

GIANTS NECK BEACH ASSOCIATION
Budget Information Session
Meeting Minutes – Sunday, May 25, 2025, at 10:00 AM
Helen Lena Clubhouse

1. Call to Order

Paul Formica called the meeting to order at 10:20 AM.

Paul reported that the Geese Committee is actively working on the issue and encouraged anyone seeking more information to contact Gerry Van Noordennen.

He shared that he visited the site of the recent Rocky Neck fires and intends to recommend a “no fires on the beach” rule until the situation is resolved.

He announced that locks have been added to the court gates, and the access codes are being widely circulated.

Paul also noted that a new Leadership Committee has been formed and invited interested Committee leaders to get in touch.

2. Budget Committee Presentation: 2025–2026 Annual Budget Proposal

Costa Loukellis presented the proposed budget. The proposed budget is \$10,541 higher than the previous year, totaling \$156,301. The primary reasons for the increase are the absence of last year’s favorable budget variance (\$13,611) and higher insurance costs (\$5,800). These increases are partially offset by expected interest income (\$1,700) and reduced overall budget requests (\$1,100). Most budget categories show slight decreases or remain unchanged, except for insurance, which is projected to increase by 33%.

Costa noted that the Goose Committee has a budget this year, whereas it did not last year. He also stated that the Grounds Committee budget has increased, while the Pond Committee’s has decreased due to the consolidation of mowing and brush maintenance into the Grounds budget. The Website budget has decreased because a previously proposed payment system was not implemented in the current fiscal year.

3. Membership Discussion

During the discussion, Brooke Mallory asked why insurance costs are expected to rise by 33%. Andrew Young explained that most insurance brokers are using the same system for quoting rates. He believes the rate from Bouvier Insurance will be comparable to other providers. Although the final quote has not been received, he is hopeful the increase will be closer to 25%.

Gail Zuckerbraun questioned why unspent funds from the current fiscal year are being included in next year's budget. Costa explained that each Committee intends to use its allocated funds. Mike Heenehan added that not all invoices for the current year have been paid yet. Helena Corona mentioned that the Beautification budget went partially unused due to the landscaper's passing, which prevented the work from being completed.

There was a discussion about the utility of keeping the Cottage, which only nets about \$7,000 annually. Paul noted that the possibility of selling the Cottage can be discussed. Jim Beaulieu recalled that the idea of selling the Cottage had been discussed in previous Board of Governors (BOG) meetings but was not pursued, as it would eliminate the only remaining open space in the Association.

Costa then discussed the status of the Capital Fund, stating that the goal is to continue building the reserve. Jim Beaulieu asked for clarification on the amounts held in both the Capital Fund and the Reserve. He expressed concern that the emergency fund should not be included in the capital budget. A suggestion was made to rename the "CAP" label in the budget presentation to "Capital and Reserve." The Budget Committee agreed to update the labeling for clarity at the June meeting.

Regarding the clubhouse storage proposal, Paul stated that the Clubhouse Committee is considering adding a shed for storage. He passed around a handout showing the proposed location. The Committee will continue to explore storage shed options.

Gail Zuckerbraun asked if there had been discussion regarding increasing the deck size. MaryAnn Heenehan responded that a survey was conducted and the feedback regarding this was largely unfavorable.

Tom Doggart asked what the goal amount for the Reserve Fund is and what it is based on. The budget presentation included four capital transfer scenarios, each with different mill rate implications. Mario Harris advocated for Option 4, noting the Association has benefited from tax breaks twice in the past two years. These scenarios will be reviewed at the June meeting.

Andrew Young agreed with Tom's point, adding that while a growing reserve fund earns interest, the individuals responsible for increasing it do not directly benefit from that interest.

The tax impact of the proposed budget and capital transfer options will also be discussed further at the June meeting.

4. Adjournment

The meeting was adjourned at 11:30 am.

Respectfully submitted,

Annah Perch
Recording Secretary