

**GIANTS NECK BEACH ASSOCIATION
BOARD OF GOVERNORS
SPECIAL MEETING MINUTES
NOVEMBER 14, 2022
Helen Lena Clubhouse**

Present: Page Heslin, Lee-Ann Berger, Wick Mallory, Lou Piscatelli, Bill Christopher, Paul Formica, Lili Plisic

Absent: None

Also Present: Richard Doggart, Art House

1. Call to Order

P. Heslin called the meeting to order at 7:30 PM

2. President's Report

P. Heslin reported that the Zoning Commission has scheduled a hearing for Sunday, November 20, 2022 to discuss whether the Association should opt out of Public Act 21-29 relating to Accessory Dwelling Units. If the Zoning Commission decides to opt out, then we the Board will decide whether to ratify that decision at its December meeting, which is scheduled for December 8, 2022 at 7:30 PM.

3. Treasurer's Report

All taxes have been paid. There is currently \$77,940.21 in the operating account and \$199,311.17 in the capital account.

4. Planning for possible winter projects

P. Heslin reviewed the potential winter projects that had been previously discussed. Following further discussion, board members agreed to divide up primary responsibility as follows:

- A. Investigation of considerations, cost, and regulatory/code requirements associated with replacing entire staircase at West Beach: Lou Piscatelli
- B. Security/Enforcement: Wick Mallory, Bill Christopher, and Art House. Determining how to enforce is the key issue.
- C. Consideration of renewing proposal for path and gazebo at court: Paul Formica.
- D. Review Bylaws and Ordinances for possible revisions: Page Heslin and LeeAnn Berger
- E. Review Zoning Regulations for possible revisions: Paul Formica, Lou Piscatelli, Gerry Van Noordennnen
- F. Succession planning/Nominating Committee: BOG will need replacements for Lili, Bill, and Page. We also need chairs for the budget, recreation and clubhouse committees. All members will consider potential candidates and report back.

Bill Christopher noted that we need to explore speed bumps. Art House agreed that speeding is a serious problem and someone could get hurt.

5. Comments from the Public

R. Doggart noted that he is from Miami, where they have restrictions on short term rentals, and asked if that is something that has been considered here. P. Heslin noted that it has been discussed at various times in the past, and can be considered again as part of the review of bylaws, ordinances, and possibly zoning regulations.

6. Adjournment

MOTION: (Christopher/Berger) to adjourn at 8:28

VOTE: Approved Unanimously

Page Heslin

President, GNBA Board of Governors