

**GIANTS NECK BEACH ASSOCIATION**  
**BOARD OF GOVERNORS – MEETING MINUTES**  
**Final**

**November 5, 2025 – 6:30 PM**  
Helen Lena Clubhouse, 31 West Pattagansett Road, Niantic, CT

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**Present:** Ernie Annibale, Chip Brienza, Julie Cameron, Paul Formica, Mary Ann Heenehan, Lou Piscatelli, Gerry Van Noordennen

**1. Call to Order**

President Paul Formica called the meeting to order at 6:30 p.m.

**2. President's Report**

Paul reported that the Board would enter Executive Session at the end of the meeting to discuss a real estate matter involving 216 Giants Neck Road (Franzoni property).

He met earlier in the week with Irene from GNIC to review insurance coverage for GNBA properties and joint-use land. He also contacted the Connecticut Port Authority regarding a \$5 million bond-funded program for small dock reconstruction projects and submitted GNBA's name for consideration. The grant would require a cost share, and he will continue to follow up until a response is received.

Paul reviewed procedures for posting meeting minutes: per Town of East Lyme requirements, draft minutes must be posted within seven (7) days. Unapproved minutes will be labeled *DRAFT*, and once adopted, they will be replaced with a version marked *FINAL*. He noted that membership meeting minutes (June–August) are approved by the membership the following June, not by the Board.

**3. Treasurer's Report**

Lorie reported the following balances:

Operating: \$84,867

Tax Account: \$100

Reserve: \$51,681

Money Market: \$236,016

Total: \$372,664

Two properties still owe \$749 in taxes. Recent non-tax revenue totaled \$4,147 (cottage rent and bank interest). Operating expenses since last month were \$9,907. The shed project, approved for \$7,500, was completed for \$6,390 (\$4,040 to Kloter Farms; \$2,350 to JS Lawn Care), leaving \$1,110 unspent. The Board discussed whether those funds could be redirected to maintenance or must return to reserves pending legal review.

Chip asked about the money market interest rate. Lorie said 4.2%, earning about \$793 this month. Paul noted that the shed funds were capital and could possibly be used for clubhouse repairs if legally permitted.

Projected future revenue is \$26,992, with an estimated year-end surplus of \$15,000–\$16,000.

#### **4. Approval of Minutes**

The Board discussed the draft August minutes. Gerry recommended removing two unclear paragraphs in the Ponds and Wildlife section. The group agreed to do so, and Annah will review the meeting transcript to verify who authorized the \$2,700 pond-work quote. Lisa confirmed that the work was never done.

Action Item: Annah to check the full transcript to identify “Jim” before finalizing edits. Approval of the August minutes was tabled until the next meeting.

Gerry Van Noordennen made a motion to approve the October minutes; seconded by Julie Cameron. The motion carried with one abstention.

Paul confirmed that the change to contractor work hours (8 a.m.–1 p.m. Saturdays, no Sunday work) was correctly recorded.

#### **5. Discussion Items / Possible Action**

##### **A. Zoning Commission Regulation Changes**

Board members agreed that the construction-hour regulation had been extensively discussed at prior meetings and that significant work had gone into its revision. The regulation was well-publicized and may be revisited in the future. The Board agreed to form a joint committee (BOG and Zoning Commission members) to review the regulation and recommend possible adjustments, noting that any amendment would require a full regulatory process.

Joe Sparveri questioned whether the August 16 public hearing notice complied with the required 10-day posting period. Paul said he would consult Attorney Jeff McNamara for clarification. Members were reminded that public comment occurs at the end of the meeting, per the agenda.

#### B. Clubhouse Repairs

Paul presented a \$650 quote from Griggs & Brown for pest control. Lorie will review the budget to determine funding. Nancy Annibale will delay the service until after the crawlspace repair. The Board decided to hold the \$1,110 remaining shed funds until confirming if they may be used for capital work.

#### C. 2026 Meeting Schedule

Chip Brienza moved to approve the 2026 meeting schedule; seconded by Ernie Annibale. The motion passed unanimously.

BOG meetings will continue on the first Wednesday of each month at 6:30 p.m. Membership meetings are scheduled for May 24, June 20, July 18, and August 15. Annah will reserve the clubhouse; Paul will circulate the schedule.

#### D. Giants Neck Heights Coordination

Paul and Chip will meet with Giants Neck Heights within 30 days to discuss security and shared services, particularly coordination during holiday weekends.

### **6. Committee Reports**

#### Recreation Committee

Paul moved to appoint Mary Beth Morrissey as Youth Recreation Committee Chair. Chip seconded. Motion passed unanimously. Paul announced a Tailgate Party on November 16 (Giants vs. Packers) and invited residents to bring side dishes.

#### Dock Committee

John Wohler reported that the estimated dock replacement cost is \$350,000. Payment options for slip holders were proposed: \$1,000 per year; \$2,000 prepaid for two years; or \$10,000 for a 10-year commitment. The committee has requested member feedback and received none so far. Paul noted that GNBA is listed for a \$250,000 Port Authority grant pending state approval. Renewal packets will go out by late November. John plans to have an attorney review the funding proposal before the BOG reviews it.

#### Ponds and Wildlife Committee

Lisa Doggart reported that the committee is planning spring seeding and planting, and exploring mechanical or limited herbicide lily-pad removal (proposals around \$11,000). Manual removal is also being considered. She noted that moving water circulation could deter lily pads and that repairs to the small dam may help reduce geese and improve drainage. Lisa will prepare a 2026 budget proposal, including feasibility studies for both the fountain and dam repair. Jim Beaulieu added that seven of eight buoys were placed this season; three need replacement in spring (anticipated cost \$1,500).

## **7. Public Comments**

Joe Sparveri raised concerns about the validity of the August 16 public hearing, stating that notice requirements were not met under Association bylaws. He cited the lack of a posted legal notice, unclear meeting agenda wording, and absence of attendance records in the minutes. Joe asserted that any actions taken at that meeting may be procedurally invalid.

President Formica acknowledged that the hearing had been scheduled at the August 6 Board meeting and announced in the Monday morning email blast five days before the meeting. He agreed to consult the Association's attorney regarding notice requirements and possible corrective action.

Kerry Orshal expressed concern about the cost of pond maintenance, calling the ongoing use of chemicals excessive. She suggested manual removal of lily pads or installing a fountain as more natural alternatives. She criticized the composition of the Court and Pond Committees, saying that current members lack balance and engagement. Kerry urged the Board to support community activities and volunteers that promote unity and participation.

MJ Agostini presented survey results and expressed concern that members were not properly informed about recent zoning changes, particularly the 1 p.m. Saturday construction cutoff. She cited Connecticut statutes requiring access to membership lists and shared her independent survey findings indicating low member awareness and opposition to the new rule. She also referenced real-estate appraisal standards showing that overly restrictive association rules can diminish property values. MJ recommended clearer communications and mailed notices for major regulatory changes.

Luke (last name not stated) spoke in support of Ms. Agostini's comments, stating that the new restrictions were overly burdensome and poorly communicated. He urged the Board to reconsider the Saturday work-hour rule and review the process for greater transparency.

Andrew Young, 41 South Blue Road, commented on the construction-hour discussion, noting that surrounding neighborhoods such as Giants Neck Heights allow early-morning Saturday construction, which he finds disruptive. He shared that noise from a nearby site at 7:15 a.m. recently woke his family and warned that aligning GNBA regulations with those of neighboring communities could lead to similar disturbances.

## **8. Board Comments**

Paul addressed earlier remarks about membership information and public hearing procedures. He reiterated that he denied Ms. Agostini's request for the full membership list because he felt it was not appropriate for survey use. He advised her that she could

appeal through the Freedom of Information Commission if she wished to challenge that decision.

Paul noted that Ms. Agostini nonetheless contacted most members and that GNBA provides ample communication channels through its website and email. He also stated that he will review Joe Sparveri's concerns with the Association's attorney regarding public-hearing notice compliance.

#### **9. Executive Session**

Paul moved to enter Executive Session to discuss the Franzoni driveway lease issue; seconded by Chip Brienza. The motion passed unanimously. Non-board members exited the meeting. The Board entered Executive Session at 8:05 p.m. and adjourned at 8:20 p.m. with no action taken.

#### **10. Adjournment**

The meeting adjourned at 8:20 p.m. immediately following the Executive Session.

Respectfully submitted,  
Annah Perch  
Recording Secretary, GNBA Board of Governors