

Giants Neck Beach Association-Dock Committee
Minutes of July 15, 2026 Meeting at GNBA Docks on Ridgewood Road

-Meeting called to order by Chair John Wohler at 4:00 pm. In attendance were Tom Daggart, Eric Davison, and John Wohler plus Joe Dasco (Board of Governors Liaison)

-We walked the dock and confirmed that the boats were in their respective slips and the boat descriptions and registrations were as reported to the dock committee by the slip users. There were several slips without boats but the owners had reached out to the dock committee earlier this week and advised that their respective boats were being repaired. Follow up will be done to confirm these boats are in the slips in due course.

-On the topic of on-going dock maintenance, it was noted that the dock did not need to be power-washed this year or next year. Dean had previously noted that the dock fire extinguishers were checked this May by Encore (who installed them in June 2024) and found to be in good working order and not expired. No other maintenance was identified at this time.

-Administrative topics:

-We reviewed the waitlist. It currently has 15 people on it.

-We reviewed the current cash position of the dock. There is a total of \$329,000 including the checking and savings/CDs accounts. There is still about \$3,000 in annual bills still to be paid out of this amount.

-We reviewed the need to determine if the annual dock usage fee should be increased from \$1,000 for the summer of 2027. After discussion, it was decided to raise the fee by an inflation factor of 4% to \$1,040. (for those slip users who did not opt for the 10 year prepayment plan.) John will meet with the Board of Governors in the next 2 months and request approval of this fee increase before the Summer 2027 Dock Renewal packages are issued in November 2026 (due back by January 31, 2027.)

-It was noted that the annual dock renewal invoices for summer 2027 would need to be revised because of the dock slip usage fee payment choices made available in 2026. Some slip users prepaid 10 years worth of dock slip fees in advance and others paid 2 years worth. Dean and John will be responsible for this done by the end of August.

-We reviewed the status of the property & casualty insurance review. Dean has reached back out to the Smith Brothers Agency to see if we can get a more refined quote on the insurance premiums (and related deductible options) projected for when the dock is rebuilt in Fall 2027. (It is anticipated that the Board of Governors will require the Dock Committee to get property & casualty insurance on the rebuilt dock.) Dean will report back when he has more details.

Other Non-Recurring Items:

-Change in bank account signatories-The Dock Committee was advised that the Giants Neck Beach Association's Board of Governors decided at its July 1, 2026 Board of Governors meeting that the Dock Committee would no longer be allowed to maintain separate checking and savings accounts at Chelsea Groton Bank and its Savings/Certificate of Deposits account at Charter Oak Federal Credit Union. It requests that the Dock Committee remove its members from all the checking and savings accounts as soon as possible. Therefore, by unanimous vote, the Dock Committee has voted to take John Wohler, Tom Daggart and Dean Fiscus off as signatories of its Chelsea Groton Savings Bank checking and savings account and its Charter Oak Federal Credit Union savings/Certificate of Deposits account and replace them with Lorie Carlson (Giants Neck Beach Association Treasurer) and Gerry Van Noordennen (Giants Neck Beach Association President) effective the date of this meeting (July 15, 2026.) The Dock

committee understands that both Lorie and Gerry are aware of the changes and are willing to accept these responsibilities. Dean has met with both banks and has determined what is needed to make these changes. He expects to complete these actions by the end of July.

-CT Port Authority Grant Application-We reviewed the status of the application for the grant from the CT Port Authority. Please note the following:

- the application window is September 2026.
- the application will be sent in by the Town of East Lyme on GNBA's behalf. John has spoken with East Lyme First Selection Dan Cunningham and his office is prepared to support our effort with the Port Authority.

- We have a draft of the application completed but a number of exhibits and explanations are still needed and are currently being worked on.

- There is a meeting of the East Lyme Harbor Management Commission (HMC) on July 21, 2026, and our consultant Coastline Consulting will present our dock rebuild plan to the HMC at that time. It is hoped/expected that the dock plan will be approved by the HMC at that meeting. Dean will attend the meeting and report the results.

- The next step on the CT DEEP/Army Corp of Engineers permit application is for the completion of the Submerged Aquatic Vegetation Survey which will be done in the next 2 weeks. Eric Davison of our Dock Committee is qualified to do this survey and has offered to conduct it, saving us time and money on our CTDEEP permit. (Thanks, Eric!) It is anticipated that Coastline Consulting will then have a preliminary meeting with CT DEEP to review our permit application. Our expectation is the permit application will be filed with the CT DEEP by the end of August.

- We will need to include certain financial information at the GNBA level for the Port Authority. John advised the BOG of this requirement at the BOG's July 1, 2026 meeting where there was no objection to releasing any GNBA financial information was raised. John is working on this reports with Lorie Carlson (GNBA Treasurer.)

- We have reached out to approximately 8 marine contractors with an RFP using the dock rebuild drawings as currently prepared by Coastline Consulting. We expect to have these quotes in the next 4 weeks, even though we will not be selecting a contractor until next Spring.

The next meeting for the Dock Committee will be determined later.

The meeting was adjourned by unanimous vote at 4:45pm

Respectfully submitted by John Wohler, Chair, on July 16, 2026
Giants Neck Beach Association-Dock Committee

