

**GIANTS NECK BEACH ASSOCIATION  
BOARD OF GOVERNORS  
MEETING MINUTES  
MARCH 2, 2022  
7:30 pm  
35 GRISWOLD ROAD, NIAN TIC, NIAN TIC CT,  
AND REMOTELY BY ZOOM**

**Present at 35 Griswold:** Page Heslin, Peter Knowles, Lee-Ann Berger,

**Present by ZOOM:** Wick Mallory, Lou Piscatelli, Bill Christopher

**Absent:** Lili Plisic

**Also Present by ZOOM:** Louise Wilcox, Annah Perch,

**Also Present at 35 Griswold:** John Ranelli, Jim Beaulieu

**1. Call to Order**

P. Heslin called the meeting to order at 7:33 PM

**2. Presidents Report:**

P. Heslin reported that all but approximately ten assessments on the second installment have been collected.

She received a letter from Giants Neck Heights President, concerning scooter parking and drop off/pick up along the seawall and turnaround. The letter states that only cars with decals will be allowed to drop off/pick up at the turnaround and in conjunction with the East Lyme police no scooter parking will be allowed along the seawall. The members questioned ownership of the turnaround and asked if residents of Giants Neck would be issued decals for drop-off/pick-ups. The BOG will clarify with the Giants Neck Heights President.

John Ranelli contacted P. Heslin concerning two issues. The first is the West Beach groyne/breakwater condition. It has been looked at in the past and DEEP was contacted and informed GNBA that once something has fallen into the water from the groyne then it belongs to the ocean and cannot be replaced on the structure. According to DEEP, they can repair it if they believe it is falling apart. Docko will be contacted by Wick to see if there is value in repairing the structure.

The second issue deals with Short Term Rentals (STR's). J. Ranelli would like the BOG to consider zoning regulations which put a minimum time limit on residential rentals. Some of problems with STR's are large groups of young people renting houses for parties and being disruptive to the neighbors. The issue would require input from the association, and it can be considered in the future in connection with a larger overhaul of the bylaws and ordinances.

The topic of how to control the behaviors of rental tenants was discussed. The members came up with the following options for consideration:

- Minimum rental periods
- Deposits from landlords
- Penalty for complaints
- Vetting of tenants
- Landlords posting bonds

### **3. Treasurers Report**

L. Wilcox, Treasurer, provided the treasurers report by email. There is one property she is still trying to collect taxes on.

She informed the BOG the windows and door on the club house will be replaced and the runoff issue on West Beach is on the East Lyme Public Works Dept. for resolution.

### **4. Set 2022 Meeting Dates**

The following BOG meeting dates were set for 2022:

April 11, May 11, June 6, July 11, August 8, September 12, October 12, November 14

### **5. Nominating Committee-Anticipated vacancies**

- P. Knowles third term is expiring
- L. Berger is willing to serve a third term
- W. Mallory is willing to serve a third term
- L. Piscatelli is willing to serve a second term
- All ZBA members terms are expiring

### **6. Association Cottage Lease Renewal**

L. Berger reported the tenant would like to stay one more year. All members thought she has been a very good tenant and has maintained the property very well. It was the consensus of the BOG that the lease amount remains at \$2000.00.

### **7. 2022-2023 Budget Planning-timing and priorities**

P. Heslin reported that Pandy Wohler had given her a rough outline of the budget process and wanted to know if the BOG had any priorities for spending projects.

W. Mallory said he had investigated the possibility of kayak racks and after talking to people he concluded it was not a good idea. Some people he spoke to thought if the racks were placed on the right of way they would not be used and if they were on the beach, it would obstruct the views. W. Mallory looked at rack prices for 6-8 kayaks which ranged from \$1500-\$2500 or more. Other members of BOG thought the kayaks are a problem and infringed on beach goer's rights and the number of kayaks is out of control. L. Piscatelli will further investigate options. A survey will be sent out to members concerning kayak racks.

The Board is waiting on possible options on Club House Development proposals.

The beach stairs which need to be repaired and which funding has already been appropriated is underway to begin

Jim Beaulieu reported that he plans on spending most of his approved budget on the beach before the permit runs out in September.

### **8. Clubhouse Grounds Development Committee-discussed earlier**

### **9. Electronic Property Tax Payments**

L. Wilcox proposed using ZELLE to allow online tax payments. The BOG uses ZELL to reimburse members and to pay any salaries. P. Heslin would like to know if ZELL can be

used for commercial payments and if other municipalities use it for tax payments. L. Wilcox will investigate further.

**Other Business**

Jim Beaulieu stated the permit from the state is a three-year cycle. The problem is he does not want to go over budget, but the contractor recommends treating the pond no later than May, and he cannot wait until the fiscal year which begins in July to treat the pond.

**MOTION: (Heslin/Berger) to move forward with the treatment of the pond in this fiscal year. Vote: APPROVED unanimously.**

**10. Adjournment:**

**MOTION: (Berger/Knowles) to adjourn at 9:06 Vote: Approved Unanimously**

Respectfully Submitted,

Sue Spang  
Recording Secretary

**2022 BOG Meeting Dates**

April 11, May 11, June 6, July 11, August 8, September 12, October 12, November 14