

**GIANTS NECK BEACH ASSOCIATION  
BOARD OF GOVERNORS  
REGULAR MEETING MINUTES  
NOVEMBER 1, 2023  
7:30 pm  
GNBA HELEN LENA CLUB HOUSE  
31 WEST PATTAGANSETT RD, NIANTIC CT,**

RECEIVED FOR RECORD  
EAST LYME, CT

2023 NOV -9 A 8:36

*Cassandra M. Mello*  
TOWN CLERK

**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 7:33 PM

It was determined that L. Berger could not be a BOG member as she is no longer a homeowner in Giants Neck. The Board thanked her for her service.

**2. 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). They had their first Public Hearing and heard from many people. The next meeting will be November 20 with a possible Public Hearing on December 4.

**3. Treasurers Report**

L. Wilcox presented her report. There was not much change from the previous month. There are four outstanding properties that have not paid taxes.

**MOTION: (Heenehan/Mallory) to add the September 6, 2023, to approval of minutes.**

**Vote: APPROVED unanimously.**

**4. Approve Minutes of October 4, 2023**

**MOTION: (Mallory/Piscatelli) to approve the minutes of October 4, 2023, as presented.**

**Vote: APPROVED. In favor-Formica, Mallory, Piscatelli. Opposed-none. Abstaining- van Noordennen.**

Table the September 6, 2023, minutes to the next meeting.

**Discussion/Action**

**214/216 Giants Neck Road Update**

P. Formica gave a brief history of the shared driveway at 214 Giants Neck Road, (GNR) property. The GNBA property needed some maintenance work. There was a bad main breaker which was fixed.

The insurance company sent out an inspector and provided a risk assessment with two items. They requested a burglar alarm and security upgrades which P. Formica informed the company that the cottage never had a system, so they dropped that item as a requirement.

The other item was an inspection to the HVAC. Guys Oil completed a tune up and said the equipment was in good working order. The filters were also changed. The tenant has also requested duct cleaning which will cost approximately \$300-\$400.

216 Giants Neck Road -The driveway is leased to 216 by the Association. The owner of 216 started to make alterations to his front yard, adding parking spaces and ripped up the apron which is owned by the Association.

A survey was conducted at the expense of 216 GNR, there are now three pin holes at the side of the property. It showed a 12"-18' strip of land between the paved portion of the driveway and his land that belongs to the Association.

The landowner took a bush and tree that was on Assoc. property, it was impeding the line of site. The lease terminates June 30, 2025.

L. Piscatelli said the foundation at 216 GNR, abuts a 3ft wide section of grass which abuts the driveway. The foundation ends 12 inches from his property line. He has been landscaping property that belongs to the Association. When he exits his driveway, he has to go over the 3ft strip of land belonging to the Association. When the lease expires the homeowner will not be able to access his garage without going over Association property.

When the lease expires the BOG needs to consider what if any lease will be extended to 216 GNR.

P. Heslin informed the members that Mr. Franzoni, 216 property owner was told before he built his house the lease expires in 2025. She suggested a short-term lease and there is no issue with adverse possession claim as there has been a lease in place.

Jim Beaulieu said a property owner cannot claim adverse possession from a municipality.

#### **Communication to Association**

M. Heenehan presented a plan to be able to text association members. The texting option will be added to the service they already have for an additional \$13 a month.

**MOTION: (Piscatelli/Mallory) to approve funds for the texting option at \$13 a month.**

**Vote: APPROVED unanimously.**

#### **Clubhouse internet**

After discussion with members at the meeting it was determined that internet access at the clubhouse would be beneficial. The cost will be investigated and presented at the next meeting.

#### **BOG Vacancies**

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

Carry 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 is also interested in serving on the board. He would like to give back to the association.

### **5. Committee Reports**

Jim Beaulieu reminded the Board of his request for funds to cut down a tree that is leaning over the wires and into the road. It was the Board's understanding that an additional quote would be supplied.

He talked about the erosion on the side of Lakeshore Road. He will get quotes for fixing it.

P. Heslin asked if the Board has prohibited parking on the Lakeshore area? There has been no decision made.

M. Heenehan received the permit for the beach sand, he should have it by early January.

G. van Noordennen said the new ZEO will be taking over soon. There is a new chairman for zoning, and she will be the chair on a rotating basis.

**Public Comment**

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

M. Heenehan reminded the Board about a possible issue of the eel grass that is raked up during beach clean-up as it will become difficult to dispose of as there will be no landfills to take it. P. Berger suggested he speak to the Giving Garden as they may be interested in taking the eel grass for compost.

**6. Board Comments**

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

**7. Next Meeting: December 6, 2023**

**Adjournment: (Heenehan/van Noordennen) 8:45.**

Respectfully Submitted,

Sue Spang  
Recording Secretary

**2023 BOG Meeting Dates**

December 6.