

GIANTS NECK BEACH ASSOCIATION- BOARD OF GOVERNORS

SPECIAL MEETING - FRIDAY MAY 10 2024

TO BE HELD AT THE HELEN LENA CLUBHOUSE—6:00 PM

31 WEST PATTAGANSETT RD NIAN TIC CT

Present: Laurie Corona, Lisa Doggart, Paul Formica, Mary Ann Heenehan, Wick Mallory, Lou Piscatelli, Gerry van Noordennen, Louise Wilcox.

The meeting was called to order at 6:14 pm.

BYLAWS REVISION DISCUSSION

Lou Piscatelli led a group that included Page Heslin, Mike Heenehan, David Zuckerman, John Wohler, Jeff Lin, and Brooke Mallory to propose revisions to the bylaws, reflecting changes in the association and community over time. The group held several meetings, reviewing bylaws and ordinances, focusing on necessary updates and potential new inclusions.

Suggested changes or improvements were:

- Defining "members" to accommodate ownership changes (LLCs, trusts, etc.).
- Adjusting rules for board member absences.
- Increasing the number of committee members to 7 for better participation and quorum achievement.
- Zoning enforcement officers' rights to enter properties, with heated discussions leading to protective language for both parties.
- Instructions that it is a homeowner's responsibility to inform renters of rules.
- Strengthening owner responsibilities for renter compliance.
- Parking plans for construction projects to ease access issues.
- Property maintenance standards updates.
- Storage and property management on beaches.
- Updated fines schedule.
- Nominating Committee beginning their process earlier in the year.

There was also discussion of items not discussed previously, including short-term rentals and hedge height restrictions. The group seeks board and association input, expecting discussions before any voting occurs.

Gerry recommended working closely with the Zoning Commission. The by-laws and the zoning ordinances need to align. Lou suggested that the two groups should meet together once the Zoning Committee has its next draft ready.

**ACTION ITEM 1** – Zoning Committee will meet with bylaws group to make sure the two proposed documents align.

Laurie Corona shared her experience with boards in Florida and advised to be sure to check recommendations against state statutes.

## BUDGET DISCUSSION

Louise Wilcox presented. Budget lines were reviewed during several meetings, with input from committee chairs and adjustments based on anticipated needs.

Louise explained that insurance increases are a significant factor in budget changes. Also of note was an \$8,000 increase in the Beach maintenance budget, which will include an additional clean-up over previous years. The Beach Committee is hoping for a better outcome through more beach cleaning by the East Lyme Giving Garden.

The Clubhouse expenses increased by \$2,400 due to cleaning costs and the addition of wi-fi. The Website budget will increase by \$3,500 due to increased pay to the manager and the anticipated addition of an online tax payment mechanism.

The Zoning budget will increase by \$4,800 due to ZEO's salary.

There was a discussion about gradually increasing different pockets of a reserve fund.

Capital projects and transfers were reviewed, with a focus on maintaining a healthy capital fund balance.

### **The BOG agreed to move forward with a proposed operating budget.**

There was a discussion of the proposed Capital Budget. Fifteen thousand will be returned to the capital fund from the beach sand replacement fund and the pond project is completed. There is a balance of \$26,000.

The question was raised about a plan to increase the emergency fund. The BOG agreed to go up to \$7,500.

Paul Formica suggested adding \$5,000 to the proposed capital budget for the purchase and installation of a handicapped swing.

### **ACTION ITEM 2 – Add \$5,000 to line 14.**

Louise noted that the GNBA is returning \$46,000 to the general capital fund and requests are for \$28,000. There is \$96,000 available for new projects. Based on that amount the budget committee did not propose transferring from available taxes into the capital reserves fund.

There was a discussion about adding to the capital reserve fund. Laurie worries about falling into bad old habits by not adding to our capital reserves account. There was a suggestion for a long-term capital committee to consider this issue.

Louise noted that the amount of capital transferred to the capital reserve fund will determine the new mil rate.

## PUBLIC COMMENTS

Mike Heenehan suggested that there is a piece of dock that needs to be picked up. Paul stated that the dock is being removed.

Jim Beaulieu asked about the black fence near the upper pond.

## ADJOURNMENT

The meeting was adjourned at 8:19 pm.

Upcoming meetings:

**May 26th:** Budget information session for the association.

**June 15th:** Association meeting for the final vote on the budget and possibly bylaws revision.