

**GIANTS NECK BEACH ASSOCIATION
BOARD OF GOVERNORS MEETING MINUTES
JULY 11, 2022
Helen Lena Clubhouse**

Present: Page Heslin, Lee-Ann Berger, Wick Mallory, Lou Piscatelli, L. Plisic, B. Christopher
Absent: Paul Formica

Also Present: I. Makiaris, Joan Malone, A. House, A. Pease

1. Call to Order

P. Heslin called the meeting to order at 7:30 PM

2. President's Report

P. Heslin reported that Mike Heenehan has agreed to chair the Beach Committee, and Andrew Young has agreed to chair the Insurance Committee. They are both enthusiastic and diving right in. Kerry has informed her that she does not want to continue as Chair of the Recreation Committee after this year. She further reported that she has been approached by a beach resident about the lack of ROW markers on all relevant areas. The resident believed that they should all be treated equally (either none or all should be marked) and feels that the map at the end of point road actually serves to induce non-residents to travel across the ROW as it seems like an invitation. Discussion followed and consensus was to follow up with GNIC. P. Heslin further reported that following July 4th there were scorch marks on the new court from somebody setting off fireworks directly on the court surface. A. Pease confirmed that a group had been doing so very late at night, but could not identify them. L. Piscatelli will investigate the cost and feasibility of security cameras to assist in holding people accountable for damage that they cause to the court.

3. Treasurer's Report

L. Wilcox reported that all court assessment payments have been made, and all past property taxes have been paid in full. She raised the possibility of facilitating online lookup and tax payments, using the same "point and pay" platform used by many towns. There is a \$1-2K set-up fee depending on amount of expected revenue, and then a small transaction fee for those choosing to use it for payments. Discussion followed as to whether there is a demand for this by members. L. Wilcox said that it would be purely voluntary convenience offered; residents could continue to pay by check if they prefer. Questions were asked concerning fees; consensus is could be a nice option to offer people but more info is needed. L. Piscatelli would like more information on interest level of Association before moving forward.

4. Security/Enforcement

Art House had requested that this topic be placed on the agenda because he has been seeing an increasing number of rules violations and a higher level of aggression by those doing the violating. He believes if we have rules in place we should enforce them. If we

do nothing we just become a laughingstock. P. Heslin noted that enforcement has been a perennial problem. We no longer have a security officer or committee, and our experiments with outside security companies during the summer have not been particularly successful. A. House said that parking is a serious issue, but he is most concerned with violations on the beach, such as loud boom boxes, smoking, and drinking. There is a systematic ignorance and disdain for signs; renters and non-members in particular have been quite abusive when reminded of rules. He suggested that having a uniformed female college student patrol the beach during the summers might be successful because people would be less likely to be rude to such a person. P. Heslin questioned whether we should revisit the idea of trying to find someone like a retired police officer to live in the Association Cottage and act as a Security Officer and possibly General Manager. With respect to parking, the board discussed that perhaps barriers should be considered in certain areas, such as around the pond, where parking actually poses an environmental danger to the surrounding area. Discussion followed and consensus was that this should be a focus for the winter months. A. House noted that the "Summer Tidings" that we used to send around with an insert of key rules and regulations to remember were very helpful, as people could keep them handy for reference, especially for their renters and guests.

B. Christopher left the meeting.

5. Discussion of Next Steps Relating to Clubhouse Grounds Project

P. Heslin started the discussion by saying she had been very discouraged by seeing the scorch marks on the court from people setting off fireworks. They were able to be removed, but her first thought was why should we spend more money on nice amenities if people aren't willing to take care of them. However, most people understand and take care of things, and the committee invested a lot of time and effort over the winter so we should consider the issues they have raised carefully and decide what we may want to present to the Association for a vote. Discussion followed on the various elements of the committee's proposal. L. Berger noted that certain things are really safety issues, such as the retaining wall and leveling of area surrounding the corner of the court nearest the playground to permit access to the far side of the court. It is very difficult to navigate that corner when walking to the far side of the court. There is no need for everything to be done at once; it could be broken up into logical phases, such as the retaining wall, walkway and pavilion for shade in one phase, and the potential deck expansion and access to ground level in another. J. Malone interjected that a bocce court must be part of phase one because it can't be added later. The inability to add bocce in a subsequent phase was disputed by board members, who went on to discuss whether permanent game installations should be part of phase one. The consensus was that it would be best to get the area leveled and the pavilion in place, and then get a feel for the open space before adding additional permanent structures in the area. L. Piscatelli suggested that we have a collection of portable games available for use such as cornhole, lawn bowling, croquet, etc., and see how the use goes before doing anything permanent. Possibly we should do a survey to judge interest in bocce and other potential permanent things. J. Malone objected again, saying that a survey isn't necessary with respect to bocce because there is overwhelming support for it and it needs to be part of the first phase. A. Pease reported

that we used to have a bocce court many years ago. In response to questions from the board about the level of use, he stated that some people used it a fair amount for a while but that it dwindled and the court eventually filled in from lack of use.

MOTION: (L. Berger/L. Plisic) to have proposal for first phase consist of i) building the retaining wall, walkway, and pavilion, and ii) providing a variety of portable lawn games for use in the open space until we possibly add permanent installations in future phases, and to consider deck as part of phase two.

VOTE: Passed 5-0.

With respect to timeline, the board decided that it would not be ready to make a proposal to the Association at the regular July meeting. We need to give the Association more time to consider a proposal before voting. The August meeting may be late as many summer people leave by then, and we can't do it by absentee ballot because the amount exceeds the cap allowed for absentee ballot votes (the estimated cost for a phase one that includes the retaining wall, walkway, and pavilion is approximately \$51,000). Consensus following discussion was to outline a phased approach and the likely proposed substance of a potential phase one at the July Membership meeting and then, based on feedback, potentially have a Special Meeting of the Association to vote on a proposal earlier than the regular August meeting. Discussion of funding ensued, and whether the Board should propose funding the first phase by assessment or from the capital fund. There is not currently enough in the capital fund to cover the proposed phase one improvements and maintain the \$100-110K minimum balance that we strive for. Based on current cost estimates, a special assessment for phase one would be approximately \$265 per household. L. Piscatelli noted that the phases do not need to be funded in the same way. We could do assessment for phase one and then fund subsequent phases such as the deck from the capital fund after another year or two of contributions provides sufficient cushion.

MOTION: (L. Berger/L. Piscatelli) to explain the potential phased approach at the July Association meeting, and inform members that the BOG will likely propose a phase one consisting of i) building the retaining wall, walkway, and pavilion, and ii) providing a variety of portable lawn games for use in the open space until we possibly add permanent installations in future phases, and to fund phase one through a special assessment, with later phases potentially funded from the capital fund once the balance has increased sufficiently to absorb the cost.

VOTE: Passed 5-0.

P. Heslin clarified that this would not be presented for a vote at the July meeting; it would be an update to the membership on what the board is thinking and an opportunity to gather input; any vote would be at a subsequent meeting. All concurred.

6. Committee Reports

None.

7. Comments from Public

None.

8. Adjournment

MOTION: (L. Berger/L. Piscatelli) to adjourn at 10:00 PM

VOTE: Approved Unanimously

Respectfully Submitted,
Page Heslin, President and Acting Secretary