

GIANTS NECK BEACH ASSOCIATION  
Niantic, Connecticut  
Est. 1941

May 29, 2021

Dear Giants Neck Beach neighbors and friends:

We hope everyone is doing well. Spring finally seems to be springing, and things are starting to open up a bit as vaccines have become more available. Although the signs are promising, the Board has decided that for the safety of the membership we will again this year disseminate budget information in writing rather than through an in-person informational meeting, and will conduct the budget vote via absentee ballot in the same manner as last year (more details follow below). We are hopeful that we will be able to have an in-person meeting later this summer. In the meantime, we wanted to update you on a number of issues:

1. Use of the Clubhouse: Beginning on June 1, the Association Clubhouse will be available to rent for private events. Information on how to reserve a date can be found on the Association website. Please continue to keep safety precautions in mind when gathering with groups of people.
2. Multi-Purpose Court: Classic Turf has been hard at work and making good progress on the court, and we hope to have it open for play soon. The concrete has been poured, the fence has been installed, and the basketball hoop is in place. The first two surface layers were put down on Friday, and – weather permitting – they will begin painting next week. This is a crucial time in the court construction, and ***it is imperative that people stay off the court until the final coat of paint on the lines is completely dry.*** We have placed caution tape and signs around the court to make it completely clear that it is closed and cannot be entered for any reason.

We are looking forward to the entire Association enjoying this wonderful new asset in our community. As you all know, this was a significant financial undertaking and it is important that we take appropriate care of the court so that we can enjoy it for years to come without the need for costly repairs. Towards this end, the Board and the Court Committee – with the expert guidance of Classic Turf – have developed a set of rules governing use of the court. A copy of these rules is being circulated herewith, and will also be posted at the court and Clubhouse as well as on the Association website. ***Members - please impress upon your family and guests the importance of following the rules; you are responsible for any damage they may cause.*** We trust that people will follow the rules and avoid damage to the court. However, if non-compliance becomes a problem the Board is prepared to implement fines for violations. Let's all enjoy the court and not let it come to that.

We will send an email blast and post signs as soon as the court is open for play. Please do not go on the court until we do so, even if the surface looks complete.

We are also working on the court reservations policy and procedure, and are exploring the possibility of an on-line reservation system, which would provide a clear way to see when the court is available for tennis, pickleball, or basketball. We will follow up with more information on this shortly.

3. 2021 – 2022 Budget Process and Annual Meeting: As noted above, for the safety of our community the Board has decided again to not to hold a physical meeting for either the informal

budget information session or the June Annual Meeting. The procedures will be the same as last year, as follows:

a. Adjustments relating to the budget information session: We are providing with this memo both the proposed budget for 2021-2022 and a powerpoint deck with explanatory information; this is what would typically be presented at the informal budget session. We have again worked hard, together with the Budget Committee chaired by Pandy Wohler, to keep your tax burden as low as possible, and have been able to achieve a minimal increase in the mil rate, to 1.36. As a point of reference, this is still a marked decrease from the 1.94 mil rate of two years ago. We welcome your input, so if you have any questions, comments, or concerns about the budget, please submit them by email to [budget.gnba@gmail.com](mailto:budget.gnba@gmail.com) **no later than June 5, 2021**. We will post questions and answers on the website for all to see.

b. Adjustments relating to the Annual Meeting:

- Consistent with last year, all voting will be done by absentee ballot. This will include votes on the slates proposed by the nominating committee to fill vacancies on the Board of Governors and the Zoning Board of Appeals, as well the traditional budget-related items and requests for capital expenditures. Paper absentee ballots will be sent to the owners of record (or Designated Member Representative) of every property to the address on file with the East Lyme Town Hall, so there is no need to specifically request a ballot. We expect to be mailing the ballots by June 7<sup>th</sup>, and completed ballots must be received **no later than June 19, 2020** at the following address:

Registrar  
Giants Neck Beach Association  
P.O. Box 124, Niantic, CT 06357

- Please keep in mind that voting eligibility requirements remain in place, including the provision of the Association Charter that allows only one vote per property. Each voting Member or Member Representative must identify the property in the designated area of the ballot, and **only one vote per property may be submitted**.
- Please note that all previously submitted Designation of Membership Representative forms remain valid, but if your property is owned by a legal entity and you want to change or add a designation you may do so by downloading the form from the website and submitting the completed form either electronically to [voting.gnba@gmail.com](mailto:voting.gnba@gmail.com) or by sending the hard copy to:

Registrar  
Giants Neck Beach Association  
P.O. Box 124, Niantic, CT 06357

***Please note that the completed designation forms must be received no later than June 10, 2021 for the designation to be effective for votes associated with the 2021 Annual Meeting.***

- Results of the votes will be posted on the website and at the clubhouse bulletin board, and circulated by email, no later than June 20, 2021.

## **Summary of timeline and deadlines:**

(For purposes of the dates below, the deadline is the date by which the submission must be received by the Board or Registrar, via email or in the P.O. Box, as applicable):

June 5, 2021: Deadline to submit comments or concerns re budget to [budget.gnba@gmail.com](mailto:budget.gnba@gmail.com)

June 7, 2021: Date by which Board expects to mail the absentee ballots, after having reviewed any comments and concerns submitted and having made any necessary adjustments.

June 10, 2021: Deadline to submit Designation of Member Representative (“DMR”) forms to either [voting.gnba@gmail.com](mailto:voting.gnba@gmail.com) or Registrar, P.O. Box 124, Niantic, CT 06357

***(NOTE: this deadline is only applicable to legal entities that want to designate a new or different Member Representative; previously filed DMR forms remain effective until replaced.)***

June 19, 2021: Deadline by which completed absentee ballots must be received at the following address:

Registrar  
P.O. Box 124  
Niantic, CT 06357

I am sorry that we will not be able to be together for the Informational and Annual Meetings, but look forward to seeing you at meetings later this summer if circumstances permit. And we also look forward to seeing you out on our new court!!!

Page Heslin  
President, Board of Governors  
Giants Neck Beach Association