

**GIANTS NECK BEACH ASSOCIATION
BOARD OF GOVERNORS
REGULAR MEETING MINUTES
March 6, 2024
6:30 pm
7 South Lee Road and on Zoom**

RECEIVED FOR RECORD
EAST LYME, CT

2024 APR -9 P 2:09

Courtney M. Melino
TOWN CLERK

Present: Paul Formica, Lou Piscatelli, Lisa Doggart
Gerry van Noordennen

Via Zoom: Lisa Doggart, Louise Wilcox, Laurie Corona, Wick Mallory, Nancy Annibale

Absent: Mary Ann Heenehan

Also Present: Mike Heenehan, Tran Lin,, Gail Demarco, Mark Berger

1) CALL TO ORDER

Paul Formica called the meeting to order at 6:34 pm.

2) PRESIDENT'S REPORT

Finalized Edward Jones Capital Investment Fund (liquid money market) with interest near 5.91%.

Paul suggested establishing a long-range capital planning committee. He will put something out on the website to gather volunteers.

Sue Spang resigned as recording secretary.

The budget process is beginning. Louise has gathered the budget committee to begin the process.

The zoning committee has started discussions about updating zoning regulations. The committee will report to the BOG and then bring it to the association.

GNB has switched from Eversource to Town Square Energy for its electricity and locked in a rate of 8.89% for cottage and clubhouse for 9 months. The cottage costs are reimbursed by the tenant.

3) TREASURER'S REPORT

Operating \$32,000

Capital \$234,000

total \$267,000

Operating Expenses \$780

Robinson & Cole has notified the BOG of a rate increase starting January 2024.

Louise reiterated that GNBA has switched its electricity provider to Town Square Energy.

Louise reiterated that the GNBA finalized Edward Jones capital account.

There was a discussion about Robinson and Cole. They are giving us a very good rate. About 60% of what they normally charge. We can still bid a project out.

4) APPROVAL OF MINUTES -JAN 3 / FEB 7, 2024

The January minutes will include clarifications provided by Gerry and will be folded into these minutes (see below).

Gerry van Noordennen made a motion to approve the January minutes as discussed in the March minutes. The motion was seconded by Lisa Doggart. The motion was approved unanimously.

There was a motion to approve the February minutes by Lou Piscatelli. The motion was seconded by Lisa Doggart. The motion was approved unanimously.

5) CLUBHOUSE DISCUSSION-USAGE FEE ADJUSTMENT-BOG VOTE

There was a request to raise the clubhouse usage fee to \$250, and deposit to \$250. The deposit would be refundable after clubhouse chair inspection. Tran said that we will hire a cleaner and will be done regularly, not just after an event which is the reason for the fee increase.

Nancy said the clubhouse is being used much more due to pickleball and increased activities. Gail asked if liability insurance is still required. It is.

The price change would go into effect upon publication. The nine existing reservations are grandfathered into the former prices.

Gerry van Noordennen made a motion to approve a change to the clubhouse usage fee from \$175 to \$250 with a refundable deposit of up to \$250. The motion was seconded by Laurie Corona. The motion was approved unanimously.

6) EMPLOYEE JOB DESCRIPTION/COMPENSATION-BOG VOTE

MaryAnn Heenehan created a job description for the website administrator position, recognizing the increased responsibilities of the position.

The dollar amount will be added to the prospective budget. The board is in favor of compensation for the extra work and it will be reflected in the budget.

7) COURT ACTIVITY-USE & HOURS 2024 SEASON-BOG VOTE

Paul Formica proposes that there be a mandate including 1) noise-reducing paddles, 2) removing the basketball hoop, 3) moving the court times to 9:30 am to 6:30 pm, and 4) making sure GNBA members, guests, and renters are the only ones using it. He suggests this as a trial run.

Lou is in favor of requiring that everyone use noise-canceling paddles. Lou felt that a 9:30 am start time may be a little late for some pickleball players.

He suggested the time be from 9:00 am - 6:00 or 6:30 pm and that the association continue to have these discussions. He agreed that the basketball hoop should go.

Gerry agrees with most of Paul's suggestions except he recommends a 9:00 am start time. Gerry emphasized the need for ample notice of these changes so the members are not surprised.

There was a discussion that members need to be aware that these changes are happening. It needs to be very clear in advance.

Wick Mallory agreed with most of what the others said. He has empathy for the people who live around the court and suggested eliminating pickleball a couple of mornings per week. Wick felt the court should be closed for more than just an hour in the morning.

Laurie Corona wondered if reducing the number of games or the number of players that can play at once would help. Paul felt that would not eliminate the problem.

Lisa Doggart suggested that noise-reducing paddles be on hand for people to use.

Louis Piscatelli suggested charging a usage fee. The general community shouldn't be funding the pickleball paddles.

Mark Berger asked how to make sure pickleball paddles will stay at the clubhouse. There was a suggestion of a fee to mitigate the expenses. How will GNB make sure that the people who use the court have the proper paddles?

There was a discussion that there has not yet been a concrete proposal. Proper notice is essential.

Mike Heenehan suggested getting the proper balls and paddles. There was discussion that the paddles are costly, such as around \$150 per paddle. At least eight paddles would need to be purchased. Some members liked the idea of a usage fee. There used to be a usage fee for the court. There are currently usage fees for the docks.

This item will be put on the April 3 agenda with a formal motion that may include a change of times, mandatory equipment, and the potential for a fee.

8) SCHEDULE SPECIAL MEETING FOR DISCUSSION / BOG ACTION -CAPITAL IMPROVEMENT PROJECTS

The BOG agreed to a special meeting for the discussion of capital improvement projects on March 23 at 10 am. This is a meeting of the BOG. The public is welcome. The location will be Zoom and a physical location TBD.

9) COMMITTEE REPORTS

Zoning Commission - The zoning commission is starting its work on making changes to the regulations on March 7. A lot of members have comments.

Pond Committee – The committee has all the paperwork for the contractors, including documentation for every day of work.

The committee is prepared for the capital request. The committee will run its capital request by Jim Ventres. The pond is closed for work until July.

There was discussion that the upper pond seems to be filling up more than the lower pond.

10) BEACH COMMITTEE

Mike Heenehan approached 5 companies about cleaning the beach and strongly recommends The Giving Garden. The Giving Garden will clean the beach and take away the wood. They will comb the beach every week, have two storm cleanups and two ad hoc cleanings for \$10,000 spread out over the season.

There was discussion about applying sand to the beach. There is a time of year restriction for putting sand on the beach. There is an exception for fine sand. Look out for horseshoe crabs and diamondback terrapins. There was a discussion about the level of sand on the beach.

11) PUBLIC COMMENTS

Mike Heenehan saw portions of the dock going up and down during a storm. Wick Mallory and Mark Berger agreed it's supposed to be like that.

Mark Berger noted that there was a previous discussion of no parking signs. Paul said it would be taken care of at the March 23 meeting.

Gail D Expressed deep appreciation to the BOG for taking the members' concerns into consideration.

Bonnie Henninger asked how many members of the GOB are pickleball players. The answer might make it impartial when it comes to the vote. Paul said he felt the BOG moved forward with respect to what's right for the neighborhood.

Discussion ensued that it is a reasonable expectation to not scream during games. Some more restraint would be appreciated to reduce noise levels.

Motion to adjourn at 8:01.

Respectfully Submitted,

Annah Perch
Recording Secretary

2024 meeting dates

April 3, May 1, June 5, July 10, August 7, September 4, October 2, November 6, December 4

ANNUAL MEETING AND ASSOCIATION MEETINGS (9:00 AM start time)

June 15, (Annual Meeting)

July 20, (Association Meeting)

August 17, (Association Meeting)