**GIANTS NECK BEACH ASSOCIATION**

**BOARD OF GOVERNORS**

**REGULAR MEETING MINUTES**

**SEPTEMBER 6, 2023**

**6:30 pm**

**GNBA HELEN LENA CLUB HOUSE**

**31 WEST PATTAGANSETT RD, NIANTIC CT**

**Present:** Paul Formica, Gerry van Noordennen Wick Mallory, Mary Ann Heenehan, Lee-Ann Berger (7:30), Lou Piscatelli (7:30)

**Absent:** none

1. **Call to Order**

P. Formica called the meeting to order at 6:30 PM

A typo on the agenda states the meeting starts at 6:30 not the usual 7:30.

**MOTION: (van Noordennen/Mallory) to recess until 7:30. Vote: APPROVED unanimously**

The meeting resumed at 7:30

1. **Approve Minutes of August 2, 2023**

**MOTION: (Heenehan/van Noordennen) to approve the minutes of August 2, 2023, as presented.**

**Vote: APPROVED unanimously.**

1. **Presidents Report**

P. Formica informed the Board that he attended his first ad-hoc committee meeting for the Town of East Lyme for Short-Term Rentals (STR). The committee has until January to present recommendations to the Board of Selectmen. He said the options will either be a town-wide ordinance or a zoning regulation change. If it is a zoning regulation, then it will be up to the beach associations to regulate STR’s.

The First Selectman would like to meet with the GNBA and the GNHA to discuss the town buying 3 parcels of open space, one of which is adjacent to the Heights.

The revenue from the cottage will be short $2,400 due to a commission being paid to the realtor.

P. Formica will be meeting with Gary Goeschel, East Lyme Wetlands Officer, to discuss the pond.

1. **Treasurers Report**

L. Wilcox emailed the treasurer's report. It was the consensus of the members to accept the report as presented.

1. **Pickleball Update**

L. Piscatelli reported that they purchased balls that claimed to be quieter, but they did not see a noticeable difference. He reported they bought five green zone paddles, and one was significantly quieter. The BOG discussed the possibility of mandating green zone paddles. It was also noted that the paddles were better performing. They will continue discussions with neighbors for solutions. It was noted by a resident that pickleball has become a community builder.

1. **Capital Improvement Project Discussion-Retaining Wall**

P. Formica has received one quote but will request more, for the retaining wall. He said once the work is completed, they can access the flooding/drainage situation.

Page Heslin asked about the quote as it compares to previous quotes. She asked if it had been determined the court had caused the flooding and if a study had been done. P. Heslin suggested they make sure there is a problem before trying to fix an issue that may make it worse.

Some members have only seen flooding in the playground area which is a low spot. Mike Heenehan asked neighbors if they have had problems with flooding and they responded that they have not had flooding issues.

1. **Committee Reports**

M. Heenehan 15 Ridgewood, Beach Committee, reported he is working on the Certification of Permission for adding beach sand. He has received the necessary endangered species report to move forward with the application.

He suggested adding additional funds to next year’s budget for storm cleanup.

M. Heenehan said the BOG needs to be aware that there may not be a place to bring the eel grass/seaweed for composting in the future as many towns are refusing to take it.

The swim lines and raft will be taken out the following week.

He said the budget will be over by $7,000-$8,000 by the end of the fiscal year.

Jim Beaulieu, Pond Committee, presented a quote for a signature, to remove a tree that is leaning into the road. P. Formica will review the document before signing.

J. Beaulieu said that the BOG should consider funding an automated gate for lowering of the pond gates during high rain events.

G. van Noordennen reported that he spoke to Zoning Officer Jim Ventres about becoming the ZEO for Giants Neck. J. Ventres is ZEO for Black Point and Crescent Beach Associations. Based on the number of hours G. van Noordennen worked as ZEO he suggested the BOG offer J. Ventres a yearly stipend of $4,500.

Sue Spang said when she found out J. Ventres had just agreed to take on Crescent Beach Assoc., she forwarded his name to G. van Noordennen. She was aware Giants Neck has been looking for a ZEO and knew J. Ventres was highly qualified and respected.

**Establish Bylaws Committee**-L. Piscatelli and P. Heslin volunteered for the committee.

1. **Public Comment**

P. Heslin asked if the BOG was aware of the work being done by Mr. Franzoni. She said there is an agreement with him that prohibits connecting his driveway to the Association’s driveway on Association property. He has a lease with the Association to use the Association driveway to access his property, and he is not allowed to expand on the lease. P. Heslin said they had drawn up an agreement with Mr. Franzoni and he agreed to it in writing. She offered to supply the BOG with background information.

P. Formica received an email from Mr. Franzoni which stated he is going to pave the apron on Association property. It was the consensus of the BOG that the apron is not to be paved. P. Formica will set up a meeting with Mr. Franzoni.

1. **Board Comments**

L. Berger said there are two people interested in the clubhouse committee.

1. **Next Meeting: October 4, 2023**

1. **Adjournment:**

**8:48**

Respectfully Submitted,

Sue Spang

Recording Secretary

**2023 BOG Meeting Dates**

October 4, November 1 and December 6.