DRAFT
GIANTS NECK BEACH ASSOCIATION
BOARD OF GOVERNORS
REGULAR MEETING
AUGUST 5, 2026

Present: Gerry van Noordennen, President
Mary Ann Heenehan
Julie Cameron
Richard Sullivan
Joe Dasco, via Zoom
Matt Ravosa, via Zoom
Chip Brienza, via Zoom
LorieCarlson, Treasurer, via Zoom

1. **CALL TO ORDER.** Gerry van Noordennen, President of the Board of Governors, called the Board of Governors Meeting of August 5, 2026 to order at 6:30 p.m.

2. **PRESIDENT'S REPORT.** Mr. van Noordennen announced the Lease with the Franzoni's has been signed. The additional payments have been received from them.

   Secondly, we transferred the Dock Committee funds to GNBA. Signature cards have been signed by Ms. Carlson and Mr. van Noordennen.

   Thirdly, we are in good financial shape and are implementing financial controls. We have a rough draft of the financial controls, policies, and procedures. A few of CPAs and Actuaries in the neighborhood are providing comments on them. This would protect Ms. Carlson who is managing these funds.

   Last month we were informed we heard there has been erosion near Mr. Lafond's property and we looked at the area. After reviewing old photos of the area, it looks as though the erosion is from fill on the part of the property where the new house stands. We will let Mother Nature take care of the fill on the GNIC property.

   There used to be access to the area of East Beach. It is difficult to get over there. A long-term project would be to have a temporary ramp there because of rising tides at the main beach so residents can enjoy the water at another location.

   There have been comments about the GNBA website with old and current versions of the Official Documents. Mr. van Noordennen will work with Ms. Perch to only have the most current version of Official Documents on the website.

Mr. van Noordennen suggested hiring high school or college students in the summer to work on a recreational program for children and grandchildren for next summer.

Congratulations to the Pattagansett Women's Club for the great 100th year party last month. They are hosting a Cocktail Party on Saturday at 6 p.m. The Men's Club was very happy with the turn-out for its breakfast. They plan to find projects in the neighborhood to donate to.

3. **TREASURER REPORT AND DRAFT FINANCIAL CONTROLS.** (See attached Report). Mr. Heenehan asked how much remains from last year. Ms. Carlson replied she is still working on it and will give information when her work is completed. She added we were under budget last year.

   Mr. Dasco reported that the Dock Committee will give its report next month regarding the grant application. Ms. Carlson stated we need to have operational financial reports. The Dock financial reports will be handled separately and reported along with the association funds in the monthly report.

   Mr. Piscatelli noted 90% of the dock fees collected are attributable to future use of the dock by the boat slip renters.

   Ms. Berger asked why is there so much money in the dock checking account? She suggested considering that some be placed in an interest earning account. Mr. van Noordennen agreed to follow up on that. Ms. Carlson added the Dock Committee had it set up like that for them to be able to pay bills. Mr. van Noordennen suggested considering a three- or four-month CD. The Dock Committee would know when they have a large check due. Mr. Dasco agreed a short-term CD should be considered.

4. **APPROVAL OF MINUTES.** Mr. van Noordennen reported he has received some minor comments on the July 1 Minutes and asked that they be tabled until Ms. Perch is back from vacation at the next meeting.

5. **BOARD MEMBER COMMITTEE LIAISONS.**
   Ms. Heenehan – Beautification, Website, PWC and Communications
   Mr. Brienza – Giants Neck Heights Coordination and Dock
   Mr. Dasco – Dock, Beach
   Mr. Ravosa – Zoning and Zoning Board of Appeals, Pond and Wildlife
   Mr. Sullivan – Budget and Finance and Strategic Planning
   Ms. Cameron – Clubhouse and Recreation
   Mr. van Noordennen – GNIC and Court

6. **COMMITTEE APPOINTMENTS, CREATE STRATEGIC PLANNING COMMITTEE.**

Mr. Doggart- Dock Committee
Mr. Beaulieu- Ponds and Wildlife and Grounds
Mr. Blair – Budget and Finance
Ms. Laurence – Court Committee
Ms. Berger – Court Committee
Mary Ellen Donegan- Chair, Court Committee

Ms. Heenehan reported that the Registrar of Voter responsibilities are performed before a vote is taken. A homeowner has challenged this practice to require this volunteer position to update the eligible voter list on a continual basis. The Board has asked for feedback on whether a continual update is necessary. Mr. Dasco asked what the rules are. Mr. van Noordennen replied our Bylaws state this Board can assign someone to be a Registrar of Voters, as needed. It is not a requirement. Ms. Heenehan reported that the GNBA attorney has informed her that somebody cannot require us to continually update the list. Once the list is updated, we have the responsibility to provide it to anyone who asks for it-under Freedom of Information laws. Records of ownership changes are maintained to update the voter list before a vote. Mr. Ravosa and Mr. Brienza noted we should make sure people realize the list is updated, as needed because ownership can change.
The Board agreed that a Registrar of Voter position is not needed at this time.

Mr. van Noordennen reported that the Strategic Planning Committee will look at what large expenses will be coming up in the future. Money will be set aside in a reserve account for those projects. He added this is good financial planning. Mr. Sullivan will chair the committee along with committee members Mr. Brienza, Mr. Young, Ms. Heslin and Mr. Loukelis, Lou Piscatelli and Jim Beaulieu. There is approximately $250,000 in reserve. Mr. Brienza stated that this is to be a collaborative effort. Input from residents should be sought. Mr. van Noordennen suggested that Ms. Corona be asked if worksheets she had while in charge of a past committee can be made available to this Committee.

7. **MEMBERSHIP SURVEY STATUS.** Mr. van Noordennen reported it has been three years since our last survey. We will be asking residents what improvements or repairs are needed. Ms. Heenehan will be putting the survey together. It will be great feedback for members of this Board. The survey will be sent via email and regular mail to those without email. It will be anonymous. You cannot forward it to someone who is not an owner because it will not be counted. Ms. Heenenhan replied there will be ten questions. You will be able to make additional comments. Residents will be given two weeks to return their survey. She will work with Ms. Perch to have the survey communicated through Facebook, emails, and text messages.

Mr. Ravosa suggested requesting a list of high school or college students that are interested in working with children and grandchildren on summer recreation for next year. Mr. Brienza stated he noticed many more youngsters in the GNBA July 4th parade. Ms. Heenehan did not feel it was the right place for the survey. She added that information on specific topics will be sought separately through the Recreation Committee.

8. **COMMITTEE REPORTS.** Mr. Heenehan reported for the Beach/Harbor Committee. He thanked Mr. Dasco for agreeing to be BOG liaison and for Mr. Beaulieu for taking care of the raft. He asked those present to bring any issues on the beach to his attention. Mr. Dasco reported he received an email regarding the main beach being littered with chairs, etc. Mr. Heenehan agreed and stated enforcement of the existing rules are needed. Watercraft need to be stored properly. The names and addresses of the boat owner is needed for their protection and to help identify them if they are found floating on shore. He asked the BOG members if first a warning should be given and then if a fine is appropriate. Mr. Dasco added people need chairs; however, they should leave with the individual using them. He has noticed more stored on the beach. Ms. Cameron asked how are we going to enforce the rules? Ms. Heenehan showed members photos of beach items left on the beach. Kevin Mosher, who lives on the beach, reported he noticed this problem has become worse. During a recent storm he observed chairs and an umbrella being washed away. He placed them against the wall. He added it is unsightly. Mr. Piscatelli stated our beach community is changing. We now have more renters. Mr. van Noordennen reported the current Beach Regulations require watercraft to be placed against the seawall and other beach items be removed at the end of the day. It was suggested that after 30 days the beach items left should be disposed of. Ryan Snall stated if this is a rule in effect, thirty days is too long. Ms. Piscatelli stated signs should be enforced. Mr. Heenehan agreed with Mr. Mosher. This has been discussed for three or four years but has never gained traction. We need a mechanism for enforcement. It was suggested that after one week of not removing any items, they be removed and put under the Clubhouse deck, that an email message be placed on Facebook and if not removed then the beach item should be disposed of.

MOTION (1): Ms. Heenehan moved that we communicate as per our Regulations only objects allowed to be stored on our beach are watercraft and if anything is left as of August 12, it will be removed. Seconded by Mr. Sullivan. (7-0) Unanimous.

Mr. Piscatelli stated we need to have Bylaws and an Ordinance with permanent rules incorporated and fines. In the case of a renter, the individual who owns the property needs to inform the renters of Giants Neck Beach Association rules before they allow them to rent.

Ms. Berger reported parking is a big problem. She suggested that individuals who park blocking the road should be towed. Ms. Heenehan asked her to put her suggestion in the survey.

Mr. Beaulieu stated if there are no names and addresses on a kayak, it is illegal.

Mr. Brienza expressed concern that we do not have details in place for an enforcement announcement. He did not feel members of this Board should police it. He asked what resources we are willing to spend on this situation. We may need to designate a meeting to discuss enforcement. Mr. van Noordennen stated he was advised that there is draft paperwork from previous board efforts that Mr. Piscatelli is willing to share with this Board to update the Bylaws and Ordinances with any needed changes. He agreed that enforcement of rules needs to be addressed.

Mr. van Noordennen reported that the beach water is tested every week. This week the State asked us to test today because of all the rain we have had. We will receive results by this Friday. Rocky Neck was closed because of its high bacterial count.

Ms. Cameron announced on August 15 there will be a cardboard boat race. There will also be Bingo on Friday.

The Dock Committee will meet to verify that boats are in the proper place. Fees for next year may be increased by 4%.

We have received good news that next year the dock insurance rate will be $9,000 with a $5,000 deductible, which is lower than anticipated.

The East Lyme Harbor Commission supported the Dock Committee's application for a Port Authority grant to repair the dock.

Mr. Beaulieu reported the Dock Committee has gone to the Town without this Board's approval. He felt this Board needs to agree on the boat size allowed. Mr. Dasco stated the first step is to see if the Town approves the plans. The Dock Committee did a thorough job on it. The next step will be the design. The budget will need to be approved. Appropriate fees will need to be charged. We are going forward with 18' as the maximum size of the boat. The Design Company selected will design how it is built. Mr. Beaulieu added the BOG signs the contract, not the Dock Committee.

9. **PUBLIC COMMENTS.** There were no additional public comments.

10. **BOARD COMMENTS.** Mr. van Noordennen reported he received correspondence from Mary Jane Agostini expressing her dissatisfaction with the new Zoning Regulations and revised Ordinance regarding Article 9 Quiet Enjoyment and Public Safety.

Ms. Cameron received a complaint regarding the rental situation on the beach. She felt it should be discussed with the Association to determine if it is a real problem. Mr. Dasco stated there have been more short-term rentals at Giants Neck. There are renters who are having large parties next door to us. Mr. van Noordennen will place this matter on the next Association Meeting Agenda for August 15^{th}.

Mike Heenehan reported he has observed young adults in a short-term rental playing loud music past 10 p.m.

Ms. Heenehan discussed Ms. Carlson's salary requesting the Board consider an increase because of her additional workload. Mr. van Noordennen stated he is open to increasing her salary. Ms. Heenehan informed the Board Ms. Carlson was hired at the same salary as former Treasurer, Ms. Wilcox. This matter was referred to Mr. Loukelis and Mr. Sullivan of the Budget and Finance Committee. They will get back to the Board regarding this matter.

11. **ADJOURNMENT. NEXT ASSOCIATION MEETING 8/15/26 9 a.m.**

MOTION (2): **Ms. Cameron moved to adjourn the Giants Neck Beach Association Board of Governors August 5, 2026 Regular Meeting at 8:15 p.m. Seconded by Mr. Brienza. (7-0) Unanimous.**

Respectfully submitted,

Frances Ghersi
Recording Secretary

TREASURER'S REPORT
BOG MEETING
August 5, 2026

BANK BALANCES AS OF 8/4/26	
Operations Account (2531)	140,933
Tax & Assessment Collection Account (5826)	100
Reserves Account (2544)	51,697
Money Market Account (1462)	242,192
TOTAL FUNDS	**434,922**

PROPERTY TAX REVENUES AS OF 8/4/26		
Amount Levied		165,954
Amount Collected (84%)		(138,874)
27 Properties Owing	**AMOUNT OWED**	**27,080**

NON-TAX REVENUES RECEIVED SINCE LAST REPORT		
FY 25-26	Bank of America Interest (June)	2
	NBT Bank Interest (June)	643
	Zoning Application Fee (39 Brockett)	75
	FY 25-26	720
FY 26-27	Association Cottage July & August Rent	4,900
	Zoning Application Fee (6 West Pattagansett)	75
	Clubhouse Donation (D'Ettore/Jevons/Greene)	750
	Franzoni Driveway Lease (July/Aug/Sept)	750
	Bank of America Interest (July)	2
	NBT Bank Interest (July)	666
	FY 26-27	7,143
TOTAL NON-TAX REVENUES SINCE LAST REPORT		**7,863**

OPERATING EXPENSES PAID SINCE LAST REPORT		
FY 25-26	J. Ventres (ZEO)	1,125
	Sandy Sweepers (BEACH-cleaning)	500
	Tax Bandits (BOG-tax filing fee)	6
	N. Filip (GROUNDS-mowing/brush)	2,315
	Robinson & Cole (BOG-legal fees)	4,880
	IRS Q2 Tax Filing (BOG-payroll taxes)	758
	J. DiBattista (BEAUTIFICATION-maintenance)	682
	J. DiBattista (GROUNDS-mowing)	602
	A. Perch (BOG-meeting minutes)	364
	K. Spano (BEAUTIFICATION-supplies)	96
	CT DOL Q2 Filing (BOG-unemployment taxes)	55
	Bank of America C/C (BOG-office supplies)	191
	FY 25-26	11,574

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FY 26-27	Mailchimp (WEBSITE-July bill auto pay)	40
	Eversource (CLUBHOUSE-July bill auto pay)	250
	Skedda (COURTS-July bill auto pay)	49
	Comcast (CLUBHOUSE-July & August bill auto pay)	341
	The Hartford (BOG-insurance)	237
	J. Cameron (RECREATION-community activities)	225
	Smith Brothers Insurance (BOG-insurance)	27,277
	The Travelers (BOG-insurance)	221
	CT Secretary of State (BOG-filing fee)	20
	Town of East Lyme (CLUBHOUSE-property tax)	1,434
	Town of East Lyme (ASSOCIATION COTTAGE-property tax)	7,351
	Town of East Lyme (BOG-online tax filing fee)	2
	Franzoni Reimbursement (BOG-offset legal fees)	(550)
	FY 26-27	36,897
TOTAL OPERATING EXPENSES SINCE LAST REPORT		**48,471**

CAPITAL EXPENSES SINCE LAST REPORT			
Capital Project	**BAL AS OF 6/30/26**	**Assoc Vote 6/20/26**	**PROJECT BAL 8/4/26**
Shed Project (COMPLETE)	1,110	(1,110)	0
Main Beach Sand	35,943	(10,000)	25,943
Right of Way Markers	2,270		2,270
Lakeshore Drive Erosion	9,940	560	10,500
Dam (Lower Pond)		10,000	10,000
Cap Wall		5,000	5,000
Cottage Fence		4,000	4,000
Dock		50,000	50,000
TOTAL CAPITAL EXPENSES	**49,263**	**58,450**	**107,713**

BUDGET PROJECTIONS AS OF 8/4/26	
Current Operating Balance	140,933
Projected Future Revenues to be Collected	62,887
Transfer to Reserve/Money Market	(25,000)
PROJECTED FUTURE OPERATING FUNDS	**178,820**
PROJECTED FUTURE OPERATING EXPENSES	**169,626**

Submitted by: Lorie Carlson, Treasurer