

**GIANTS NECK BEACH ASSOCIATION
BOARD OF GOVERNORS
SPECIAL MEETING MINUTES
DECEMBER 7, 2023
6:30 pm
23 BROCKETT RD**

Present: Paul Formica, Gerry van Noordennen, Wick Mallory, Mary Ann Heenehan, Lou Piscatelli
Absent: none

1. Call to Order

P. Formica called the meeting to order at 6:30 PM

2. Executive Session to Discuss BOG Vacancy Candidates

MOTION: (Piscatelli/Heenehan) to go into Executive Session to discuss BOG Vacancies. Attending: Formica, van Noordennen, Mallory, Heenehan, Piscatelli. Vote: APPROVED unanimously. 6:30

The executive session ended at 7:20 with no decision.

3. Regular Meeting (7:30)

4. Presidents Report

P. Formica informed the Board that he attended the ad-hoc committee meeting for the Town of East Lyme for Short Term Rentals (STR).

He reported on options for investments of the GNBA funds.

Louise Wilcox also reported on various options for rates.

There will be more investigation of options for presentation at the next meeting.

5. Treasurers Report

L. Wilcox presented her report. All property taxes have been paid.

6. Approve Minutes

A. Approve September 6, 2023, Minutes

MOTION: (Heenehan/ van Noordennen) to approve the September 6, 2023, as amended.

~~Van~~ van Noordennen

Public Comment

P. Heslin asked if the BOG was aware of the work being done by Mr. ~~Franeoni~~ **Franzoni**. She said there is an agreement with him that he is ~~prohibite~~ prohibits connecting his driveway to the Association's ~~right of way~~ driveway on Association property. He has a lease with the Association **to use the Association driveway to access his property**, and he is not allowed to expand on the lease. P. Heslin said they had drawn up an agreement with Mr. Franzoni and he agreed to it in writing. She offered to supply the BOG with background information.

P. Formica received an email from Mr. ~~Franeoni~~ **Franzoni** which stated he is going to pave the apron on Association property. It was the consensus of the BOG that the apron is not to be paved. P. Formica will set up a meeting with Mr. ~~Franeoni~~ **Franzoni**.

Vote: APPROVED unanimously.

B. November 1, 2023, Minutes

MOTION: (van Noordennen/Piscatelli) to approve the November 1, 2023, minutes as amended.

BOG Vacancies

There are two vacancies on the Board and there are three people who are interested in the positions.

~~Carry~~ **Kerry Orshal** introduced herself as being interested in a seat on the BOG. She has been involved for many years, especially on the recreation committee. She would like to use her position on the BOG to advocate for youth activities in the association.

~~Ernie Anabel~~ **Annibale** is also interested in serving on the board.

Jerry Tramontozzi as a candidate to work on issues dividing the community. He would like to give back to the association.

Public Comment

Phyliss Berger would like to know if there was any follow up on how to invest the association's ~~CD~~ **savings**. P. Formica said they are still pursuing options.

Board Comments

~~L. Berger said there are two people interested in the clubhouse committee.~~

Committee Reports

Mike Heenehan was notified that the application for the beach sand **Certificate of Permission** was submitted; he should have the permit by mid- January.

Vote: APPROVED unanimously.

(P. Formica informed the members he spoke to Mr. Franzoni who objected to the description of the condition of the association driveway in the November minutes.)

7. BOG Vacancy Appointments

Nominations were called for three times.

MOTION: (Heenehan/Mallory) to nominate Lisa Doggart for the 18-month vacancy. Vote: APPROVED unanimously.

MOTION: (Mallory/Piscatelli) to nominate Laurie Corona for the 6-month vacancy. Vote: APPROVED unanimously.

8. Committee Reports

M. Heenehan reported that she would be sending out an opinion survey concerning the clubhouse, grounds, and improvements. She said she still needs an estimate for landscaping and winterizing the club house plumbing.

She said texting is now available for emergency and important information to the association. M. Heenehan said 63 people have signed up to receive texts.

When researching options for internet at the clubhouse most carriers consider the clubhouse to be a business account which is more expensive than a residential service.

Ernie Annibale gave an update on the Zoning Commission. He spoke highly of the new Zoning Enforcement Officer, Jim Ventres who would be taking over most of the work previously done by the Commission. J. Ventres has reviewed the regulations and has suggested revisions to bring them in compliance with the state regulations.

P. Formica was concerned that if the ZEO is doing most of the approvals then there would be no stamp of approval from the Commission.

9. Committee Appointments

Court Committee-Marc Berger

Finance Committee-Phylss Berger

P. Formica thanked the Bergers for volunteering for the Committees.

10. Discuss 216 Giants Neck Rd Driveway Lease/Outstanding Issues

L. Piscatelli updated the members on his discussions with Mr. Franzoni. The Association will pave the apron and get reimbursed from Mr. Franzoni. Mr. Franzoni will replace the bushes he removed. L. Piscatelli discussed the difficulty Mr. Franzoni will have accessing his garage without the use of the Associations permission to use the driveway. He suggested extending the lease but for a shorter time and to take into consideration the valuation to the Association for providing a lease.

11. Public Comment-no comments

12. Board Comments-no comments

13. Set Meeting Dates for 2024

It was the consensus of the Board to adopt the following dates for 2024. The regular meetings will start at 6:30.

January 3, February 7, March 6, April 3, May 1, June 5, July 10, August 7, September 4,

October 2, November 6, December 4

June 15, (Annual Meeting)

July 20, (Association Meeting)

August 17, (Association Meeting)

14. Adjournment: (van Noordennen/ Heenehan) 8:33.

Respectfully Submitted,

Sue Spang

Recording Secretary

2024 meeting dates

January 3, February 7, March 6, April 3, May 1, June 5, July 10, August 7, September 4, October 2, November 6, December 4

ANNUAL MEETING AND ASSOCIATION MEETINGS (9:00 AM start time)

June 15, (Annual Meeting)

July 20, (Association Meeting)

August 17, (Association Meeting)