

**Draft July Meeting Minutes**  
**GIANTS NECK BEACH ASSOCIATION**  
**ANNUAL JULY MEETING OF THE ASSOCIATION MEMBERS MINUTES DRAFT**  
**Helen Lena Clubhouse**  
**July 18, 2026, 9:00 am**

**1. Call to Order**

The July Meeting of the Giants Neck Beach Association was called to order at 9:00 AM by President Gerry Van Noordennen.

**2. President's Report**

President Gerry Van Noordennen introduced the newly elected and continuing members of the Board of Governors (BOG) for the 2026–2027 term: Julie Cameron (Vice President), MaryAnn Heenehan (Secretary), Lorie Carlson (Treasurer) (joining via zoom), Chip Brienza, Joe Dasco, Richard Sullivan, and Matthew Ravosa (joining via Zoom).

Gerry reported that based on the recent BOG meeting, the board has decided to issue a new community priority survey to gather direct input from residents on association spending, tax allocations, and infrastructure improvements. MaryAnn Heenehan is currently drafting the survey, which will be distributed to the community in the near future.

Regarding July 4th operations, Gerry noted it was the association's busiest weekend of the year. Under the coordination of board liaison Chip Brienza, the association worked closely with Giants Neck Heights to arrange for the East Lyme Police to patrol the neighborhood hourly. The primary goals were to prevent non-residents from parking on common property and to deter illegal fireworks on the beach due to severe liability and fire hazards. Gerry stated that the weekend went well overall with minimal complaints.

Gerry outlined the primary BOG goals and active projects for the 2026–2027 fiscal year:

- The shared driveway lease agreement for the Franzoni property remains close to completion. Although attorneys are still finalizing minor terms, the Franzonis have successfully repaved the common property driveway and paid their quarterly fees up to date through September.
- The board formally voted to fully support the Dock Committee's grant application with the State of Connecticut Department of Environmental Protection (DEP) for piling replacements and structural dock repairs. Additionally, a financial transition has begun to merge the Dock Committee's independent accounts under the direct fiscal oversight of the BOG to improve treasury controls.
- The association continues to assist the Giants Neck Improvement Company (GNIC) with ongoing property boundary surveys, markers, and signs for common areas.
- Execution will begin on previously approved capital projects, specifically addressing the Lake Shore Drive shoreline erosion and structural repairs to the pond's decaying sluice gate.

- The board is exploring an enforcement ordinance to handle persistent violations such as illegal parking near the boat ramp and neighborhood speeding. The upcoming survey will gauge community interest in traffic calming measures like temporary seasonal speed bumps.
- A short-term Strategic Planning Committee is being established to work with committee chairs to forecast capital asset replacements (such as a future clubhouse roof) over a 20-to-30-year horizon. Richard Sullivan volunteered to serve as board liaisons.

Gerry highlighted a severe shoreline erosion issue on the common property located to the left of the boat docks in front of Chris LaFond's property, where an 8-foot buffer has eroded down to 6 inches in one spot. GNIC has engaged a contractor to secure permits from the DEP and the Army Corps of Engineers to install a protective barrier and build the land back up. Gerry noted that this project presents an opportunity to restore the old walkway and bridge to reopen access to the secondary beach, especially given long-term beach loss from rising ocean levels.

Gerry reviewed the noise ordinance passed last August, noting that homeowners may perform projects seven days a week from 8:00 AM to 6:00 PM. Commercial contractors are restricted to Monday through Friday from 8:00 AM to 6:00 PM, Saturdays from 8:00 AM to 1:00 PM, and are prohibited from working on Sundays and major summer holidays. He reported no major issues or complaints this season, and the zoning commission will return with any recommendations for minor adjustments.

### **3. Treasurer's Report**

Lorie Carlson presented the financial report as of July 17, 2026:

The current checking operations account balance stands at \$38,012. The tax and assessment collection account holds \$78,545, the savings reserve account stands at \$51,694, and the money market account contains \$241,525, bringing total association funds to \$409,776. Out of the total \$165,954 levied tax balance, \$78,445 (47%) has been successfully collected to date.

Lorie also delivered the independent financial breakdown for the Dock Committee accounts: a checking balance of \$85,458, a share account of \$36,053, a 60-month CD of \$7,598, and an 8-month CD of \$200,586, totaling \$329,695 in dock funds. A single \$26 bill to Eversource was processed since July 1st.

Joe Dasco asked whether the \$50,000 transferred from reserves was included within these reported dock figures. Lorie clarified that the \$50,000 remains set aside as an earmarked capital item within the main GNBA accounts and has not been physically moved into the separate dock financial balances.

### **4. Approval of Minutes**

President Gerry Van Noordennen requested a motion to approve the minutes of the June 20, 2026 membership meeting, which had been posted to the website with minor editorial corrections submitted to Annah. A motion to approve the minutes was made by Mike Heenehan, seconded by Irene Makiaris, and the minutes passed unanimously.

## **5. Committee Reports**

Gerry noted that direct board members will be assigned to act as direct committee liaisons at the next BOG meeting to foster open communication and prevent oversight surprises.

### **Beach Committee**

Mike Heenehan reminded members that state law and local regulations strictly prohibit the launching or use of watercraft, including kayaks and paddleboards, within the designated swimming area. Kayaks must be carried to the designated boating area for launching rather than launching from Mother's Beach. Mike said that paddleboards could be launched from the swimming areas, but not kayaks. Mike thanked MaryAnn Heenehan for installing protective signage around a stand of threatened and endangered plant species on the beach. He requested that residents continue documenting horseshoe crab sightings with photos that include property walls or landmarks to help track populations during full moons.

### **Insurance Committee**

Andrew Young reported that an insurance representative from Lloyd's of London conducted a physical inspection of all association beaches and properties. A formal evaluation report is forthcoming, but initial indicators showed the properties are well-maintained and in good shape. Andrew recommended that given the high volume of total funds shifting under BOG administration, the board should evaluate increasing the current policy limits for its crime coverage (\$75,000) and cyber policies, while ensuring strict accounting controls are verified.

### **Pond & Wildlife Committee**

Lisa Daggart reported that four turtles were struck and killed on South Bridebrook Road recently, including three in a single day, and requested that residents remain highly vigilant. She explained that the thick water lily coverage on the lower pond is necessary for the upcoming professional application of the foliar herbicide Flumigard, which requires adequate foliage to draw the chemical down to eradicate the roots. Lisa estimates that this targeted late-season application will safely reduce coverage from 90% to a balanced 30% and significantly reduce chemical treatment costs in future years.

Lisa noted that resident John Wohler volunteered to clear invasive plant growth near his home, which will be replaced with short native plants to deter geese from crossing onto neighborhood roads. Additionally, benthic blankets placed near the dam to suppress lilies in the children's fishing area have proven highly successful.

Jeff Kanus asked if an environmental study was conducted and why chemical herbicides were chosen over mechanical harvesting or alternative inflows to establish biological equilibrium. Lisa clarified that mechanical harvesting options are extremely expensive, risk spreading competitive rhizomes into other sections of the pond, and manual weed pulling is unsustainable for older neighborhood volunteers. In response to a question from Tina Bettera, Lisa confirmed the targeted roots would die. In response to a question from Jim Beaulieu, Lisa noted the association holds an active three-year permit.

A community discussion regarding traffic and turtle safety followed. Mario Harris suggested installing

larger road signs telling drivers to slow down. Jim Beaulieu noted that road mortality is an annual environmental reality on the shared roads. Mike Heenehan stated that attentive drivers should easily be able to spot and avoid crossing turtles and suggested implementing nest-protection monitoring strategies utilized by wetlands groups in New Jersey. Angelo Bettera agreed.

#### **Grounds and Maintenance Committee**

Tom Daggart reported that preliminary permitting discussions have initiated with town and wetlands officials regarding the pond sluiceway repairs. He questioned who holds ultimate maintenance responsibility for the decaying wooden posts and guardrails on South Bridebrook Road. Gerry Van Noordennen stated he sent a formal request to the town engineer asking the municipality to replace the broken guardrails due to the steep, dangerous embankments. Tom suggested confirming whether guardrails are legally mandated on the north side of the pond. It was also noted that removing a stubborn stump outside the court would cost an \$450.

#### **Recreation Committee**

Julie Cameron reported an excellent community turnout for the season's first beach BINGO night, with another session scheduled for Wednesday. Planned programming for August includes additional BINGO dates, a Movie Night, and the annual Family Fun Day. Julie encouraged residents of all ages to begin collecting cardboard boxes and duct tape for the upcoming family cardboard boat race event.

#### **Court Committee**

Lou Piscatelli reported that there is currently no active court committee. He stated that basic physical maintenance has been handled: court nets are in good shape, the awning was successfully repaired, and professional power washing is scheduled for the end of summer. The Skedda reservation system remains operational, and the board will evaluate how to formally restructure a court committee moving forward.

Kerry Orshal expressed strong dissatisfaction with the BOG's past decision to disband the active court committee, asserting the move deliberately targeted pickleball players, halted community tournaments, and left new residents confused about court scheduling. She stated thousands of dollars were spent on structural adjustments to appease a few complaints. Vickie Piscatelli strongly defended the past committee's dedicated manual labor, noting they received no formal operational complaints and that reservation info remains clearly posted on the website. Jeff suggested from an outside perspective that the recreation program simply requires a proactive leader to step up, run tournaments, and resolve operational friction. Lou Piscatelli and Mike Heenehan reminded the assembly that the current court playing hours and equipment rules were the result of a rigorous, eighteen-month multi-meeting compromise that was explicitly accepted without objection by 70 residents at last year's annual meeting to balance nearby property rights with recreational play. Chip Brienza encouraged members to move forward constructively to bring community joy back to the courts rather than repeating past conflicts.

#### **PWC Committee**

MaryAnn Heenehan highly commended Vickie Piscatelli and Pandy Wohler for organizing an incredible Saturday night event that completely transformed the clubhouse interior, noting that a PowerPoint presentation with pictures would be available soon.

## **6. Public Comments / 7. Board Comments**

Mario Harris reminded members that the Men's Club is hosting its second dinner on Friday, July 24th, and requested that interested attendees email him directly. He also announced that the community pancake breakfast is being reinstated on Sunday, August 2nd from 8:00 AM to 11:00 AM after a one-year hiatus to bring neighbors together.

Chip Brienza expanded on holiday operations, noting that while collaborative security patrols with Giants Neck Heights went smoothly, a major group of outside holiday firework launchers on Saturday night was effectively washed out by a sudden severe thunderstorm. However, unexpected friction has arisen at the Heights turnaround lot. Heights representatives complained about beach guests using their private lot to turn around, and certain short-term rental guests mistakenly claimed they were permitted to use the lot for a fee. Property owners with rentals must explicitly educate their guests on local rules.

Gerry Van Noordennen agreed, confirming the need for landlords and rental owners to clearly communicate neighborhood rules and boundaries to their tenants to avoid conflicts with neighboring associations.

MaryAnn Heenehan offered an alternative perspective on the holiday weekend, stating that illegal fireworks went off close to homes as early as Wednesday night, prompting an immediate police response. She noted she did not observe patrol cars on Saturday night when heavy fireworks were being launched directly from the beach. She also reported receiving hostile neighborhood feedback regarding the tone and volume of holiday rule reminders. Additionally, Joanne Sullivan backed these observations and expressed frustration regarding the behavior of certain individuals at the Heights turnaround gate, reporting instances of aggressive signaling, rude behavior, and verbal shouting targeted at beach residents driving through. Joann emphasized that while partnering with the Heights is vital, mutual respect must be maintained.

An Angelo Bettera followed up on the turnaround dispute, reporting that they had personally been screamed at while trying to stop briefly near the gate area to get ice cream.

Mike Heenehan noted that a portion of the beach area near the gate is association common property where residents retain an explicit legal right to drop off and unload beach items or buy ice cream from the vendors. Ryan Small, a new resident, asked how to obtain access to the court scheduling app.

MaryAnn Heenehan instructed Ryan to download the Skedda application via guidelines posted on the website and offered her personal technical assistance to set up his user profile.

Linda Hoterek requested that the association implement strict parking enforcement on the traffic triangle/common property visible from her deck, noting that the same vehicles routinely park there illegally for weeks at a time.

Lou Piscatelli explained that while a comprehensive review of the bylaws was completed over the past year, an enforceable fining system requires an explicit appeal framework vetted by a municipal attorney to remain legally binding.

Mike Heenehan and other members strongly advocated for immediate towing solutions to handle these chronic violations.

Joe Dasco added that his experience on another community board demonstrated that explicit signage, clear fining structures tied to property liens, and established relationships with professional towing companies efficiently resolve chronic parking violations.

Mary Jane Agostini challenged the legality of the Saturday 1:00 PM weekend contractor noise cutoff rule, asserting that last summer's public hearing failed to meet proper 5-day public notice display requirements.

Gerry Van Noordennen clarified that the board's legal counsel explicitly reviewed the hearing process and concluded that the notice met all legal standards and would firmly withstand any judicial court challenge. Mary Jane explicitly voiced her disagreement.

Jim Beaulieu noted that a valid pond treatment permit from 2024 remains actively in effect. He stated that the prior \$1,500 contract was never signed, meaning the association can utilize identical chemical applications without paying duplicative permitting fees simply by selecting a different qualified vendor.

## **8. Adjournment**

A motion to adjourn the meeting was made by Irene Makiaris, seconded by Tom Doggart, and the Annual July Meeting was officially adjourned at 10:27 AM.

Respectfully submitted,

Annah Perch  
Recording Secretary

Attachment:

BOG Members

I'm unable to attend the 7/18/2026 meeting of the Association Members but want to provide input regarding the "Noise Ordinance Discussion - Any changes needed?" section within the President's Report. If this is meant to be a discussion, then my comments are below. Otherwise, these are my comments for the "Public Comments" of the meeting. In either case, please include my comments in the Minutes of the 7/18/2026 meeting.

Here's my understanding of the existing rules regarding noise:

| GNBA noise                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | commercial construction activities                                      | lawn mowing, hedge trimming and other noise-generating yard maintenance | general noise levels (parties, etc.)                                                            |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|-------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|--|
| authority                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | GNBA Zoning Regs effective 3/15/2025 (Zoning Reg 8.1) - see footnote #1 | GNBA Ordinances as of 6/18/2016 (Article 9, Section 1.c.)               | East Lyme Code of Ordinances (Section 90.02, as adjusted by GNBA Zoning Regs & GNBA Ordinances) |  |
| Monday                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 8:00AM to 6:00PM                                                        | 8:00AM to DUSK                                                          | 8:00AM to 10:00PM                                                                               |  |
| Tuesday                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 8:00AM to 6:00PM                                                        | 8:00AM to DUSK                                                          | 8:00AM to 10:00PM                                                                               |  |
| Wednesday                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 8:00AM to 6:00PM                                                        | 8:00AM to DUSK                                                          | 8:00AM to 10:00PM                                                                               |  |
| Thursday                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 8:00AM to 6:00PM                                                        | 8:00AM to DUSK                                                          | 8:00AM to 10:00PM                                                                               |  |
| Friday                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 8:00AM to 6:00PM                                                        | 8:00AM to DUSK                                                          | 8:00AM to 10:00PM                                                                               |  |
| Saturday                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 8:00AM to 6:00PM                                                        | 8:00AM to DUSK                                                          | 8:00AM to 10:00PM                                                                               |  |
| Sunday                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | NOT ALLOWED                                                             | 8:00AM to DUSK                                                          | 8:00AM to 10:00PM                                                                               |  |
| Memorial Day                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | NOT ALLOWED                                                             | 8:00AM to DUSK                                                          | 8:00AM to 10:00PM                                                                               |  |
| July 4h                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | NOT ALLOWED                                                             | 8:00AM to DUSK                                                          | 8:00AM to 10:00PM                                                                               |  |
| Labor Day                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | NOT ALLOWED                                                             | 8:00AM to DUSK                                                          | 8:00AM to 10:00PM                                                                               |  |
| <b>Footnote #1:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                         |                                                                         |                                                                                                 |  |
| "Commercial Construction" IS NOT separately defined in the "definitions" section of the Zoning Regs.                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                         |                                                                         |                                                                                                 |  |
| If you're doing "commercial construction" there is a rule at Section 8.1; otherwise there is no applicable rule.                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                         |                                                                         |                                                                                                 |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                         |                                                                         |                                                                                                 |  |
| "Commercial construction" generally refers to the building of structures and facilities for business and institutional purposes, such as offices, hotels, shopping centers, and hospitals, rather than for residential use.                                                                                                                                                                                                                                                                                               |                                                                         |                                                                         |                                                                                                 |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                         |                                                                         |                                                                                                 |  |
| <b>per Zoning Reg 8.1. Commercial Construction Activities:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                         |                                                                         |                                                                                                 |  |
| No construction or construction related activities including, but not limited to, land clearing, excavation, the installation of footings or foundations, the erection of structures, and the siding or roofing of such structures, shall commence prior to 8:00 AM nor conclude later than 6:00 PM on Monday thru Saturday 8:00 AM to 6 PM. No construction work is permitted on Sundays. No commercial work shall occur on Memorial Day, July 4th, and Labor Day. Emergency work is permitted after contacting the ZEO. |                                                                         |                                                                         |                                                                                                 |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                         |                                                                         |                                                                                                 |  |
| <b>per Article 9, Section 1.b. of the GNBA Ordinances as of 6/18/2026</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                         |                                                                         |                                                                                                 |  |
| this ordinance conflicts with Zoning Reg 8.1 and currently reads:                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                         |                                                                         |                                                                                                 |  |
| Any construction, repair work, or other activity generating significant noise shall not commence before 8 a.m. and shall end at 6 p.m. unless authorized by the President or his/her designee.                                                                                                                                                                                                                                                                                                                            |                                                                         |                                                                         |                                                                                                 |  |

Per the advice of Robinson & Cole, there are very specific rules/statutes that must be adhered to in order to change the Zoning Regulations, Bylaws or Ordinances. During this past year there have been a number of attempts to change the above noise rules, all of which have failed due to:

improper timing of the meeting notice and improper form of the meeting notice

A "Public Hearing on Noise Ordinance" was held on 8/16/2025 for the purpose of changing the Saturday stop time for commercial construction – from 6PM to 1PM.

There was five days notice given and no posting of a Notice of Public Hearing.

As confirmed by Robinson and Cole, a public hearing regarding zoning requires seven days notice and the posting of a very formal Notice of Public hearing.

Improper action

A GNBA Membership Meeting was also held on 8/16/2025.

Per the Minutes of that meeting: "7. Action on Section 1 revision of Bylaw Article 9 - Julie Cameron made a motion to approve the proposed change to the bylaws to reflect consistency with the zoning regulations. Angelo Bettera seconded the motion, and it passed unanimously."

There is no such Article 9 in the GNBA Bylaws, as there are only seven articles which comprise the Bylaws.

There is no tally or details of the voting members who "unanimously" passed the motion.

Per the advice of Robinson & Cole, it is essential that an up to date list of voting members/member representatives is maintained and provided to any member on request.

Angelo Bettera is not a voting member, yet he seconded the motion.

Incomplete action and improper meeting notice

On October 30, 2025 there was a Zoning Commission Meeting held, without the posting of a formal Notice of Public Hearing as described by Robinson & Cole.

Per the Minutes of that meeting: "MOTION (3): Mr. Spano moved to accept the revised language regarding Commercial Construction Activities Article 9, Section 1b., effective December 15, 2025. Seconded by Mr. Corona. (5-0) Unanimous"

The above recommendation of the Zoning Commission was never approved by a vote of the BOG or GNBA members.

Notwithstanding the failed attempts described above, there are numerous misleading and incorrect documents posted on the GNBA website. ALL of this misinformation should be immediately removed from the website:

Under documents and information there is a new Ordinances, 2025 Version – which lists the Saturday stop time as 1PM. This is contrary to the existing Zoning Regs, as on file with the Town, which have a 6PM stop time.

Under documents and information there is a new 82-page Complete Book – please see

Page 7 – Bylaws "incorporating revisions enacted through August 19, 2025" (the day after the annual meeting/(defective) public hearing

Page 16 – Ordinances "incorporating revisions enacted through March 15, 2025 2"

Page 24 – Table of Contents of the Zoning section – "Effective date March 15, 2025"

Page 59 – has Saturday stop time as 1PM

The Giants Neck Beach Association was incorporated 6/18/1941 by CT Special Act No. 399 as a “body politic and corporate,” which Robinson and Cole deem to be a “quasi-municipal corporation” subject to certain Connecticut General Statutes as noted. GNBA’s governance document is its Charter, which arose from Act 399. Act 399 has been amended five times, each of which modifies the Charter. The complete Charter, as amended, is not posted on the GNBA webpage (which only contains excerpts of the Charter).

The Robinson & Cole memo did not address the purpose or operation of Giants Neck Beach Association, Incorporated, which was formed 11/4/1939 as a nonstock corporation and is active and in good standing with the CT Secretary of State. The purpose of this entity needs to be clarified.

Thank you.

Joe Sparveri

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