

**Giants Neck Beach Association
BOG Regular Monthly Meeting**

Wednesday, June 4, 2025 – 6:30 PM
Helen Lena Clubhouse, 31 West Pattagansett Rd, Niantic, CT
Meeting Minutes

Present: Chip Brienza, Lisa Doggart, MaryAnn Heenehan, Paul Formica, Lou Piscatelli, Gerard Van Noordennen

Absent: Ernie Anibale

1. Call to Order

Paul Formica called the meeting to order at 6:43 PM.

2. President's Report

Paul welcomed new Treasurer Lorie Carlson, a GNBA resident, and expressed appreciation to Louise Wilcox for her dedicated service. He reported that Eva Kelly is working on digitizing the association's records. He also shared that Russ Moore has been asked to step down as Court Committee Chair. Paul plans to open the committee for new membership and leadership. Interested individuals should contact him at pmformica@gmail.com. He emphasized the importance of respectful collaboration, stating that committee members should be able to disagree without being disagreeable and should work together for the community's benefit.

3. Treasurer's Report

Due to technical difficulties, Louise Wilcox presented the Treasurer's Report on behalf of Laurie Carlson. Louise reported that there is \$42,000 in the operating account and \$265,000 in the reserve account, for a total of \$307,000 in funds. Recent capital expenses included just over \$900 for pond fencing and \$360 for a multi-page scanner. Funds are sufficient to last through June.

Costa Loukelis reported on the capital fund. The budget amount remains unchanged since the last meeting. A proposal to include \$7,500 for a new storage shed was discussed and accepted. Costa also noted that \$2,000 was allocated last year for digitization. He proposed reallocating \$2,000 back to reserves and increasing the operating budget by \$3,500 to cover digitization expenses, including an additional \$1,500 estimate. Insurance costs are projected to come in lower, allowing these adjustments while keeping the mill rate at 1.73. Gerry Van Noordennen suggested adding a \$25 thumb drive to back up digitized records along with cloud storage.

4. Other Items Discussed

The BOG discussed the proposed \$7,500 contingency. Paul recommended putting this amount back into reserves and treating it as an operating fund line item. Andrew Young supported reallocating \$10,000 from insurance estimates and returning \$7,500 to capital. Paul also noted that \$2,000 from the pond fencing capital expense could be returned to the reserve.

MaryAnn Heenehan reminded the board that a prior vote approved transferring \$25,000 to reserves and that absentee ballots need to be mailed on June 5. Gerry Van Noordennen and Lou Piscatelli agreed to proceed with the \$25,000 transfer.

Lisa Doggart made a motion to accept the operating budget as presented, which was seconded by Lou Piscatelli and passed unanimously.

Lou Piscatelli made a second motion to earmark up to \$7,500 for clubhouse storage, reallocate \$2,000 from digitization and \$2,000 from pond fencing to reserves, return \$7,500 from capital to reserves as contingency, and transfer \$25,000 to the reserve fund. MaryAnn seconded the motion, and it passed unanimously.

5. Committee Updates

Regarding the pond and geese committees, Lisa Doggart suggested combining them. The Board agreed, and Paul acknowledged Jim Baulieu for his contributions before stepping down. Lisa Doggart will chair the new combined committee, with Gerry Van Noordennen as vice chair.

MaryAnn Heenehan reported for the Beach Committee that recent water testing initially showed high bacteria levels, which later normalized. A recent storm caused damage to the main beach, and Sandy Sweepers is scheduled for cleanup.

Lisa Doggart facilitated a Court Committee meeting on May 28. The committee agreed to continue using Skedda for scheduling. MaryEllen and Gail will unlock the gates each morning. Nighttime activity by teenagers was reported, and a reminder will be issued to the Heights about court hours. Two pickleball tournaments are scheduled for the summer. The committee is looking into new equipment to reduce noise and possibly hiring a consultant to assess the court's longevity. Deirdre offered to provide AED and youth training. Lisa suggested starting fresh with a new committee structure focused on peaceful collaboration and strong leadership.

Chip Brienza noted that Lisa created a "good neighbor" brochure and suggested distributing it at the June 21 meeting.

6. Public Comments

Andrew Young reported that insurance costs are now projected to be \$10,000 lower than expected. Andrei Zakow inquired about the contingency fund and how community priorities are determined. MaryAnn referred to the community survey conducted the previous year. Andrei expressed concern that things appear to be worsening, particularly at the beach, and questioned the effectiveness of public input mechanisms. Paul mentioned that the website's suggestion form has only received two submissions in two years and reminded attendees of its location.

MaryEllen Donegan asked how new Court Committee members would be selected. Paul responded that interested residents should email him directly, as the president.gnba@gmail.com address has experienced repeated security issues. The opportunity has been shared on Facebook and via text and email.

Lou Piscatelli commented that the beach's current condition is the result of storm debris.

7. Approval of Minutes

Approval of the May 25, 2025 Special Meeting minutes was tabled.

8. Board Comments

There were no additional comments from the Board of Governors.

9. Executive Session

The Board entered Executive Session to discuss pending legal matters. Upon returning, Chip Brienza made a motion to exit Executive Session without action. Lou Piscatelli seconded the motion, and the meeting was adjourned at 8:20 PM.

10. Next Meeting

The next meeting will be the Full Membership Meeting, including the Budget Vote, scheduled for Saturday, June 21, 2025.