

**GIANTS NECK BEACH ASSOCIATION
BOARD OF GOVERNORS
MEETING MINUTES
MARCH 24, 2021
7:30 pm**

Due to the Corona 19 pandemic and per State of Connecticut, Governor Lamont Executive order 7B, the Giants Neck Beach Association Board of Governors will be following the suspension of in-person open meeting requirements. The Giants Neck Beach Association Board of Governors conducted the March 24, 2021 meeting remotely utilizing ZOOM. The public could attend and make comments at the appropriate time by registering with ZOOM.

Present: Page Heslin, Peter Knowles, Lee-Ann Berger, Wick Mallory (7:40), Lou Piscatelli, Lili Plisic (7:52)

Absent: Bill Christopher

Also Present: Louise Wilcox, Irene Makiaris

1. Call to Order

P. Heslin called the meeting to order at 7:34 PM

2. Treasurers Report

L. Wilcox, Treasurer, presented the financial report. The total bank balance for all accounts is \$284,171.88. L. Wilcox stated there were no property taxes owed. The only operating expenses she has recently paid are for the club house electricity, beach replenishment and the classic turf installment.

She has received approximately \$75,000.00 towards the tennis courts.

3. Tennis Courts

P. Heslin informed the board the tree work has been done but the stump had to be removed. She stated that according to the company they would like the road blocked off when it is time for the pour. P. Heslin thanked L. Piscatelli for his efforts in researching permits and confirming that none were required.

P. Heslin said that nine people have not paid the first installment, she said there may be some payments in the post box. The Board decided to give one more month for payments to come in before taking action. Of the 181 payments made to date, slightly more than half have paid the full amount rather than just the required portion.

P. Knowles discussed potential grading that could be done in order to make it easier to walk around to the far side of the court. He will discuss with Classic Turf and get a price.

4. Association Cottage

P. Heslin informed the Board that the lease will be up at the end of May and the Tenant wishes to renew. Following discussion, the Board agreed to renew the lease. L. Plisic will check with realtor she knows re appropriate level of rent increase upon renewal, and Board agreed that P. Heslin can renew at rate consistent with broker's recommendation without further discussion.

5. Clubhouse

The opening of the clubhouse was discussed. The CT state restrictions are still in flux. The Board agreed the clubhouse can open subject to the state restrictions.

6. Budget Process

I. Makiaris informed the board the budget committee will be meeting to organize and present this year's budget. She asked the Board when they would like the preliminary presentation and they responded that the April 22 BOG meeting would be a good time for review.

7. Adjournment

MOTION: (Knowles/Mallory) to adjourn at 8:15 Vote: Approved Unanimously

Respectfully Submitted

Sue Spang
Recording Secretary