

**GIANTS NECK BEACH ASSOCIATION
BOARD OF GOVERNORS
SPECIAL MEETING MINUTES
MARCH 23, 2023
7 South Lee Rd., Niantic, CT**

Present: Page Heslin, Lee-Ann Berger, Paul Formica, Lili Plisic

Absent: Wick Mallory, Bill Christopher, Lou Piscatelli

Also Present: Jim Beaulieu, Alan Pease, Gerry Van Noordennen, Louise Wilcox (Treasurer)

1. Call to Order

P. Heslin called the meeting to order at 7:33 PM. She then moved to amend the agenda to change the December 12, 2022 meeting date referenced in agenda item 4 to the correct date of December 8, 2022.

MOTION: (P. Formica/L. Plisic) to amend the agenda to correct the December 2022 meeting date referenced in item 4 from December 12 to December 8.

VOTE: Approved unanimously.

2. President's Report

P. Heslin reported that the Association Cottage tenant left last month. She received discharge orders from the Coast Guard and has retired and returned to Maine. Following discussion it was agreed that rather than immediately re-renting the Cottage, next steps should be discussed in connection with security and enforcement. We can always do a one or two year lease while the issue is considered if that is what we choose. She also reported that Gerry Van Noordennen would like to replace Jim Horton with Mario Harris on the Zoning Commission. Jim has been unable to attend meetings, and Mario has some background in zoning and is willing to join the Commission. Zoning Commission members are appointed by the President with the approval of the Board. P. Heslin asked whether he had discussed this proposed change with J. Horton, and G. Van Noordennen said that he had not yet done so. P.Heslin said that he should first discuss with J. Horton and then report back, at which point she can appoint M. Harris to the Commission, and the Board confirmed its approval. G. Van Noordennen also said that he would like to resign from the Zoning Commission at the end of the current term in June. P. Heslin asked if he has a recommendation of anyone on the Commission that is willing and able to take over as Chair, and he said that he does not. P. Heslin noted that this is an important function within the Association and that it will be important to have a carefully planned transition to a new Chair. She asked if he would stay on for one more year while a new Chair is identified and acclimated to the role to ensure a smooth transition, and he said that he would consider that. He is also interested in serving on the BOG.

3. Treasurer's Report

There is currently \$55,659.98 in the operating account and \$187,864.84 in the capital account.

4. Approval of the minutes from the meetings held on June 6, June 13, June 18, July 11, October 12, November 4, November 9, November 14, and December 8, 2022.

MOTION: (L. Berger/L. Plisic) to approve the minutes of the meetings held on June 6, June 13, June 18, July 11, October 12, November 4, November 9, November 14, and December 8, 2022.

VOTE: Approved unanimously.

5. Current and anticipated committee and Board Vacancies; nominating committee

For the BOG, we will need replacements for Page, Bill, and Lili. For ZBA, 4 terms are expiring but we do not yet know if anyone will be stepping down rather than renewing. P. Heslin will request update from ZBA Chair. We still do not have volunteers to Chair the recreation, Clubhouse or Budget committees. P. Heslin reminded everyone that the long-standing budget policy has been that committees without Chairs do not receive budget funds. She will send another email requesting volunteers. L. Wilcox confirmed that she will open the Clubhouse for the season and remain as Chair until a replacement is found.

6. Budget planning, including BOG operating budget and possible capital priorities

L. Wilcox has been managing the budget process this year following P. Wohler's resignation. She circulated worksheets to the existing committee chairs and received responses to incorporate into the proposed 2023-2024 budget. She worked together with John and Irene Makiaris to prepare the proposed budget for the BOG, and presented it to the board. Discussion followed on various proposed items and feedback was provided by Board members. Certain additions were discussed, including funds to replace the lattice under the clubhouse deck. J. Beaulieu noted that he will need funds in his budget to address some sort of barrier along the east side of the lower pond to prevent parking on the banks. He described various options that he had investigated. He noted that there is no overwhelming consensus by nearby property owners, but that his preference would be the wood posts with nautical ropes that was discussed with the Board last year. If approved by the Board he will get costs and include in budget.

MOTION: (L. Plisic/P. Heslin) to approve installation of wooden posts and nautical style ropes along Eastern side of the lower pond to prevent parking along the banks.

VOTE: Approved unanimously.

With respect to capital priorities, L. Wilcox reported that the beach stairs and boat ramp are complete and paid for, as are the Clubhouse doors and windows, and asked what other capital projects the Board might like to propose this year. Following discussion, the consensus was that it would like to propose a modified version of the Clubhouse Grounds proposal, which would focus only on the retaining wall, path, and pavilion. This would allow safe access to the far side of the court which currently does not exist, and a shady viewing area for the court and other outdoor activities, as well as a potential entertaining center and area for recreation committee projects (assuming a Chair is found). Other elements of the former proposal, or modified versions thereof, can be proposed in future years if supported by community interest.

7. Updates on winter activity, if any

No specific updates.

8. Comments from the Public

Jim Beaulieu and A. Pease stated that the problem with the geese is becoming worse and is a serious health issue. J. Beaulieu reported that because the geese are migratory birds, any actions taken to curtail their enjoyment of GNBA as a home base are governed by federal law. He met with an agency representative and is reviewing options.

9. Adjournment

MOTION: (L. Berger/L. Plisic) to adjourn at 9:09 PM.

VOTE: Approved Unanimously

Page Heslin

President, GNBA Board of Governors