

Analysis of results



GNBA Member Survey
January, 2024

www.giantsneckbeach.org

The Clubhouse Grounds and Improvement Committee was created in July 2023 to focus on multiple aspects of the clubhouse area including:

- Future development**
- Issues surrounding pickleball raised by community members**
- Overall use of the recreation area.**

The committee has met three times to discuss previously proposed ideas for the clubhouse grounds as well as to generate problem-solving thoughts on noise mitigation from pickleball. The committee charge was to make recommendations to the Board of Governors.

An opinion vote on the 17 proposals was taken on September 27 with approximately 30 community members in attendance. Before the BOG makes any recommendations to association members for any expenditures, we felt it important to judge the opinion and sentiment of all GNBA members prior to offering up proposed changes.

Point of information...the Court Committee will be addressing some of the suggestions with the BOG. These are either no or low-cost items such as court playing times, and use of Green Zone quiet pickleball equipment.

This is an opinion survey - not an actual vote to implement at this time. The quotes provided are from original proposals; multiple current quotes will be obtained, and additional research will be completed prior to formal recommendations and association votes. Please complete the survey questions below. Your identification will not be shared with the committee unless you choose to identify yourself in the comments area. If there is a suggestion that has not been mentioned in the survey, please use the comments section to provide your feedback.

Your email can answer the survey only once and it cannot be forwarded to anyone other than who is registered as a GNBA Member. We would appreciate your response no later than January 31.

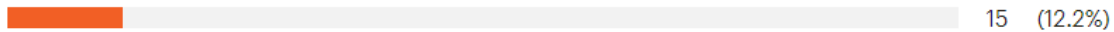
Please indicate your direction to the BOG for proceeding with an idea by responding yes- good idea; no- bad idea; not sure (feel free to add comments below).

“1) Upgrade the surface of the playground with non-toxic material (original quote \$2300) ”

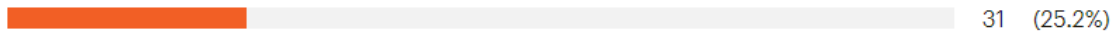
Good Idea



Bad Idea



Not Sure



Comments:

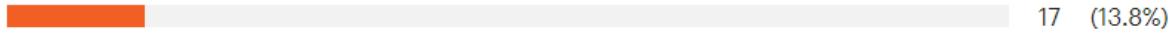
- Is this really an issue? First I'm hearing about it. Love having a playground right in our community but it has become tired.
- Resurfacing the area is a good start.
- Perhaps once the immediate needs identified in this survey have been addressed, the playground equipment could be refurbished.
- You have not provided enough information. What are the benefits?
- Wood chips are non-toxic. The only other viable surface would be padded and rubberized, which will be almost as expensive as the tennis court
- Why is this a good idea.
- Does it improve the safety for those using the playground.
- I don't see the playground being used very much. If it is seldom used is this a good use of the funds.
- What's the current problem?
- Add adaptive swing seat for disabled children. Can be used by all children.
- If toxic materials are currently present that is totally unacceptable. What material is there now? The surface needs to be replaced by non toxic surfacing but with material that lasts more than a couple of seasons.
- Needs more detail.
- There is not a safe amount of mulch underneath the swings.
- This is a playground safety issue that could result in a lawsuit.
- In what shape is the current playground surface & is that surface toxic?
- Is there a health hazard now?
- If it is wood chips not rubber
- Playground needs attention!
- Will this replace existing surface material? Is new material required regardless?
- Not sure if the current surface is toxic. If so, then resurfacing is prudent. Otherwise, not necessary.
- What is wrong with grass and sand?
- Long overdue Wood chips need to be replaced with a material that won't migrate to neighboring properties during a storm important to consider material type is that flooding occurs Wood chips seem to work fine.

“2) Add stairs to the existing deck providing an additional safe egress from the area (cost is dependent on extent of structure)”

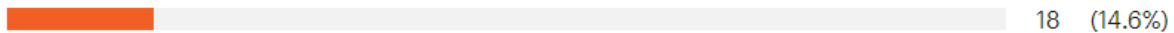
Good Idea



Bad Idea



Not Sure



Comments:

- Recommend a ramp rather than stairs for scooter, stroller, walker access
- You have not provided enough information. How high is the deck can one simply jump off in case of an emergency? I assume the building has plenty of points of egress and this would only be for the deck.
- Not needed until deck is redone and could be considered part of the deck
- Is this a code violation? These are exits from the clubhouse. When I attend men's club functions, some men go out to the deck to smoke cigars. I don't see this as a problem. Unless you put a lock on the access to the stairs, it may create another problem. Children can climb the stairs and potentially hurt themselves by jumping off.
- Safety issue
- Cost dependent
- Existing deck is outdated and doesn't provide the area needed for social events. Upgrading and expanding the deck is a much better option.
- Would depend on fire code. If needed as a method of escape, it's a good idea. If it's for convenience it may create issues not present today, such as multiple ways to enter the building which would present a potential issue for restricted events.
- May increase vandalism.
- For fire safety.
- Sounds like an important safety feature.
- Then you have the possibility of someone falling on or down the steps and then bringing legal action; and also people using the deck without a function taking place unless there is a locked gate to enter the deck.
- Clubhouse budget item, not capital project.
- Would encourage parties to spread beyond the building.
- This is a critical safety issue
- This seems like a safety concern.

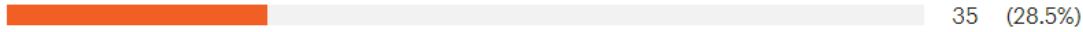
- Would like to see multiple quotes.
- Much needed, should have access off deck to yard instead of going thru house,
- Good idea, but only if the stairs can be constructed off the side of the deck facing N. Bridebrook.
- If you added stairs they would be quite steep. I think reconforming the deck and making it much larger would solve many problems. It could be blended into the overall plan and eliminate the need to have a retaining wall. Which costs \$17,000. I think there are better and more cost-effective ways to improve this entire area. Why do we only go with one plan in improving this area?
- A gate for "egress only" would be necessary to prevent unscheduled use of the deck. A gate could also be circumvented. Any unscheduled use of the deck would be a definite safety hazard.
- Not sure where the landing zone will be when you get off the new egress? and only if the Deck will remain and no other plans for expansion that may have the deck removed permanently.
- If this adds another fire exit from the building, then we are in favor.
- This seems to be not only a good idea but one needed for safety in the event of a fire.
- If there was ever a fire, the only way is to run through the clubhouse again.
- It could attract kids to go up there, but stairs are a good addition.
- Deck should have been extended to length of the building. I recommended that before. Should have done it then, would have been LOT less expensive
- I cannot say due to the indeterminate nature of the extent of the structure. Like many of the proposals presented here, there needs to be a cost/benefit notation and a comment on the legal requirements or building codes that are applicable. Unnecessary expense, no need.
- Safety issue for kids playing in playground
- If includes deck expansion
- The deck is pretty useless as a deck right now, but if it's more connected to the court area, it would seem to make more sense and be more harmonious with the overall structure of the community space.

“3) Winterize the clubhouse for four seasons use- social use, rental, and association business (Cost TBD with additional site visits)”

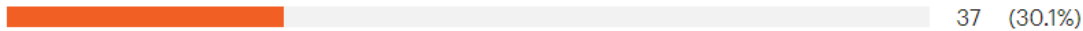
Good Idea



Bad Idea



Not Sure



Comments:

- Good idea but subject to cost.
- Depends on cost
- I'm just a little confused on this. I thought we had already voted on this in past.
- Believe the ability to use the clubhouse year-round is a benefit to the community
- Depends on costs
- Depends on the cost.
- But needs to be a package with a new deck and storage under. Could be very costly if a new foundation is needed.
- No one is here in the winter. Use is going to use it in the winter.
- As the community is increasingly a four season neighborhood, this could serve such events.
- Is it fully used during the spring/summer/fall?
- We are no longer a summer community. Could be a source of income for rentals
- Cost dependent
- Depends on the cost. Also, and I know this is hard to determine, but what is the projected use of the clubhouse in the winter? Possibly a survey question in the future?
- Not sure winter season month activities warrant this kind of expense
- Expensive solution for a small number of residents here off season.
- not enough members here in the winter
- There are enough people here year round to warrant this expenditure.
- will likely increase clubhouse usage
- So few persons here in the winter.
- Not enough full time people to use it in the winter
- Not sure there would be much use in the winter for social or rentals.

- The current utility budget for the club house is excessive for the current event usage rate. Winter usage will not cover the expenses at any foreseeable time.
- I do not think this is good idea since most of the members here have a home in fla. and leave here for the winter.
- "We are no longer a summer community! An increasing number of residents are here year round! Not everyone goes to Florida!
- Association business needs to be conducted rear-round as well. (Not just in the summer months) "
- "Huge expense and will change the look of the inside immensely."
- If cost is reasonable and can be handled by existing funds or funded by additional rentals.
- Excellent idea and would increase use of the Clubhouse, as it is dormant in the winter. Would increase rental use bringing in more funds which will be needed to keep maintenance costs reasonable.
- Not sure the cost to winterize will be worth it based on actual use. There is no insulation. The air conditioning system that was installed is very loud and doesn't work great, again no insulation.
- Decision needs to be made once there is an estimated budget. There are many members who are away for the winter and would not benefit from the winterization. Nonetheless, I might vote for this project for the good of the community if it was not a cost prohibitive amount.
- Great community space, why not use year-round
- Winterizing is beyond the scope of what was intended for the building. Zoom technology can be used for meetings in the wintertime.
- It may actually be used more in the winter than in the summer.
- Depends on extent of renovation necessary, associated cost, and nature and frequency of use during winter months. Would also require more active oversight of the facility during winter.
- There are committee meeting in the winter that are held in peoples homes and should be in the clubhouse.
- Additional cost burden for summer only residents.
- I like the idea of being able to use it in the winter as we have many year round residents, concerned about cost of retrofitting present building.
- So many people leave during the winter, and it wouldn't get much use. The kitchen needs updating.
- Do it now, it's going to happen eventually. Believe it or not there was a New Years Eve party long ago at the clubhouse.
- What does "winterize" consist of, the extent of the construction, and the cost. Additionally what is the expected usage based on present need.

- It's a good idea if meetings and social events can be hosted there year round. Additionally, use of the Association clubhouse should be for Association members and their guests only - ie not available for use by the general public.
- I see no real value in winterizing the clubhouse. Now that many meetings are moving to the Zoom format, keeping the clubhouse heated for the few functions which might occur over the winter seems frivolous.
- Are there enough interested to justify the expense?? Considering the expense would be necessary along with the number of people actually interested in using the facility during the winter. Many community members leave for warmer climates during the winter.

“4) Create a bocce court on clubhouse property (Original quote \$5700)”



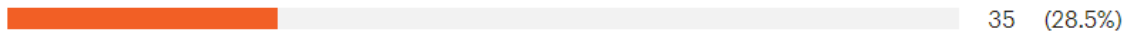
Comments:

- I like the idea but we need to be sensitive to impact on immediate neighbors.
- Depends on how it impacts surrounding neighbors
- Seems too expensive. We have played bocce on a level lawn and it is still very fun .Not sure how much use this will get.
- Will this be another pickle ball problem? Is there a big demand for this?
- A flat surface is largely all one needs.
- A least wait until noise issue resolved from pickleball before adding additional noise.
- Seems like a lot of money.
- Bocce is a very popular sport and the court would be used extensively justifying the cost to build.
- For residents that are not physically able to play tennis or pickle ball but want to enjoy the outdoors, socialization and have some form of exercise at same time.
- Less noise compared to paddle ball
- This is a waste of money and it increases noise for neighboring houses due to people congregating. If the bocce court becomes a popular spot, it may attract spectators and groups who gather to watch or wait for their turn. This could lead to increased noise levels, particularly if the gatherings are large and overly enthusiastic. If people really want a bocce court, they should buy one and keep it in their own backyards. The green space should be preserved as it provides a safe area for children to run freely, which is important.
- The more community building activities the better.
- Poll the community to gage the interest in bocce ball.
- Isn't a bocce court just a flat patch of grass?
- Do not eliminate the last bit of open green space for kids to play on
- Would be a nice addition, but too costly.

- This is a ridiculous idea!
- There is hardly room on the property for throwing a ball or frisbee. Put your court in your own yard.
- Not sure there is room for this.
- We don't play this sport.
- It would have to work into the overall cost & space available, in light of other proposed ideas.
- I need more information before I can make a decision. I do not play bocce so I do not know how noisy it is.
- We have the land, and I'm sure plenty of people who would enjoy the activity
- Not necessary; the lawn can be used for a variety of games (including lawn bowling). There is no need to dedicate space to an activity that will likely see minimal use.
- People can play bocce anywhere. Haven't heard any demand for bocce. Also, it takes away green space.
- Not a fan of bocce and I am not sure it would be used. I think a nice croquette court or badminton court or volleyball court would be more useful.
- There previously was a bocce court (and also a badminton court) located to the east of the multisurface court. The court received little use. Some shouting and exclamations were bothersome to nearby residents. Any additional use on this area would probably add noise.
- Bocce can be played on grass. Do not need to break up the only open grassy space in the association for this single use with a questionable number of users. Also, how will this not produce noise issues similar to what is alleged with pickleball? Finally, there used to be bocce and fell into disrepair and became overgrown and abandoned due to lack of use.
- More recreation for more people to enjoy.
- Unnecessary expense. The mixed use court already supports many activities.
- That would be a great addition. I've been telling them for years to get rid of a tennis court or fix it so they can use it. Bocce would be an excellent addition.
- Where is the problem
- Can't have everybody's personal wishes. Can't conceive of that many people even being interested. There is limited land. This is not Black Point.
- Too expensive - unnecessary expense, limited appeal, and seasonal use.
- Additional noise
- This would unduly encroach upon the remaining green space on the clubhouse grounds.
- Limits use of the grassy area
- Don't recognize the need. If the interest is there, then perhaps.

“5) Build a retaining wall on the northeast corner of the court area for safety (Original quote \$17,000)”

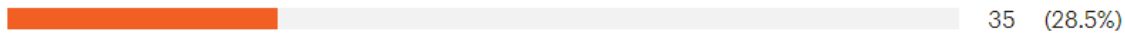
Good Idea



Bad Idea



Not Sure

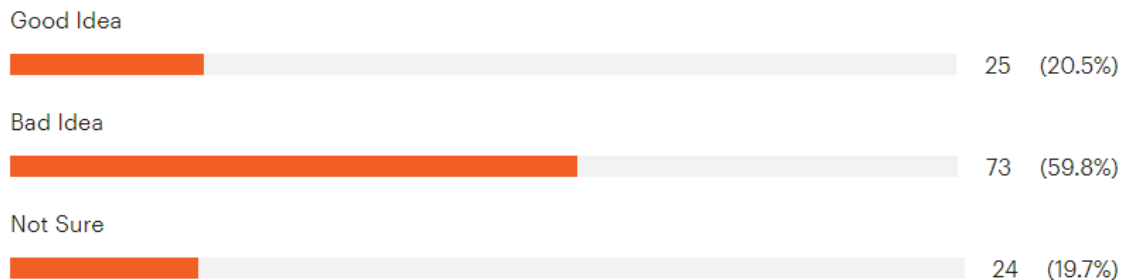


Comments:

- I don't think it's really necessary but I'm open to a better understanding.
- The drop off has not been a problem before. It is something that is not needed
- That's a lot of money. Have there been any issues with safety. Is this a code violation?
- Expensive, seems like overkill. What makes it unsafe currently?
- Presently this is a very dangerous area. The wall would help alleviate safety concerns and would be aesthetically pleasing.
- Look at other solution that cost less.
- Not sure safety issue
- Will this worsen the flooding on neighboring houses and playground? Have they done a study regarding flooding if a retaining wall is built?
- Who determines that there is a safety issue and what that issue might be?
- potential "safety" issue not explained
- Will it affect parking in that area?
- What are the risks? Have we had any injuries?
- Only if you include proper drainage to correct the problems caused by the undrained court structure. The wall will shift and settle creating more repairs.
- Why not have gates and court access on the level street side to the west?
- Stairs with a rail may be an option.
- A full retaining wall may be overkill. A nice stone staircase with a railing near the Clubhouse could be adequate.
- People should be directed to the Clubhouse area. Falling from a retaining wall could be disastrous.
- The wall will create a new safety hazard and then there will need to be a fence so no one falls off the wall.
- Not sure why after 75+ years we need it now.
- MUCH NEEDED, PURE SAFETY ISSUE IN MY OPINION! WHY THIS HAS NOT BEEN DONE YET IS A MYSTERY! PLEASE MAKE THIS A PRIORITY
- Only purpose is to provide access to green space.

- I think we need a better plan for the entire area. There are more cost effective ways to improve this area, and I think the end result could be much better. I don't understand why we are only considering one plan.
- The present court is accessible from the northwest entry point near West Pattagansett.
- We aren't sure about that because we aren't sure where it is going to go.
- Major liability issue.
- A retaining wall retains earth by definition. Will there need to be a structure to keep people, kids from falling over it? What is the data that there have been injuries in this area historically? Or is this just to make it look nice?
- Hard to visualize where this is located. Quote seems VERY expensive. Association should pursue a less expensive solution.
- Only if safety requires & in that case, perhaps scaled down to correct dangerous condition. Otherwise, I'm sure I recognize the need.
- Again, a new quote and valid evaluation of really how unsafe it is would be necessary before spending this kind of money! For years and years, it's been fine as is. If true lack of safety dictates the need, perhaps scale down the wall.

“6) Build a gazebo for events and rentals (Original quote \$17,000)”



Comments:

- The concern is we would be creating a potential hangout/picnic area where people will gather and stay for longer periods or time. This could impact our immediate neighbors.
- Don't like terminology bad idea. But I do feel unnecessary.
- Hard to answer without knowing size and location
- Not needed, and if noise from the court area is an issue, then encouraging more people in a small area is directionally wrong. Also, and importantly, the court is meant for use by residents. And most of us walk there and home. Having outside pickle ball leagues (old Lyme schools) play is not the intent of our private court. Additionally it will accelerate the degradation of the surface as does all use.
- Why do we need this. The noise and traffic when there are events are a problem. We should not encourage rentals. The clubhouse should be used mainly for the residents of community.
- Expensive. seems like overkill as it's unclear this is truly needed.
- Are there options for deck coverage if needed?
- Not in favor at all
- If people want to socialize they should be mindful of people living near the court and go home and socialize at their home
- **INCREASED NOISE:** The neighbors around the house are already being unfairly disturbed by pickleball noise. A gazebo in a residential area, especially when located close to houses, will further increase noise levels. Gazebos often serve as focal points for social gatherings, including parties, family get-togethers, and informal meetings. In these scenarios, noise is generated from loud conversations, laughter, and blasting music. The open structure of a gazebo means that sound can travel freely in and out. This will amplify noise from gatherings, making it more audible to neighboring houses, particularly if they are very close. This increased noise would be unfair to the neighboring residents.

INCREASED FLOODING: Will the association compensate for future flooding damage to my house? After the court ground was replaced with a non-absorbable material (without conducting a flooding risk study!), we experienced water in our house for the first time in 30 years.

REDUCED PERMEABILITY: Normally, grass and soil are permeable surfaces that absorb rainwater. When these natural surfaces are covered with impermeable materials like concrete, stone, or certain types of pavers under a gazebo, the ground's ability to absorb water is significantly reduced. This leads to increased surface runoff and a higher risk of flooding for neighboring houses.

INCREASED RUNOFF: With the gazebo area not absorbing water, more rainwater runs off the surface. This increased runoff can accumulate, particularly during heavy rains, contributing to larger volumes of water flowing into adjacent areas, which might not be equipped to handle the extra water.

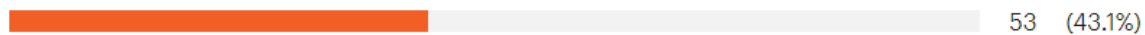
ALTERED DRAINAGE PATTERNS: The construction of a gazebo with impermeable flooring can change the natural drainage patterns of the area. Water that would have soaked into the ground may now be redirected to other areas, potentially overwhelming existing drainage systems or causing water to pool in unwanted locations.

- Consider planting a tree for shade
- Let's have more places to make special memories
- Verify that the community supports this additional structure.
- Simply not needed creating additional noise and problems. Who is going to monitor the use (time and having parties) also clean up
- Too costly; don't think cost would be recouped with rentals; how would an amount for rental fees be determined.
- Totally selfish and self centered. When are we going back to the Association practice of Court Users paying For ALL Court expenses?
- No Large outside events will be able to take place when you cover the open areas as proposed.
- Abutters have legitimate concern this will encourage post game hang out quasi-parties. People should return to their beautiful properties for postgame festivities. The property is too small for such a structure.
- Might cause additional noise issues
- A very simple permanent structure to provide a shaded area would be good. Not sure that it has to be as much as \$17,000.
- Would alter the use if existing space quite a bit.
- Not 1st priority.
- One step at a time.
- Perhaps with a deck expansion and semi-permanent oversize new tent, we can gauge interest, usage & noise increase.
- A gazebo can always be built.

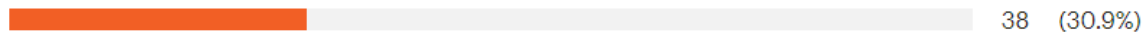
- Provides much needed shade when court is in use, personally, would enhance the property
- A gazebo or similar structure would allow for more meaningful use of the space between the court and the property line.
- We need to leave green space alone and not construct something that will attract more activity to the area.
- I really don't like the plan we are considering and I feel we should put more thought and planning into this project.
- Any additions or use thereof would create additional noise levels. GNBA should adopt the DBA noise level of 75 as established by the Town of East Lyme.
- More even than for events and rentals, it is a good idea for providing shade to those using the court or otherwise recreating around the clubhouse.
- I am a little leery if that area will be used for people to gather late at night to drink. Youth that don't belong in GNB.
- We already went through this and had tons of meetings, and everyone said no.
- Careful study needed.
- More people, more booze, more noise.
- Too expensive - unnecessary expense, limited appeal and seasonal use.
- A gazebo is in itself a good idea, but more as an adjunct to the court -- i.e. a shady seating area for spectators and for socialization -- rather than as a dedicated event space.
- Would rather winterize the clubhouse
- I feel that presence of such a structure could only lead to more persistent noise, a problem we are trying to correct.
- No need for this. I envision abuse of the area considering some from within and some from outside our community. Trash/litter. Excessive noise.

“7) Upgrade and expand deck area (Original quote \$15,000-38,000)”

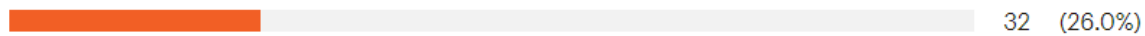
Good Idea



Bad Idea



Not Sure



Comment:

- This would get much use and allow warm weather functions to be more outside-friendly
- It would be nice to add a sun yawning too.
- The deck will soon need to be redone, but it is probably of adequate size. When it ages out and needs to be redone we should once again use the area below for secure storage
- Why do we need to expand the deck. When I'm there for functions there is plenty of room on the deck.
- For what purpose? Would more revenue be possible due to larger parties?
- Expensive, seems unnecessary given the frequency it would be needed.
- Existing deck is outdated and doesn't provide the area needed for social events.
- No need to expand. Maybe make it all weather with a roof
- Need more detail, might be a good idea, but it's not clear what upgrade and expand near.
- not sure larger deck needed
- "UPGRADE yes EXPAND no"
- Would upgrade include a roof structure and would this eliminate the need for a gazebo? Deck could have a covered portion, negating need for Gazebo. Presumably this includes stairs too?
- Too much expense for it's limited use
- Repair existing structure when you install the access staircase.
- Keeping things as they have been is most appealing to me and suits the size of the property.
- If deck needs to be redone for safety, then we should expand at same time.
- "Would need to see the proposed plan. Could it wrap around for a view of the tennis courts? Perhaps it could include a pergola?"
- How does the playground & potential staircase fit in? An expanded deck could be a wonderful addition."

- A new staircase off the deck on the north side will provide a lot more social area, maybe add a few more picnic tables or a hardscaped patio. The lattice area around the deck does need to be upgraded.
- Since the clubhouse is closed in the winter, then the use of it is during nicer weather months, which means people are using deck outside for extra space. expand with stairs leading to yard would be great and functional
- We don't need a bigger deck. If current deck needs to be reinforced, that's fine.
- I do think the deck should be enlarged, however, I think we need to put more thought into exactly how to blend the entire recreation area and the deck into a more functional area. I think we need to consider a new overall plan.
- I personally am not sure that area is used that much throughout the year? If it is used or can be used more I will consider it for sure.
- This seems to be a good idea as the old deck is aging and many people use the deck. Concerned for safety of holding much weight.
- We always thought it was way too crowded when we had parties there. Underneath, maybe it could be a storage area.
- Again, data on need, extent and usage would be valuable in analyzing this proposal
- FAR too expensive - unnecessary expense and limited use
- Including steps
- Why is this necessary
- Upgrade where necessary. No need to enlarge. But do add stairs from deck
- Upgrade - yes. Enlarge - no.

“8) Raise the height of the eastern edge of the court fencing with a gate to enclose and allow for locking the facility to eliminate activity outside of designated hours and prevent court damage (Approximate cost \$10,000)”

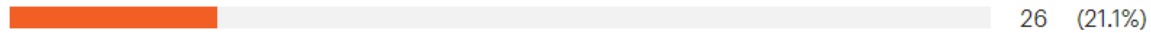
Good Idea



Bad Idea



Not Sure



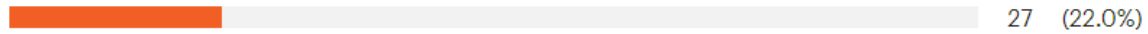
Comments:

- I don't think the problem is significant enough to justify the expense- but maybe I need more facts.
- Very bad idea! We do not live in a prison. For the most part late use is not an issue. And kids are very creative and will get a key or the combination to get in.
- A ring doorbell-type motion-activated surveillance system is a more cost-effective and lower-impact solution. It's not damage we are preventing but rather use beyond normal hours. And make the video available on our GNB website so we do not need to hire a security company or need a single person to monitor. We can always go back and look at the video record to identify who was there.
- This is a good idea. Keeping people out after hours makes sense.
- Expensive, seems like overkill. We're inherently a noisy community during peak seasons.
- Not sure I follow what this work would entail or solve.
- I'm not sure I understand this.
- Need a solution to misuse by external entities.
- Yes, but why was this not done when initially installed?
- We could have save a lot of money.
- Enforce use rules and compliance vs physically securing facility. Need more information.
- What happened to camera monitoring
- 100% will help to eliminate problems late at night
- Again, the court is a special interest item that was not properly designed.
- We are now paying for the incompetence and poor planning on this item.
- Yes, raise height of eastern fence. IMO, gates for ingress and egress can be on the west and north avoiding the slope on the east.
- No to locking the court...or only as a last resort if signs don't work.

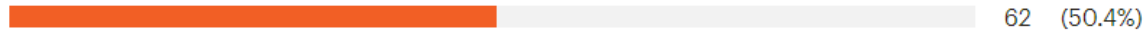
- This should have been part of the original build; locking the courts is key to controlling activity.
- Has the existing gate been locked and people jump over the fence?
- "I was not aware that people jumped over the fence / used the court after hours.
- There certainly should be a good lock. I would like more facts on this."
- Who are we keeping out? This is invented old people fear.
- Would look ridiculous, when the tournaments are on, people stand there for viewing, its not a prison and don't want it to look like one
- This would do nothing to mitigate noise and would be aesthetically unappealing.
- We need to secure the court in order to enforce time limits for usage.
- I actually like the lower fence, especially during tournaments. It creates much better visibility. I think locking the courts with or without raising the fence would deter the court being used by outsiders.
- Not worth the expense.
- If it will work YES.
- I don't think that any amount of fencing will change this....I think it is best to appeal to people's sense of decency rather than enforcement.
- Never heard of anything that has happened. Need to explain better.
- People should be considerate
- May be a good solution IF it 1) prevents vandalism, 2) prevents improper use (eg skateboards, etc) and 3) enables limiting court usage to specific dates/times.
- The fence was left low for aesthetic purposes, and so that passersby could view the court. Other steps could be taken to enforce compliance with the rules about noise or improper usage of the court, but raising the fence would be both ugly and ineffective.
- Lock court to keep play during designated hours only. Consider raising fence on east side of court only if abuses (Playing outside of prescribed times or vandalism) occur.
- Maybe leave the 1/2 fence as is for now. Take notice. Lock the other entrance with a combination lock.

“9) Install soundproofing material on the fence surrounding the courts (Quotes range from \$17,000 to \$38,000)”

Good Idea



Bad Idea



Not Sure



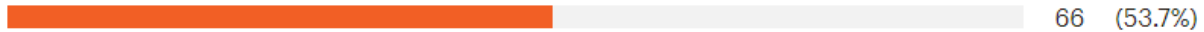
Comments:

- I like this idea but would like to see what this does to the overall aesthetics.
- Recommend less expensive and less intrusive sound mitigation first such as quiet paddles
- Will this material block visibility?
- Not sure it will do much. Also, for it stand up to near hurricane gusts, it likely can't just be hung from the fence. We need to know exactly how effective it will be first. Also it will make the court a much less inviting area. It will no longer be outdoors. Just open top
- How much noise reduction will there be? Will it eliminate 100% of the noise or 5% of the noise. This should be known before any decision is made.
- Very Expensive! seems arbitrary for beach community where noise from cars, people, construction, etc. occurs everywhere. Seems like a solution for only a couple of households.
- Not sure how much difference this would make. Containing sound on a tennis/pickleball court which is open to the sky seems impossible.
- Would this prevent being able to see through the fence?
- Would this obscure view both in and out?
- Very pricey. Need to look at other solutions like time management first.
- Court should be used only during daylight hours association has noise ban after 10 pm include basketball court!
- Paddle ball is a tough call in a residential area
- Questionable efficacy of solution. Play vs quiet times may better address issue.
- I feel neighbors should have the input on this. Their vote should count
- people having fun make noise, deal with it!
- I think it may detract from people's views
- Will not solve the problem
- Poor planning again by the court committee and capital expense oversight team. Restrict court use until court users pay for their special interest property. Just like the Dock Users do.

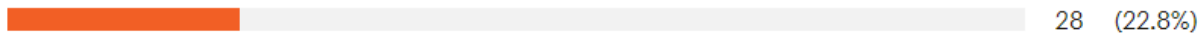
- If quiet rackets and balls, and landscaping aren't enough. Perhaps just a few sections of soundproofing might be sufficient.
- Likely to be an eyesore and will restrict air movement inside the court area
- Probably not with the money and visual affect.
- We live on Ridgewood Road, approx. 300ft from the Clubhouse / Courts and sound is not an issue at all!
- We need to hear from the handful of residents that are directly impacted by noise to make an informed opinion. Soundproofing material often ruins the natural beauty of the area.
- If it actually works
- Not a fan, would look terrible and take away the charm of the area
- Absolutely essential for abutting homeowners who can't simply turn off the noise when they want to.
- It would be extremely hot and very unsightly. I doubt the courts would even be used if we did this. Tennis and pickleball are sports that are fun to play AND observe. Pickleball is normally only played at most 2 hrs./day from June until late August, and normally in the morning. The only way to eliminate unwanted noise is by shutting windows and using air conditioning, or using ear plugs. I live very far from the courts and the noises we hear throughout the summer are constant and frequently very annoying. Lawn mowers, leaf blowers, trimmers, construction work, sawing and cutting stone and metal, pressure washers, roofing, jet skis, etc., etc. It is a constant and never quiet. I feel that the pickleball noise complaints are out of proportion with the problem.
- Sound mitigation is not very sufficient - mainly as the play sound and yelling and/or cheering sound would emit from the open top.
- Amount of noise reduction unclear, and it will be ugly and increase heat on the court, which will make use of it in the summer very unpleasant,
- If it will work YES.
- Helping those that find community in the courts as well as those neighbors who are bothered by the sound of their neighbors sounds like a win-win.
- For the people who live closer and who are bothered by it.
- People should be considerate
- WAY, WAY too expensive!
- Just enforce hours
- Would this make a significant difference?
- Necessary to have PICKLEBALL PLAYING as it will hopefully cut down on all noise...ball on hard surface...& voice yelling & screaming
- Require the use of sound-reducing racquets and balls. Continue updating this requirement as newer effective equipment is inevitably developed.
- With sound-proofing equipment and limited hours of play, no need to enclose the court. Imagine how hot that would be in the summer!

“10) Install landscaping features as privacy and sound buffers along the eastern side of the clubhouse property (Cost TBD)”

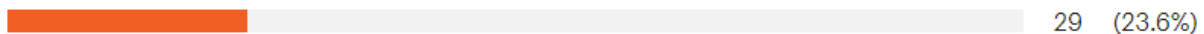
Good Idea



Bad Idea



Not Sure



Comments:

- Landscaping features do not effectively mitigate noise.
- A natural barrier could help and is a long term solution provided trees and bushes actually block the noise. Apparently they don't do much at the basketball hoop end
- Has landscaping been deemed the most efficient way to deal with the sound?
- May or may not be a good option depending on design, cost and material selected. I am sure the people who live adjacent to the clubhouse would be in favor but the cost to the majority of members who are not adjacent may be prohibitive
- I do not believe it would provide sound relief, but it will provide much needed privacy. It has become increasingly difficult & uncomfortable to enjoy my backyard during the spring, fall and summer when you have 8 strangers eyes looking at you and your backyard from the pickleball court when we are outside. OUR PRIVACY IS NON-EXISTANT SINCE PICKLEBALL STARTED.
- Cost vs Efficacy.
- Incurring an ongoing cost to maintain
- This is not the responsibility of the association
- Adjacent back yard has large evergreens which has not stopped the noise for him. At least change the hours 8-6 and remove the basketball court. Thank you for your efforts
- Another bad idea caused by court committee. So far you have \$82,000+ in unfunded and unbudgeted corrective items, for a very vocal and demanding special interest group at the associations expense Congrats !!"
- Could be combined with a pollinator friendly plan which had been discussed by the BOG and PWC
- Would need to better understand concerns from those who complain about the noise. Would this be an acceptable solution?
- It seems reasonable, however, are the residents on that side agreeable & interested?

- Worth investigating. Again must be proven these noise mitigation options actually work.
- Firmly believe that is neighbors against the clubhouse property should install their own shrubs/trees for privacy, not the problem of the whole association to pay for
- Surrounding property owners can take steps to improve their privacy by making alterations on their property.
- I also think that good windscreens put in appropriate places and installed correctly, could help soften some of the noise that people complain about. It would also benefit the people playing tennis and pickleball. The cost would be less than \$1000.
- This should not be an association expense.
- If it will work YES.
- I am not sure where the eastern part is, but I do think we could use upgrading the landscaping to make it look better. So, whether it's for privacy or to make it look better, that would be ok.
- Some SERIOUS STUDY required here.
- May be a good idea if it can be done at a reasonable (ie low) cost. However, homes near the clubhouse & court need to accept that there may be some additional noise at times. It's really no different than living near the docks may have additional noise, near the main road may have some additional noise, near the beach may have some additional noise, etc.
- Depends on cost. Would look nicer than sound barrier.
- Aesthetically would look good
- It should ideally be the responsibility of the owners of neighboring houses to install landscaping features on their own property.
- Not sure if it would solve the noise to surrounding homes
- Reevaluate after thorough testing and use of sound reducing equipment.
- Perhaps the noise problem can be solved without barriers, either fabricated or planted.

Final comments:

- Pickleball has made our community come alive and provide a fun, healthy social activity. We need to keep it active
- Thank you to the committee.
- Thank you for providing this opportunity to weigh in. I was unable to attend the meetings where proposals were discussed and am glad for the opportunity to be heard.
- We need better storage inside the clubhouse. Bathrooms should not double as storage closets for file cabinets, canopies, signage etc. The Clubhouse Committee is looking into possible solutions.

- We should move the basketball hoop to the clubhouse side. That will help at least one neighbor not have it almost literally in his backyard. We should use the green less noisy equipment and see if it makes a difference.
- We could also limit to 4 pickleball players on one or two courts, vs up to 8. Some of the agitating noise is from commentary during the game which in pickleball is very common (less so or nearly absent in tennis)
- The club house is located in the middle of the residential areas. We need to understand the purpose of the facility. Renting it out does not make sense. Its use should be primarily used for the residents of GNB. We don't need a state of the art sports facility. When are we going to talk about the beach. We have a terrible beach. It's always full of seaweed. It's so sloped that it's almost impossible to sit on a beach chair. After all this is a beach community not a sporting community. All I hear is that there can be nothing done about the beach.
- Solutions for noise mitigation seem designed largely to mitigate costs to households that knew they had a house in close proximity to the clubhouse. One should not be surprised about noise if they own a house in a noisy part of GNB. It would be helpful to have been provided information about the problem(s) with maintaining the status quo for all of the above solutions. This was not always provided for all of the questions.
- I believe that improvements to the clubhouse and grounds only make the area safer, more usable, attractive and improves property values.
- For those of us that do not use this area, an option should be open to not fund any project, with the agreement not to use the facilities.
- Concerned why we haven't harvested sand for our beach area.
- Very concerned about the growing loss of green space. Sad could we consider set backs and density of housing.
- Require use of quiet paddles and ball for pickleball
- Reroute pond drain to ocean to allow for higher sea levels and avoid salt water intrusion into pond.
- Could save money and prevent noise by not allowing pickle ball.
- To raise monies for future costs, charge an annual fee for use of the tennis/pickle ball courts.
- Are people seriously upset there's noise coming from the pickleball court? When they purchased a property right next to the court??
- The access to the playground on the court side is dangerous and should be corrected as a priority
- Not everyone who lives here makes use of the clubhouse and may not view it as an asset deserving costly improvements. I've heard plenty of dissent from residents about the upgrade of the tennis court which I was in favor of despite the fact that I would never make use of it. But I knew it would get more use if improved. Not sure these improvements fall into this category.
- MONEY SHOULD COME FROM CAPITAL FUNDS. Money that is saved for special projects

- We bought our house 30 years ago. We fell in love with the sense of peace, community, and the green open spaces. The introduction of a pickleball court within the Giant Neck Beach Association has created an unexpected source of discord to many, disrupting the community's once peaceful coexistence and sense of community. This is due to the noise associated with the game and the disproportionate impact it has on neighboring houses, leading to both auditory disturbance and a sense of invaded privacy.

The sound of the hard paddles striking the plastic ball is significantly louder than tennis. This characteristic noise penetrates the neighborhood. For us, residents living in close proximity to the court, the impact is severe. We experience this noise not as a distant background sound but as a constant, intrusive presence. We have been subjected to relentless noise, which disrupts our daily lives and shatters the tranquility we once enjoyed.

The situation is further complicated by the sense of invaded privacy. The proximity of the court to our homes means that we are inadvertently forced into the role of spectators, with our private yards exposed to the sounds and sights of the game. The presence of players and their LOUD voices during play only intensifies this feeling of exposure, making us feel as though our personal space has been encroached upon.

In conclusion, the placement of the pickleball court has imposed a substantial burden on those living nearest to it, not only in terms of the relentless noise but also through the unwelcome invasion of our privacy. The situation highlights the importance of considering the broader impacts of communal decisions, emphasizing the need for a balanced approach that respects the needs and well-being of ALL community members, not just pickleball players.

- Limiting the hours (10 am - 6 PM) and days (MWF) of Pickleball and planting trees around the court should be implemented. Tennis on the remaining days.
- Put up barrier (natural or otherwise) to protect the conservation area on Lake Shore Drive.
- Cost factors become an issue. Who will pay for these proposals?
- Limiting usage will be cost effective.
- One of the main sources of noise and disturbance is the basketball hoop which absolutely has to be eliminated
- "The Association members created the Capital Fund for necessary items.
- This shopping list for residents who want other people to pay for their toys is offensive at best.
- Thank you for creating this survey!

- Requiring the use of green zone paddles and balls should be implemented immediately; adjusting playing times should also happen with consideration given to those who work and can only play in the evening.
- Perhaps consider off days or off evenings for pickleball; being able to lock the courts will be critical for these changes
- Thank you for putting the survey together. I appreciate everyone's efforts.
- Thank you for sending this well-designed survey. We live very close to the Clubhouse & Courts and have no sound or visual concerns. We like the idea of Clubhouse / Grounds improvements.
- I am all for upgrading the clubhouse, playground and landscaping, but as we don't use the court I feel that the related expenses should be on the people who use it. Insulating the clubhouse and renting it could certainly offset some of these costs, so would renting the court itself. Please don't hit us with another big bill so soon after the initial court building costs. If there is a plan in place such as turning over rentals to an agency (I suggest consulting MJ Agostini) then I am on board with everything here. I want to be positive but need to know where the money's coming from. Thank you.
- After giving this much thought, I believe that the overall plan to improve the recreation area needs to be reevaluated. We have only been asked to consider one plan, and that plan doesn't seem very cost effective.
- Access entrance to the playground area should be directed to the northern end and be from South Bride Brook Road.
- Live meetings are a must to discuss further before any final decisions are made. We must present items of compromise and need people to be fair and not just say no. I currently at this time don't play pickleball. It is enjoyed by many and needs to remain with better times of day that it's played that's fair to everyone.
- No, because I think the court looks 1000 times better than it has over the last several years. It was an eyesore, and now it's not.
- 1) GNB should allow golf carts, consistent with all other town beach communities; golf carts are safer, quieter, more fuel efficient and easier to park at other residents' homes than traditional cars/trucks. We are behind the times by not permitting golf carts. Charge an extra ""golf cart"" fee if necessary.
 - 2) Need to focus more budget dollars on better maintenance of the association beaches; the beaches are often strewn with rocks, seaweed, etc. - more frequent clean-up and raking would keep the beach in much better condition.
 - 3) Need to come up with a solution to ensure that GNB beaches are being used by residents and their guests only; the State's decision to allow free access to Rocky Neck State Park has created a lot of overflow of non-residents attempting to access GNH and GNB beaches, especially when Rocky Neck reaches maximum capacity and is closed.

- Surrounding residents have continually expressed distress and annoyance with pickleball playing being allowed.... it has been outlawed in several areas countrywide....with Attorneys getting involved to help neighbors from suffering and dealing with property severely affected. GNB is not a country club!!
- Other than to heat the clubhouse and improve the beaches, spending money on pickle ball, bocce, etc. is unacceptable. It is much more prudent to spend money to enforce the current association rules and regulations such as security, speeding, parking, beach regulations, rentals, etc. which would improve living in the neighborhood, housing values, etc. for everyone.

The survey was open from January 15, 2024 to January 31, 2024. The survey received 123 comments from email addresses verified as GNBA members through the membership roster. The rate of response was 42%.