GIANTS NECK BEACH ASSOCIATION

Board of Governors Meeting

Helen Lena Clubhouse

July 1, 2026, 6:30 pm

Draft Minutes

Board Members Present: Gerry Van Noordennen, President; Chip Brienza; Mary Ann Heenehan; Julie Cameron; Matt Ravosa; Joe Dasco (via Zoom)

Board Members Absent: Rich Sullivan.

Call to Order

President Gerry Van Noordennen called the meeting to order at 6:30 p.m. He then welcomed newly elected Board members Joe Dasco, Rich Sullivan, and Matt Ravosa, thanking them for volunteering to serve on the Board.

President's Report

Gerry presented a draft list of goals for the coming year, explaining that they were intended to begin discussion and would be finalized following Board review at the August meeting.

1. Resolve the Franzoni lease issue. Gerry reported substantial progress had been made during the past week. All lease terms had been agreed upon, Mr. and Mrs. Franzoni prepaid the first three months of rent, the attorneys were finalizing the lease, and the Franzonis agreed to reimburse approximately $4,000 in legal fees. Gerry stated that if the lease terms were not honored in the future, the Association would proceed with installation of the previously discussed fence. Joe Dasco asked about lease revenue, and Gerry replied that it would provide monthly rental income to the Association.

2. Support the Connecticut Port Authority SHIPP Grant application. Gerry reported that John Wohler requested formal Board authorization for the Dock Committee to continue preparing the Connecticut Port Authority SHIPP Grant application on behalf of GNBA.

3. Continue supporting GNIC projects. Gerry said the Board should continue supporting GNIC with surveys, boundary markers, signage, and addressing recurring overnight parking at the flagpole triangle on Brockett Road.

4. Complete priority grounds projects. Gerry reported Tom Doggart would oversee the Lakeshore Drive erosion control project, repairs to the causeway wall, and restoration of the pond sluice gate to reduce pond water flowing onto the beach. Gerry also reported that West Beach was experiencing elevated bacteria levels, while the main beach continued to test satisfactorily.

5. Improve enforcement of Association rules. Gerry explained that references to an enforcement ordinance appear in the governing documents, but no ordinance could be located. He recommended developing a formal enforcement ordinance that establishes consistent procedures and potential fines for repeated violations.

6. Establish a Strategic Planning Committee. Gerry proposed creating a committee to evaluate long-term liabilities and capital needs, including building roofs, shoreline stabilization, reserve funding, and severe erosion near Chris Lafond's property.

Gerry asked Board members to review the draft goals, suggest revisions, and continue the discussion at the August meeting before adopting a final list of priorities.

Gerry asked whether the Board supported conducting another membership survey. Board members expressed support for conducting another membership survey. Mary Ann Heenehan agreed to review the previous survey and prepare a draft.

Gerry reported that several turtles had recently been struck on Bridebrook Road.

He reviewed July 4th enforcement plans, including increased police patrols, member reminders, and coordination with Giants Neck Heights. Gerry reported that Rocky Neck State Park anticipated reaching capacity by approximately 10:00 a.m., increasing the likelihood that visitors turned away would seek access to private beaches. He also reported that East Lyme Police would increase patrols throughout the neighborhood on Friday, Saturday, and Sunday, with particular attention to fireworks and parking violations.

Chip said this weekend will be a measure of whether increased enforcement brings any benefit and then see what more can be done. Chip also said that the GNHA believes people from GNBA are using the turnaround to drop off their beach equipment and would like that to stop. The Heights asked if we could have someone posted at the turnaround on Sunday morning to ask our members to leave.

Gerry asked new board members to consider which committees they would like to be the liaison for. Joe Dasco volunteered to serve as Dock Committee liaison.

Mary Ann Heenehan moved to authorize submission of the Connecticut Port Authority SHIPP Grant application on behalf of GNBA. Julie Cameron seconded the motion. The motion passed unanimously.

Treasurer's Report

Lorie Carlson reported June 30 account balances and advised that prior-year taxes had been collected, current tax bills had been issued, and the Association remained in a favorable financial position. Gerry presented the recommendation to bring Dock Committee funds under the management of the GNBA Treasurer. He explained that Association counsel had recommended that all Association funds be managed under the GNBA Treasurer. Joe Dasco, drawing on his experience as a CPA and association treasurer, supported the recommendation and offered assistance.

Joe Dasco moved that the Dock Committee funds be brought under the management of the GNBA Treasurer and included in the Association's financial records. Chip Brienza seconded the motion. The motion passed unanimously.

Julie Cameron suggested considering additional approval controls for checks, and the Board discussed current approval procedures.

Approval of Minutes

Mary Ann Heenehan moved to approve the June 3, 2026 Board of Governors meeting minutes. Julie Cameron seconded the motion. The motion passed with the newly elected Board members abstaining.

Committee Reports

Beach Committee
Mike Heenehan reported that the Beach Committee had installed signs protecting endangered vegetation and continues to monitor recurring water quality issues at West Beach. Board members complimented the condition of the beaches. Julie Cameron asked whether anything additional could be done regarding West Beach water quality, and Gerry responded that the recurring issues have consistently occurred there.

GNIC
Rich Corona, speaking on behalf of Irene Makiaris and GNIC, presented the following report:

Memorial Benches: Rich reported that GNIC had received another request for a memorial bench. Existing memorial benches are different styles, and the newest request proposed Adirondack chairs. GNIC requested the Board's guidance on standards for future memorial benches. Gerry agreed a consistent policy should be established before additional requests are approved.

Flagpole Triangle Parking: Rich reported that unauthorized overnight parking remains an ongoing issue. A nearby property owner claims deeded rights to use the property, but GNIC has found no supporting documentation. GNIC continues to conduct surveys and mark boundaries. Gerry stated that No Overnight Parking signs are being considered. Mary Ann questioned whether signs alone would solve the problem. Chip stated that repeated violations eventually require enforcement. Julie suggested a rope barrier.

Linda Hotarek commented on how long neighboring property owners have been dealing with these issues and encouraged the Board to move forward with permanent solutions. Gerry concluded that completion of the surveys, installation of permanent markers, and continued cooperation between GNBA and GNIC would provide the best long-term resolution.

Point Road Property: Rich reported on an Association-owned parcel that is nearly surrounded by private property. GNIC is pursuing surveys and additional markers to help property owners clearly identify Association land.

4. Erosion Near Chris Lafond's Property: Rich reported that shoreline erosion continues to worsen. Gerry and John Wohler described their meeting with a coastal engineering contractor and explained that planning and permitting will take time. John noted that future grant funding may become available. Joe requested maps illustrating the erosion. Mike Heenehan stated that preserving the area is important because it serves as an access point for heavy equipment used during future beach nourishment projects.

Mike Heenehan stated that, based on his experience, placing rocks above the coastal jurisdiction line may not require an extensive permitting process to control the erosion. John Wohler noted that it is at the point that there is almost no land left. John Wohler noted that a future SHIPP Grant or similar funding opportunity may help address the erosion project.

Gerry said we don't want to lose our common land due to erosion.

5. Public Access to Association Property: Rich reported on correspondence regarding public access to Association property that abuts the Lena property leading to the beach. Joe Dasco asked who owns the tree belt. Alan Pease commented that GNIC owns the tree belt and the roads. Gerry and John explained that the current surveys should establish where private property ends and GNIC property begins.

Lorie Carlson suggested distributing updated GNIC property maps to newer homeowners. Rich Griffin recommended continuing to develop an enforcement policy, including possible fines or liens for repeated violations, and requesting documentation from property owners claiming easement rights before any enforcement action is taken.

Linda Hotarek noted how long neighboring property owners have dealt with these issues and encouraged the Board to pursue a permanent resolution.

Gerry concluded that completion of the surveys, installation of property markers, and continued cooperation between GNBA and GNIC would provide the best long-term solution.

Dock Committee

John Wohler reported that the next Dock Committee meeting would be held July 15. He explained that the SHIPP Grant application requires GNBA to serve as the applicant and that complete Association financial information will accompany the application. He also reported that approximately forty-two pilings would be removed if the project proceeds and suggested they may be reused for future Association projects, rather than paying to have the pilings shipped out. John advised the Board to begin planning for future dock insurance costs.

Joe Dasco offered to be the Dock Committee liaison.

Board Comments

Mary Ann Heenehan suggested that the Board review Lorie Carlson's compensation in recognition of her expanded responsibilities, particularly the addition of financial oversight for the Dock Committee.

Adjournment

There being no further business, Gerry adjourned the meeting at 8:02 p.m. The next Association Meeting is scheduled for July 18, 2026 at 9:00 am.

Respectfully submitted,

Annah Perch
Recording Secretary