

**GIANTS NECK BEACH ASSOCIATION  
BOARD OF GOVERNORS  
REGULAR MEETING MINUTES  
AUGUST 2, 2023  
7:30 pm  
GNBA HELEN LENA CLUB HOUSE  
31 WEST PATTAGANSETT RD, NIAN TIC**

RECEIVED FOR RECORD  
EAST LYME, CT

2023 AUG -9 A 8:07

*Carroll Wilcox*  
TOWN CLERK

**Present:** Paul Formica, Lee-Ann Berger, Lou Piscatelli, Mary Ann Heenehan, Gerry Van Noordennen,

**Absent:** Wick Mallory,

Also Attending: Louise Wilcox, Association Treasurer

**1. CALL TO ORDER**

P. Formica called the meeting to order at 7:30 PM

**2. PRESIDENTS REPORT**

P. Formica reported the following:

- He spoke to Joe Bragaw, Director of ELPWD about correcting drainage issues.
- The cottage is rented with a one-year lease, cost of utilities to be reimbursed by tenant.
- The railings and steps at West Beach have been repaired.
- Clubhouse improvement had a meeting with approximately 12-15 people attending.
- The town of East Lyme is creating a Short Term Rental (SRT) committee and P. Formica will be on it.
- A large tree limb fell on the clubhouse deck, the property owner is taking responsibility for the fallen limb.
- Jim Paul has filled the vacancy on the Zoning Commission
- Gail Shea has submitted a resignation letter.

**3. TREASURERS REPORT**

L. Wilcox presented the budget. She reported that there are 11 properties outstanding for taxes, amounting to approximately \$10,000 owed. The beach cleaning line will go over. There will be savings on cottage insurance.

An agenda item will be added for discussion on electricity provider.

**4. APPROVAL OF MINUTES**

**A. BOG June 17, 2023**

**MOTION: (Van Noordennen/ Piscatelli) to approve the June 17, 2023, Special Meeting.**

**Vote: APPROVED unanimously.**

**B. July 5, 2023, Special Meeting**

**MOTION: (Berger/Heenehan) to approve the July 5, 2023, Special Meeting as presented. Vote: APPROVED unanimously.**

**C. June 27, 2023**

**MOTION: (Heenehan/ Van Noordennen) to approve the June 27, 2023 Special Meeting as presented. Vote: APPROVED unanimously.**

## 5. COMMITTEE UPDATES

### **Zoning Commission Update**

G. Van Noordennen informed the Board that there were no zoning actions. The Commission is drafting a communication for home owners and contractors concerning noise.

### **Dock Committee**

P. Formica reported that Wick attended the dock meeting and said there were 30 people on the wait list for dock space. The members noted that many of the slips go unused while there are people on the wait list that would like to have a space.

### **Beach and Harbor**

Mike Heenehan reported that the beach clean up will be over budget by the end of the season by approximately \$6,000-\$7,000. He said the cost is \$700.00 per week. He said he would like to put out a notice asking people to come out and volunteer once a week, possibly on Saturday mornings as a community project.

P. Formica said the budget committee needs to meet to address the issue and possible funding sources for the shortfall of funds for the beach cleanup.

M. Heenehan addressed the need for kayaks to have identification in case one gets washed out so the Association can determine if it is just washed out or if someone is missing and the Coast Guard needs to be called.

The floating/blowup rafts that some residents have should not be left out overnight and should be brought in nightly. The members thought they presented a safety issue as kids cannot be seen underneath the floats.

The geese seem to be under control.

M. Heenehan discussed the erosion of sand at Mothers Beach and thought the sand that gets washed out to the bar could be brought back in and stockpiled for use.

### **Geese**

Lou Piscatelli reported that there are less geese on the beach and that the Beebe's have contributed to the cost of the lights for geese mitigation.

### **Pond Committee**

Jim Beaulieu mentioned a tree limb that needs to come down in the town right of way. He has been raising and lowering the gate to the pond during heavy rain events. The members asked if there was anyone else who knew how to do that in case Jim was not available.

### **Communication**

Mary Ann Heenehan reported Annah Perch will be on vacation and not available to update the website. M. Heenehan asked if the members thought an Association Facebook page would be a good idea if it had internal controls and did not allow comments. It was the consensus of the Board that she should explore a Facebook page.

### **Budget**

L. Wilcox discussed the shortfall for the beach clean up and said there should be additional funds put in that line for next year's budget.

Guys is coming to fix the HVAC at the club.

She reminded the Board of a letter she sent of her intention to resign as Club House Chairman which would be effective at the end of the year.

**11. Public Comment**

Jim Beaulieu questioned a motion that was made at an Association meeting. It was his opinion that it deprived people of their voting rights. He is concerned about the Board not following the charter.

**12. Board Comments-none**

**13. Next Meeting/Future meetings.**

The next meeting is September 6, 2023

**4. Adjournment:**

**MOTION: (Berger/Piscatelli) to adjourn at 9:16. Vote: Approved Unanimously**

Respectfully Submitted,

Sue Spang  
Recording Secretary

**2023 BOG Meeting Dates**

August 2, September 6, October 4, November 1 and December 6.