

**GIANTS NECK BEACH ASSOCIATION
BOARD OF GOVERNORS
REGULAR MEETING MINUTES
October 4, 2023
7:30 pm
GNBA HELEN LENA CLUB HOUSE
31 WEST PATTAGANSETT RD, NIAN TIC CT**

Present: Paul Formica, Wick Mallory, Mary Ann Heenehan, Lee-Ann Berger, Lou Piscatelli, Louise Wilcox

Absent: none

1. Call to Order

Paul Formica called the meeting to order at 7:33 PM

2. Presidents Report

Paul Formica informed the Board that he is aware of a possible encroachment issue at 214 Giants Neck Road, as the previous owner apparently rented the driveway to the neighbor at 216 Giants Neck Road to share. The Cottage Committee would like to see the property brought back to its original state. They will meet with a surveyor on October 6 to make plans.

Paul informed the Board that he is on the recently formed East Lyme Short-term Rental Committee. He disclosed that he owns a short-term rental property in East Lyme. At a meeting of this committee, it seemed that most people were in favor of passing some regulation to control short-term rental property uses. There should be a proposal ready for the Board of Selectman by January 15, 2024.

The cottage needed electrical work. Paul will present a bill for repairs to the Treasurer.

Paul noted that someone has expressed an interest in filling the vacancy on the BOG and that he will follow up this month.

3. Treasurer's Report

Louise Wilcox reported that there is approximately \$53,000 in the checking account and \$234,000 in the capital and savings account.

A member asked why the funds were not invested in a liquid money market. The group discussed it and agreed this would be a good idea. Research will take place and an update will follow at the next meeting.

4. Approve Minutes of September 6, 2023

Approval of the minutes was tabled until the next meeting.

5. Website Committee Report

MaryAnn Heenehan reported that an SMS/texting feature is being tested and should be available shortly. Upon testing the program, it was discovered that the cost be \$40 per month. This will put the website budget in a deficit of \$240. The committee is looking into whether MailChimp will bring the price per month back to \$20 as originally quoted. There will be continued research and testing and the BOG will vote on rolling out the program at the November meeting.

The members seemed to agree that the SMS feature would be an asset to the community.

6. Grounds & Improvement Committee Report

MaryAnn Heenehan reported that the committee has met three times. They have done a flip chart exercise and prepared a PowerPoint summary report to reveal what the GNBA members see as priorities for grounds and improvement projects.

Next, the committee will conduct a survey of the entire community to get more people involved in the decision-making. The committee will work on that.

7. Beach Committee

Mike Heenehan reported that an application for a certificate to apply more sand to the beaches has been submitted. He is hoping to have an answer by Jan 1, 2024.

Mike attended a DEEP meeting to learn about the permitting requirements around the water. He obtained the Connecticut Beach Association's Guide to Coastal Activities and Permitting Guide. Among other things, he learned that there is supposed to be no launching of a personal vessel from a swim area. DEEP also recommends personal vessel owners put a DEEP-supplied sticker on their boats.

The group discussed ways to distribute stickers to every personal vessel on the beach.

8. Pond Committee

Jim Beaulieu reported that there is an infestation of knotweed in certain places. The group discussed ways to work together to fight the problem.

Paul Formica noted that he has met with Gary Gershal, planning and wetlands division officer for the Town of East Lyme about making sure the Association isn't cited for clearing areas it isn't supposed to.

9. Budget Committee

Paul Formica said that because Gerry van Noordennen is resigning from his role as chair of the Zoning committee after 10 years, the committee decided to hire a part-time zoning officer for \$4,500 per year.

Paul said the Treasurer paid \$2,400 in commission to the realtor who found the tenant.

The vendor who cleaned the beaches in the past has raised its prices. It would be prudent to go to bid for the best price.

There was discussion about having a discretionary fund. There is already an emergency fund which is essentially the same thing.

10. Public Comments

Robin Knowles said that the PWC is interested in starting a pollinator garden and wanted to know who should give permission for such a thing. Paul suggested the PWC prepare a proposal and send it to the appropriate committee chairs to raise to the board for discussion and approval if needed.

Mike Heenehan complimented the BOG.

MaryAnn Heenehan asked if the GNBA could somehow go through the electronic in the corner of the clubhouse to determine what's working.

Next Meeting: November 1, 2023

**11. Adjournment:
8:41 p.m.**

Respectfully Submitted,

Annah Perch
Recording Secretary

2023 BOG Meeting Dates
November 1 and December 6