

Giants Neck Beach Association Membership
Meeting Minutes
August 15, 2015

BOG members Present: Page Heslin
 Nazzi Paciotti
 Brooke Mallory
 Christine Paul
 Peter Knowles

1. CALL TO ORDER. President Heslin called the Giants Neck Beach Association Membership Meeting of August 15, 2015 to order at 9 a.m.

2. AMENDMENT/ACCEPTANCE/ADOPTION OF AGENDA.

MOTION (1): Joan Malone moved to approve the Agenda, as presented. Seconded by John Makiaris. Approved by unanimous vote.

3. APPROVAL OF MINUTES FROM JULY 18, 2015 MEETING.

MOTION (2): John Makiaris moved to approve the Annual Membership Meeting Minutes of July 15, 2015. Seconded by Trip Hartigan. Approved by unanimous vote.

4. PRESIDENT'S REPORT.

Ms. Heslin reported she has received complaints about individuals breaking rules, e.g. smoking, alcohol, glass on the beach and bonfires in the property.

The Clubhouse ramp is in. The final phase of landscaping in front of the clubhouse has been approved. Irene Makiaris added we are waiting until fall to have the plantings put in. A platform for garbage cans will also be added.

Based on comments from our last meeting, we thought it would be nice to institute a Welcoming Committee to welcome new residents. Tina Bettera offered to help. Ms. Bettera reported two new residents have signed up for the Women's Club.

Ms. Heslin stated some of you may have seen that a big branch fell by West Beach. It was cleared away. The homeowners have been contacted and agreed to take down the tree.

5. TREASURER'S REPORT.

Joan Malone reported as of June 30, 2015 the Operating balance had \$54,980.48 and the Capital balance had \$136,863.33. Two homeowners have not paid their 2014 taxes.

As of July 31, 2015 there was \$31,113.25 in the Operating Account and \$136,872.80 in the Capital Account. Taxes collected as of August 12, 2015 was \$136,872.80.

Ms. Heslin stated because of computer problems at the Town Hall, our tax bills were delayed. As a result the final day to pay taxes is September 1, 2015.

Mr. Paciotti asked if insurance payments were less than anticipated. Ms. Malone stated they are reflected under various items, and we have a few more bills to be paid. Mr. Paciotti stated personnel costs have a larger balance. Ms. Malone stated all that have been received were paid.

Jim Beaulieu asked if all Beach Committee bills have been paid? Ms. Malone felt there may be additional expenses to be paid.

Ms. Malone will give her report next month.

6. UPDATE ON CHARTER/BY-LAWS AMENDMENTS.

Ms. Heslin reported our Charter amendments are effective as of July 6, 2015. There were a few necessary By-laws changes corresponding to the charter changes. These were presented to the Association last August and will be formally implemented at the next BOG meeting. As a winter project the board will be reviewing the bylaws and ordinances for additional possible changes, which will be presented to the Association next year. If you feel anything should be added, removed, or clarified please let a Board member know. Ms. Bernardi asked will there be a print out of it? Ms. Heslin replied we will update the versions on the web with all the charter-related amendments, and as a second step will prepare new books once the updates are complete.

Ms. Bettera suggested that residents not be allowed to have hedges so high as to block a neighbor's view.

Mr. Fox stated some residents have their hedges high, because some residents don't put their lights out. Mr. Bettera felt that plantings should not be too high. Mr. Paciotti stated there is no ordinance on this subject, and it should be looked at.

Jim Beaulieu stated voting procedures will change, but it is not clear how the Board will formulate it. Ms. Heslin replied this will be addressed by the Board during the winter.

7. COMMITTEE REPORTS.

Mr. Bettera gave two quotes on doors to the Clubhouse to Ms. Heslin. Ms. Heslin informed the membership several of the Clubhouse doors need to be replaced. Mr.

Paciotti stated if they find rotted wood when replacing the doors it will need to be replaced as well.

Mr. Bettera stated we need a new railing for West Beach. He received a verbal quote. Ms. Heslin asked that he obtain a second quote.

Mark Kulos, Chairman of Zoning Board of Appeals, reported he has a vacancy on the ZBA Board. He asked if anyone is interested on being on the Board let him know.

8. COMMENTS FROM THE PUBLIC.

A resident commented on the condition of the fence at the renter's cottage. Mr. Paciotti replied it will be taken care of by maintenance. Mr. Bettera suggested removing the fence and adding shrubbery. Mr. Beaulieu felt that is a right of way, and there should not be a fence there. Mr. Paciotti stated the fence is to prevent people from crossing over. Ms. Heslin said the Board will review and consider this.

Mr. Beaulieu reported the phragmities will be taken care of. A modification of the permit has been applied for. The Board has approved additional funding for this project.

Mr. Paciotti noted that residents considering construction should be aware that in 2013 the Town adopted certain code changes required by FEMA.

9. ADJOURNMENT.

MOTION (3): Ms. Malone moved to adjourn the August 15, 2015 Meeting of the Membership of the Giants Neck Beach Association at 9:40 a.m. Seconded by Mr. Fox. Approved by a unanimous vote.

Respectfully submitted,

Frances Ghersi, Recording Secretary