th- first budget review meeting; Executive Session at 6pm to discuss compensation issues.

April 24th- final budget presentation and Board approval.

May 1st- approved budget available to community.

May 24th- final approval at Annual Meeting.

Key Budget Considerations-

Legal fees.

Long-term capital maintenance.

Current year capital additions.

Long-term capital funding (currently \$75,000/year.)

Donations.

Payroll.

Note Mr. Schepker said he would like the Board to consider increasing the mill rate from 1.93 to 2.34 to avoid sudden assessments and build reserves. This would also provide an additional \$75,000 for the reserve fund. Comparisons with other local associations were made.

Note Ms. Chapin observed the Association should be cautious about increasing the tax rate since tax rates have increased by double-digit percentages in recent years, and there is a wide range of property valuations within the Association.

Note Mr. Schepker discussed how the Giant's Neck Heights Association has a mill rate of 2.65 and Ms. Chapin detailed why it's not a good apples to apples comparison and Mr. Meggers and Mr. Cellino concurred.

Note Mr. Bayne advised comparisons with other associations like Point O' Woods. Mr. Meggers explained that Point O' Woods uses a combination of assessments, debt, and usage fees.

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Note Mr. Meggers said he will find out the Point O' Woods mill rate.

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

Note Mr. Baril discussed replacing the deteriorating signs around the beaches and the Clubhouse. The Board and Mr. Moffett discussed the cost estimate, durability of different materials, and the need for consensus on sign language.

Note Mr. Baril shared that the cost estimate from Fast Signs is \$2,000 with a 20% or 25% surcharge due to tariffs. This is for 5 beach signs, 2 Clubhouse signs, and 1 boat launch sign on Sea View.

Note Mr. Bayne suggested they consider resin as an alternative material and Mr. Moffett discussed how the signs made from Sign Craft haven't deteriorated since they've been installed, while the aluminum signs they've had needed to be replaced after 2 or 3 seasons.

Note Mr. Schepker asked that samples be drafted for the next meeting.

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

Note see attachment.

 [BPBC Rules Regs Feb2025R.pdf](#)

Note Mr. Moffett presented the proposed updated rules and regulations. The Board discussed the printing options, costs, and specific language in Section 3 regarding water safety rules. There was a proposal to delete the second sentence about water safety rules and concerns about liability and clarity for renters/visitors were expressed.

The Board decided to keep the DEEP (Department of Energy and Environmental Protection) reference and there was a suggestion to spell out the DEEP acronym for clarity.

Note Mr. Moffett showed a sample printed on synthetic, heavy-duty paper, which is similar to menu stock. The printing quotes are \$1,055 for 600 copies and \$1,200 for 700 copies. Ms. Stevens said there is also potential to include it with the Annual Meeting mailing through Quality Printers.

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

Note see draft attachment.

 [294053-291666-Visibility at Intersection Ordinance - DRAFT - 2024-11-17-.pdf](#)

Note Ms. Chapin and Ms. Garrow presented an update on intersection visibility regulations. The Board discussed the differences between ordinances and regulations, and the need for more information from legal counsel.

Note Mr. Schepker shared that he and Ms. Garrow are going to meet with Attorney Branse next week.

Note Mr. Cellino briefly discussed how 15 ft is inadequate and how the Zoning Board was originally looking at 30 ft, which is still inadequate. He noted the importance of involving the ZEO in this and how an ordinance trumps zoning. He also suggested surveying our intersections to see where property lines are. Mr. Cellino said that most people have been happy to comply when approached.

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

Note Mr. Baril gave an update on the scour wall repair needed for Bellaire access way:

The adjacent property to the south already engaging contractor for repair.

Schumacher, who is a Clinton based contractor, quoted \$6,000 for the scour wall portion and \$16,000 for the Bellaire access way repair.

Mr. Bayne thought these quotes were too high so he's awaiting on a second bid from Classic Concrete.

This has been delayed due to the illness of the company principal.

Mr. Bayne is attempting to negotiate with Schumacher and has left two voicemails.

Note Mr. Cellino detailed how he too thinks the Schumacher bid is too high and noted that Scott Bayne could also be a consultant for this.

Note Mr. Bayne said he will share the fundamental scope of work with the rest of the Board.

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](#)

Note Mr. Bayne discussed the proposal to set up a Black Point Endowment Fund to raise money for capital expenses. The Board discussed the need for experienced volunteers and the legal expenses to set up the entity. Some of the following discussion points were highlighted:

Many communities and municipalities already have such endowment funds.

This could help augment future capital needs through fundraising.

There was some concerned about the lack of volunteers with foundation experience.

These entities are administratively heavy.

Need people experienced with foundation execution and technical applications.

They should recruit committee members before approving legal expenses.

The trustee group needs to influence how the entity is set up.

Approving funding now would show Board support and help recruitment.

This is not a time sensitive item.

A preference was expressed not to commit funds until we have a trustee group in place.

We're asking for a lot of volunteers.

Decision MOTION (4)

Mr. Bayne moved to set up an endowment with Attorney Marrion for \$3,600, contingent upon securing a committee of community members to operate it.

Mr. Meggers seconded the motion.

Mr. Baril said he supports this but doesn't see why we have to vote for this tonight.

Ms. Chapin said she doesn't want to tie up these funds before the formation of a committee happens noting this could be part of next year's budget instead.

Vote:

Motion carried, 5-2-0.

Yay- Mr. Schepker, Mr. Bayne, Mr. Meggers, Mr. Cellino and Ms. Garrow.

Nay- Ms. Chapin and Mr. Baril.

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

Note Mr. Baril provided an update on efforts to update the community telephone directory. He explained how Bob Guenther, Lil Diachenko, and Tyler Brown are assisting with the project. They're waiting for the updated Grand List from the town and the amount of \$600 serves as a placeholder, but they have no competitive bids yet. They want to update the directory with changes to property owners and other members' information. A notice will be included in the mailing for the proposed budget and Annual Meeting.

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

Note Mr. Bayne gave an update on the potential implementation of a capital contribution fee for new property owners. Research is being conducted due to potential conflicts with the Connecticut State Statutes for quasi-municipalities. Anita Schepker has been assisting and researching this item for them.

18. Clubhouse Doors Update (C. Chapin)

Note see attachment.

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

Note Ms. Chapin reported that progress is being made on obtaining bids for new clubhouse doors and Larry Connors has met with five different installation vendors who have visited the site and taken measurements. A detailed scope of work has been developed, and bids are expected by March 7th, 2025.

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

Note Mr. Baril reported that they've progressed with the defined scope of work. The contract with Coastline Consulting has been finalized and surveys will be conducted on both the eastern waterfront and the western kayak dock area. The kickoff meeting is in the next week or so and most of the work will be done by April 15th. He noted the cost is \$1,250 less than what was voted on and clarified that it's a reduction in scope, not price.

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

Note There was discussion about the potential conversions of hard court and clay court, as well as repairs and modifications needed for pickleball courts. The need for a holistic approach to recreational planning was emphasized by Mr. Baril. Ms. Chapin advised that a proposal for repairing and maintaining the existing courts should be developed and the Board discussed considering forming a committee to address court and recreational facility issues. Some of the following was highlighted and considered in the discussion: They have 1.3 acres of wooded area available for potential development. They need to consider pickleball, clay courts, hard courts, and other potential uses. The immediate focus should be on repairing and maintaining existing courts. The hard courts can be used for pickleball but need resurfacing and new striping. The estimated cost is \$5,000 to \$10,000 for patching and relining. Converting clay courts to asphalt may be too expensive to pursue, the estimated cost is in excess of \$140,000 for converting two clay courts to asphalt.

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

Note see attachment.

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

Note Mr. Cellino noted there are many areas that need repair, not just the Bellaire seawall. Mr. Schepker replied that in those instances they'll get input from the Waterfront Task Force.

22. Reports

22-1. Association Manager

Note see attachment.

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

Note Mr. Moffett referenced his report and detailed some of his daily activities.

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

Note Mr. Cellino asked about the daily raking of the beach and a discussion ensued about the current beach maintenance provider and the possibility of seeking competitive bids. Concerns were raised about potentially upsetting the current provider who does a good job. Mr. Moffett explained that the current beach maintenance contractor has not raised prices in seven years and the current price is \$150 per day.

Note Mr. Meggers noted that he's received quite a few messages about kids lowering the basketball hoops and the need for locks to prevent unauthorized adjustments. The Board agreed to an expenditure of \$40 to obtain a set of locks to solve the issue. Mr. Meggers noted that the Club Director can lower the hoops when necessary for the Club kids.

Task Mr. Moffett said he will purchase the locks.

Owned by Jim Moffett, Association Manager

22-2. Tax Collector

Note see attachment.

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

Note Ms. Hayes shared that there had been 7 delinquent accounts but now there are 5. She's been in touch with 2 of the 5 and an intent to lien can be sent after the bills are late by one month. \$1,700 of \$2,200 is still outstanding and the Board decided to wait until the next meeting to decide on further actions, including potential property liens.

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](#)

Note Mr. Capozza shared some of the following:

The community's financial position is currently positive.
\$1,300 in tax collections, interest, and zoning fees came in.
Disbursements totaled \$207,000, representing 66% of the budget.
Current balance is positive \$123,000.
Estimated balance for June 30th is around \$6,000 positive.
Long-term capital fund balance is \$323,249.

22-4. Zoning/ZBA

Note Ms. Garrow reported that the Zoning Board of Appeals needs new members and a new Chair. The ZBA currently has four full members and two alternate members. She said sadly Dan Deknis, the previous Chair, has passed away. Ms. Garrow asked interested parties to reach out.

22-5. Waterford Data Center

Note Ms. Garrow reported that bills have been proposed to address concerns related to data centers: Senate Bill 00892- Requires evaluation of large data centers' impact on electrical distribution systems.
House Bill 5108- Concerns regulation of industrial low frequency noise pollution.
Community members are encouraged to support these bills by contacting the sponsoring legislators.
<https://www.blackpointbeachclub.com/proposed-bills-related-to-the-waterford-data-center/>

22-6. Men's Club

Note There was no report.

22-7. Women's Club

Note There was no report.

22-8. Wrecking Crew

Note There was no report.

22-9. Rec Club Update

Note Ms. Hayes said the Program Director is reaching out to prior counselors and has posted a job application for volunteers and counselors. The application link will be added to the Black Point website.
<https://docs.google.com/forms/d/1feTuNA0sp8sVJ7zxA4zznusJPgHX9NX8VSqYDeqIEgw/edit>

23. Further Public Comments

23-1. Skip Guzy of 17 Woodland

Note Mr. Guzy said a group of pickleball, and tennis players will meet to formulate recommendations for court maintenance and upgrades. They will present these recommendations to the Board next month.

23-2. Alice Baril of 17 Sea View

Note Ms. Baril asked about the implementation of an e-ballot system, including concerns about user-friendliness, security, and the need for training or instructions for users.

23-3. Jerry Reis of 21 Sea View

Note Mr. Reis said he concurs with what Mr. Guzy said, they need to spend money on the hard courts.

23-4. Cynthia Etienne of 48 Nehantic

Note Ms. Etienne suggested including community rules in the phone book with colored pages for easy reference, particularly for renters.

Note The Board will consider this when getting estimates for the phone book.

24. Closing Remarks

Note Mr. Meggers reported that he just found out that the average association fee for Point O'Woods in 2023 was \$1,360, the mill rate was 23.5, and the fee for water was \$550. Mr. Moffett added that they also pay for their own garbage.

25. Adjournment

Decision MOTION (5)

Mr. Bayne moved to adjourn the February 27th, 2025, BPBCA BOG Meeting at 8:22 p.m.

Ms. Garrow seconded the motion.

Motion carried, 7-0-0.

Note Respectfully Submitted,
Brooke Stevens,
Recording Secretary

Task Summary

New Tasks

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

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

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Owned by Jim Moffett, Association Manager

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