

**Giants Neck Beach Association
Board of Governors
Meeting Minutes
August 6, 2025
Giants Neck Beach Clubhouse and Zoom**

The meeting was called to order at approximately 6:35 PM.

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

Absent: Ernie Annibale

The meeting was called to order at approximately 6:40 p.m.

President's Report

Paul Formica reported on several items. The cottage lease was renewed effective August 1st through July 31st, with a monthly rent increase from \$2,400 to \$2,450. The security deposit was adjusted accordingly.

Regarding the shared driveway at 216 Giants Neck Road, the board is working with attorneys for both the property owner, Mr. Franzoni, and the town to resolve ongoing issues. Since the lease expired on June 30th, a six-month lease extension will be proposed. This dispute has been unresolved for two years.

The digitization of association records continues, with all financial records now scanned. Focus has shifted to zoning files, which are deemed important, and will be preserved in digital format.

The board also discussed a letter received from Amy and Claudio Vecchiarino, 1 Point Road, expressing interest in purchasing a piece of land they believed was a right-of-way. The board clarified that the Association owns the 10-foot strip in question and not a public easement, which creates potential liability, particularly due to a steep drop-off at the end. The board agreed that further research is needed, with legal counsel involved. The general consensus was to avoid selling any Association-owned property.

The board identified the need for audio-visual upgrades to support meetings, including a microphone and portable sound system, as well as a screen and projector for presentations.

Treasurer's Report

Lorie Carlson presented the financial report. The operations account held \$21,004.48, the tax collection account \$89,008.21, the reserve account \$58,065.00, and the money market account \$208,708.00, totaling \$378,225.69. Approximately 90% of taxes had been collected, with 16 properties still owing a total of \$16,190. Reminder letters will be sent. Interest collected since the

last report totaled \$1,226. The recent cottage rental payment had been received but was not included in the report. Operating expenses for the month totaled \$56,814, driven largely by the annual insurance renewal of approximately \$33,000. The association expects to have \$137,600 available for future operating needs and projects \$107,900 in upcoming expenses.

The Treasurer recommended transferring \$25,000 from the non-interest-bearing Bank of America reserve account to the interest-earning money market account. There was discussion.

A motion to approve the transfer was made by Lou Piscatelli, seconded by Chip Brienza, and unanimously approved. The Treasurer will update the report once the transfer is complete.

Meeting Minutes

The July 9th meeting minutes were discussed. Approval was tabled until the next meeting.

Zoning Regulations

The board discussed that the new zoning ordinances don't align entirely with the GNBA bylaws. The bylaws need slight changes made so that the language about construction on Sundays are aligned.

There was a motion to hold a public hearing on the proposed changes on August 16th at 9 a.m., prior to the membership meeting. The motion was unanimously approved. The amended language will be posted with the agenda for review.

Committee Reports

Beach Committee

Michael Heenehan reported that the beaches are now cleaned under direct supervision. Two new committee members recently assessed the beaches and offered helpful feedback. For next summer, the committee is considering a single beach tag system per group and implementing storage fees to discourage leaving unused equipment on the beach.

Recreation Committee

Julie Cameron announced two upcoming bingo nights and plans for Family Fun Day on August 16th. Activities will include a scavenger hunt, kayak races, sandcastle contests, beach games, and a volleyball tournament. A bonfire and s'mores are also planned. In a partnership, the Recreation Committee and the PWC are exploring a sound system upgrade for the clubhouse and are seeking technical assistance to price the project.

Chip said he appreciated that flyers are handed out about activities in addition to the emails.

Paul raised concerns about the plans for a bonfire. It requires board approval. Chip suggested notifying the fire marshal. Lou questioned whether the benefit is worth the risk. The discussion was tabled for the next association meeting.

Court Committee

Lou Piscatelli reported that new signs with simplified rules will be posted this week. New inserts for muffled paddles will be installed to prevent removal. A recent AED training was well received, and Deirdre Vorih recommended purchasing two additional AEDs, one for each beach, at an approximate cost of \$700 each.

The committee discussed extending court hours, but decided first to ensure that current rules are being followed. Paul pointed out that there is what he thinks is poison ivy growing on the court fences, which the committee will address.

Ponds and Wildlife Committee

Gerry Van Noordennen reported that a turtle crossing sign has been installed on South Bridebrook Road by the ponds.

There was further discussion about vegetation management in and around the ponds. Some residents have proposed the use of pesticides to kill aquatic plants. Jim noted that when plants are killed chemically, they tend to fall to the bottom of the pond, where they decay and add to the muck, potentially worsening water quality.

Jim also reported that the bushes at the entrance were obstructing driver visibility. A quote of \$2,700 was received to trim the bushes to about four feet. Though the bushes belong to a neighbor, the Association will fund the trimming to address the safety issue. There will also be improvements to the beach path by adding mulch.

A motion to approve the expenditure was made by Chip Brienza, seconded by Lou Piscatelli, and passed unanimously.

Julie Cameron noted that the Association's landscaping provider, Steve, will retire at the end of the month. Nick, who currently operates the lawnmower, will take over the business.

Public Comments

Mary Jean Agostini questioned the ordinance change preventing Sunday work for residents whose religious beliefs prohibit Saturday labor. The committee recommended bringing the concern to the Zoning Board, as it falls outside the Board of Governors' scope.

Lindsey Bruno stated that the Griswold Road right-of-way is missing a step, and an older adult fell today. She also said that the amount of goose poop on Mother's Beach is worse than she has ever seen it before. She hopes the BOG will consider ways to address this. She also mentioned that she had never seen so many people on the beaches, and she notices cars dropping people off.

She suggested that the BOG consider following the Heights' lead in hiring people to patrol.

A motion to adjourn was made and approved unanimously. The meeting concluded at approximately 7:55 PM.

Respectfully submitted,

Annah Perch
Recording Secretary