

**GIANTS NECK BEACH ASSOCIATION  
MINUTES OF ASSOCIATION MEETING  
JULY 17, 2021, 9:00AM  
HELEN LENA CLUBHOUSE,  
31 WEST PATTAGANSETT ROAD, NANTIC CT,**

**BOG Present:** Page Heslin  
Lee-Ann Berger  
Peter Knowles  
Bill Christopher  
Lili Plisic  
Lou Piscatelli  
Wick Mallory

**1. Call to Order:**

P. Heslin called the meeting to order at 9:01 A.M.

**2. Acceptance of Agenda:**

**MOTION: (I. Makiaris / A. Pease) to accept the agenda**

**VOTE: Approved Unanimously**

**3. Moment of Silence**

A moment of silence was held for members that have passed since the last Annual Meeting, during which members were able to call out individual names they wished to mention.

**4. Approval of minutes from August 17, 2019 Association meeting.**

**MOTION: (T. Hartigan/G. Van Noordennen) to approve the minutes of the August 17, 2019 Association meeting.**

**VOTE: Approved Unanimously**

**5. President's Report**

P. Heslin reported as follows:

- A. The Court is open and is getting a lot of use. Sign-ups have been very active for tennis and pickleball, as well as basketball. Classic Turf finished on schedule and within budget. There are paper sign-up sheets hanging near the door closest to the clubhouse, and you can sign up one day in advance. So on any given day beginning at 8:00 A.M., you can sign up for one hour the following day. There may be an online reservation system in the future. There is a dedicated email relating to the court, which is [court.gnba@gmail.com](mailto:court.gnba@gmail.com). The Court Committee currently consists of Russ and Terra Moore, Trip Hartigan, and Gail DeMarco.
- B. There have been complaints about the placement of boats on the main beach. Specifically, people are stacking boats on top of other boats. While this may be acceptable for boats of a single household, you should not be stacking your boat on

top of someone else's without their permission. Space on the wall is on a first-come basis; please be courteous of your neighbors.

- C. As always, the Association is in need of volunteers. There are many committees that have vacancies, in particular Beach, Harbor Management, and Insurance. You can see a list of committees on the website. Please get involved.

## 6. Treasurer's Report

P. Heslin noted that Treasurer L. Wilcox was not able to attend the meeting. She further reported the following on behalf of the Treasurer:

- A. As of July 16, 2021, the balance of the operating account was \$79,795, and the balance of the capital account was \$136,519.
- B. All property taxes for prior years have been collected, with accrued statutory interest. Congratulations and thanks to Louise for accomplishing this.
- C. 2021 tax bills have been sent out. Contact Louise if you haven't received yours. To date, payments have been received for 92 properties, and 102 remain outstanding. As a reminder, the last day to pay without penalty is Monday, August 2<sup>nd</sup>.
- D. One hundred percent of the payments for the first installment of the court assessment have been collected. In addition, more than half of property owners elected to pay the second installment at the same time.

J. Malone asked if the Board could provide the breakdown of currently appropriated funds in the capital accounts. P. Heslin replied that she did not have that information readily available. There were no other questions concerning the Treasurer's report.

## 7. Committee Reports

- A. Ponds: J. Beaulieu reported that he will be requesting funds from the Board to do some additional restoration work on the properties that allowed us access during the recent dredging project. Portions will need to be re-seeded in the fall. He will report to the Board when he has further information on costs.
- B. Beach: J. Beaulieu reported that they added 400 cubic yards of sand. He will not be installing as many buoys as previously existed because he thinks that is in violation of state regulations and we would have liability if they were hit by boaters or jet skiers. He will put in what is allowed, but anything further would require a State permit that would be a lengthy process. He further reported that there is a motorized boat on the beach that must be removed.

- C. Zoning Commission: G. Van Noordennen reported that Jeff Scull will be moving and so he will need to replace him on the Zoning Commission. If anyone is interested in serving on the Commission, they should contact him or P. Heslin.
- D. Court: T. Moore reported that the sign-up system is working well and the court has been very active. People are playing tennis, pickleball and basketball. We need to keep the court clean to prevent damage. She said that she bought a blower, and asked people to use it if they see leaves or other debris on the court.
- E. Beautification: H. Corona reported that K. Spanos will be taking over as Chair of the Beautification Committee. There is an issue with sand piled up by the sign at the entrance which needs to be addressed.

## 8. **Comments from the Public**

J. Horton requested that the plaque honoring past Presidents of the Association be updated. It stops in 2010.

J. Horton stated that he would prefer that the pickleball lines on the court be yellow rather than dark green. He understands that there is a plan to add windscreens to the courts, and he thinks that will be an improvement. P. Heslin noted that the Board had relied upon the expertise of Classic Turf, which had recommended the dark green.

J. Horton noted that next year is the one hundredth anniversary of the original subdivision that eventually became Giants Neck Beach Association. He thinks we should do something to commemorate that.

J. Horton stated that we should return to a \$65,000 capital fund contribution each budget year, as we did prior to COVID. P. Heslin noted that although there were several years with significant contributions between \$50-65,000, these were done specifically to fund the pond project. The Board is always trying to balance having sufficient funds in the capital fund to cover planned projects and unanticipated expenses while keeping taxes reasonable, and will keep his comments in mind during the next budget cycle.

J. Malone asked why nothing has been done about installing a bocce court. P. Heslin replied that the focus had been on getting approval for and completing construction of the multi-purpose court. Construction of a bocce court is a separate project that would require approval of the Association. There have been other views expressed about what should be done with the open space around the court and clubhouse. The Board has discussed forming a committee to consider various options to ensure a holistic approach to further development. J. Malone believes that Association members were not sufficiently involved in decisions concerning construction of the court and, more generally, with Board activities. P. Heslin invited her to participate in the planned committee to consider development around the clubhouse, and she accepted. J. Horton also wants to participate.

R. Knowles reported that PWC directories are available and can be picked up after the meeting. In addition, they need a host for the August cocktail party. See her if you are interested in hosting. Multiple families can joint together to host.

Art House reported that he has many old GNBA records in his house. He originally agreed to store them because there wasn't a place for them in the Clubhouse, but he would like to return them to the Association.

T. Betterra said that there is a tree along Lakeshore Drive that is dead and needs to come down. In addition, the grass along the road on the bank is dead and should also be reseeded. J. Beaulieu noted that removal of the tree is in this year's budget so will be taken care of. With respect to the grass, people need to stop parking their cars there as it kills the grass and erodes the bank. There is no point in reseeding if people continue to park there.

J. Horton, in a follow-up to A. House's comment about insufficient room for records storage, said that maybe we should consider expanding the Clubhouse.

T. Moore suggested that with the increased court use we should consider getting a defibrillator for the Clubhouse.

R. Corona noted that there is a kayak rack obstructing the ten-foot ROW to the breakwater at the end of Point Road, which needs to be removed. J. Beaulieu noted that the overgrowth at the entry down to the ROW was recently cleared by S. Colonis.

H. Corona noted that R. Woodward has retired and sold his business to Jamaal Perez. She has his contact info if anyone would like it.

Irene Makiaris noted that she has been very happy to see all the activity at the court. People really seem to be enjoying it.

Following up on the color of pickleball lines, T. Moore showed the Association the yellow line markers she purchased that can be put on the corners of the court if people prefer that color. She says they are kept in the storage containers near the court and work very well.

L. Piscatelli said that the Board had informally looked into costs of bocce and it is more expensive than one would think. Needs to be considered as part of bigger picture, rather than making decisions on a piecemeal basis.

T. Hartigan reminded everyone that a survey had been conducted in late 2019 to gather information about peoples' preferences about the court and related/ancillary sports and amenities. Over one hundred people responded, and there was as much – if not more – support for volleyball than for bocce. So there should not be a presumption that bocce would be proposed or approved. The court could be renovated in its existing footprint. Anything else requires careful consideration and should be decided as part of a plan with

respect to the whole “Clubhouse property.” That is what the proposed committee is for. Nothing should be a foregone conclusion at this point.

T. Moore suggested that we set up volleyball at the portion of beach that we own adjacent to the Heights beach. J. Beaulieu said very little can be done on that stretch of beach. The State views it as a dune, and therefore we can’t change elevation, etc.

**9. Adjournment**

**MOTION: (A. Pease/T. Fox) to adjourn at 9:45 A.M.**

**VOTE: Approved unanimously**

Respectfully Submitted,  
Page Heslin, President (acting secretary)