

GIANTS NECK BEACH ASSOCIATION
BOARD OF GOVERNORS
REGULAR MEETING MINUTES
JANUARY 3, 2024
6:30 pm
7 S. LEE RD
ZOOM AVAILABLE

RECEIVED FOR RECORD
EAST LYME, CT

2024 APR -9 P 2:09

Carroll Wilcox
TOWN CLERK

Present: Paul Formica, Gerry van Noordennen, Wick Mallory, Mary Ann Heenehan, Lisa Doggart
Zoom-Lou Piscatelli, Laurie Corona
Also Present: Louise Wilcox, Treasurer
Absent: none

1. Call to Order

P. Formica called the meeting to order at 6:30 PM

2. Presidents Report

P. Formica welcomed the new members. He has been researching possible options for investing some of the funds of the Association.

He said the last six months has been spent mainly reaching out to the committees, organizing, and getting feedback from residents.

P. Formica reached out to a tree service for removal of a tree but has not heard back from them.

L. Piscatelli said they should keep the momentum going and have something to present on the pickle ball courts, bylaws, clubhouse and the new zoning regulations by the end of March.

3. Treasurers Report

L. Wilcox presented her report. There is a \$40,000 balance in the checking account and in the savings/capital account there is \$234,000. All taxes are paid and the rent for the association cottage has been received.

L. Piscatelli thought that a significant amount could be taken out of the capital account and put into a ladder investment option.

L. Wilcox said that they have traditionally tried to keep \$100,000 unencumbered in case of an emergency.

4. Approve Minutes

A. Approve December 7, 2023, Minutes

MOTION: (Mallory/ van Noordennen) to approve the December 7, 2023, as presented.

Vote: APPROVED unanimously.

7. Committee Reports

M. Heenehan reported the survey will be sent out January 15, 2024, with a request to have it back by January 31, 2024. It is an opinion survey which is the culmination of recommendations from some of the committees looking for member feedback. The survey will go to the 292 emails they have on file from GNBA members.

Establish Bylaws Committee

L. Piscatelli informed the BOG he had the following members for the Bylaws Committee:

L. Piscatelli, Page Heslin, Mike Heenehan, and Dave Zukerbraun .

They will send out an email to see if anyone else is interested in serving on the Bylaws Committee.

Mike Heenehan, **Beach & Harbor Committee**, spoke to Coastal Consulting and they expect to have the certificate of permission to allow the application of sand to the beaches by the end of next week. He has already put in a request to the ACOE for approval. There is an April 1 deadline for applying sand to the beaches.

He will be grading the beaches shortly to bring the sand up to the wall. He is going to do a pilot project at Mothers Beach which will skim the sand at low tide and pile it up to be used to supplement the sand that is lost.

Mike Heenehan said they will be going out to bid for beach cleaning, He has approximately 5 people who he will contact to see if they would like to put in a bid.

P. Formica informed the members that when he was First Selectman, the Town of East Lyme bought a beach/sand groomer and rented it out to beach associations. He has not heard back from the P&R Director to see if they still have the equipment.

M. Heenehan said he contacted the Giving Garden, and they will take the eel grass with sand from the grooming. The transfer station will take the drift wood but not the grass and sand.

Zoning-The draft updates for the zoning regulations are under review by the Zoning Commission members. They are looking for a mid-March time frame to send out to the Association and hope to wrap up by mid-summer. The ZEO provides a monthly report and will be sent to the BOG for their information.

ZBA- Nothing to report.

9. New Business

The BOG will schedule a special meeting to discuss possible action on investing some of the Association funds to earn interest on those funds.

MA Heenehan submitted a list of committee members and vacancies. She said the BOG members are liaisons to the subcommittees and when Leanne Berger resigned it left the Court Committee and Pattagansett Women's Club without liaisons. Lisa Doggart volunteered for the Court Committee and MA Heenehan volunteered for the Pattagansett Women's Club.

She said the Budget and Finance Committee is missing a chairperson and the Recreation Committee is totally vacant.

MA Heenehan suggested possibly splitting the Recreation Committee into two groups: recreation for adults and recreation for kids.

10. Public Comment

Julie Cameron asked if there was any interest from the residents for renting out the clubhouse in the winter.

Page Heslin asked for an update on the leased driveway. She asked why is the BOG focusing on the negative impacts to the Association instead of the value to the lessee? L. Piscatelli said that in his discussions with Mr. Franzoni he is trying to be fair while negotiating in favor of the Association. Mike Heenehan said Mr. Franzoni had other options besides impacting the Association property. L. Piscatelli said he asked four realtors for help in assessing the property values/situation and all refused.

P. Formica said that when the negotiations have been finalized it would be a very public agreement.

11. Board Comments-no comments

12. Adjournment: (Heenehan/Mallory) 7:53.

Respectfully Submitted,

Sue Spang
Recording Secretary

2024 meeting dates

February 7, March 6, April 3, May 1, June 5, July 10, August 7, September 4, October 2, November 6,
December 4

ANNUAL MEETING AND ASSOCIATION MEETINGS (9:00 AM start time)

June 15, (Annual Meeting)

July 20, (Association Meeting)

August 17, (Association Meeting)