

GIANTS NECK BEACH ASSOCIATION  
ANNUAL MEETING OF THE ASSOCIATION MEMBERS  
SATURDAY, JUNE 15, 2024, AT 9:00 am  
HELEN LENA CLUBHOUSE  
31 West Pattagansett Rd., Niantic, CT

Paul Formica called the meeting to order at 9:10 am.

There was a moment of silence for those who were deceased this year.

Treasurer's Report was presented.

There was a motion to accept the treasurer's report. The motion carried unanimously.

There was a motion to accept the minutes of the 2023 Annual Meeting. The motion was seconded, and it was carried unanimously. Paul Formica abstained.

Irene Makiaris presented the 2024-2025 proposed budget (presentation attached).

Budget Highlights and Specific Allocations:

Beach and Harbor:

- Budget request: \$22,800.
- Increased frequency of beach cleaning and new personnel.

Court Budget:

- Decrease in budget request due to self-funded social activities and reduced equipment expenditure.

Zoning:

- Budget request: \$5,300.
- Introduction of a new zoning enforcement officer.

Website:

- Increase in budget for potential online tax payment feature.

## BOG:

- Significant increase due to insurance premiums.
- Total budget: \$169,010 with a \$25,000 reserve fund allocation.

## Discussion:

The Beach Committee budget has gone up as the frequency of cleaning the beach is expected to rise. There is also a new company cleaning the beach.

The Zoning budget has increased due to the hiring of a new ZEO.

The Website budget has increased due to a salary increase and the possibility of adding an online tax-paying feature next year.

Insurance premiums have gone up 65%. The former company has gone out of the business of insuring associations with more than fifty members. The BOG is looking to reduce that amount, but it was included in the budget the way it is.

The BOG allocated \$25,000 to a reserve.

## Revenue Discussion Highlights:

- Association cottage fully rented.
- Clubhouse activities are showing a significant increase.
- Zoning revenue remains consistent.
- Dock revenue included in BOG expenses.
- **Tax Revenue:** \$145,000.
- **Total Revenue:** \$180,810.
- **Mill Rate:** 1.63%, up from 1.61%

## Discussion:

The Mil rate will be determined based on \$180,000.

The BOG determined it could return \$25,922 to the reserve fund due to a pond project that was not completed.

The BOG returned \$5,000 that was budgeted for sand to the reserve fund.

The BOG proposed adding \$7,500 to the emergency fund.

Revenues before taxes is \$34,925. Tax revenue is \$145.

There is a balance in the bank of \$234,000. There is \$84,135 of unspent funds. It is recommended to return \$45,922 to the fund to end up with an available balance of \$196,238.

Paul asked for public comment.

- Dave Zuckerbraun asked how much the rent is for the cottage? Answer is \$2,400.
- Barbara Bernardi asked how the cottage is rented. The answer was there is a continuance.
- Mario Harris said it was great to see that the mil rate was not being lowered. The reserve fund needs to continue to grow.
- Steve Spano asked if there is a plan for the sustainment of the area on Lakeshore Drive. Lou Piscatelli said that the plan is evolving. It will not look landscaped.
- Steve Bruno asked what else is included in line 12 besides insurance. Louise Wilcox answered that besides insurance the line item consists of filing fees, 1099's, and workman's comp. Andrew Young said that Bouvier Insurance has quoted a new insurance amount that is a 30% increase and that the BOG is still shopping.

The Association took several minutes to vote on the budget.

While ballots were counted, Wick Mallory discussed the nominees for BOG.

- **Board of Governors:**
  - Nominee: Ernie Annibale.
  - Outcome: Elected unanimously.
- **Zoning Board of Appeals:**
  - Regular Member: Gloria Lina.
  - Alternate Member: Steve Spano.
  - Outcome: Both elected unanimously

There is still room for one more nominee. Paul Formica asked for nominations from the floor. There were none.

Committee Reports:

PWC- Pandy Wohler is collecting dues of \$20 until Friday (June 21). The PWC's first membership meeting is on Thursday, June 20.

Adult Recreation – Julie Cameron said there will be BINGO on June 27. There will also be disco nights, a movie night, wine, cheese, and jazz night.

Website – Mary Ann Heenehan said that this past year the goal was to increase communication among the membership. A Facebook page, texting, a feedback form,

and expanded weekly eblasts have been added. The goal is to make sure that no one has to say, "I didn't know about that."

Grounds Committee – Tom Doggart reported that the playground mulch is being replaced. Efforts are being made to protect the concrete spaces. The committee is looking at creating drainage to eliminate the ponds that result after rainstorms.

Beach Committee – Mike Heenehan reported that beach cleaning is going according to plan. The East Lyme Giving Garden is charged with cleaning the beaches. They have not added sand. It seems like a better idea to distribute sand at Mother's Beach rather than to add sand.

Robin Knowles commented that the last step at the beach is a doozy." It is dangerous. Mike explained that sand was put there in April. Mike replied that the last stair is the same height as everything else. The deterioration is caused by Mother Nature So Anything permanent would be a permitting issue. The solution was to put a shovel at that spot so members can shovel when they notice the problem.

Men's Club – Mario Harris reported that the Men's Club has two dinners planned. The annual community breakfast is August 10.

There was a motion to add BOG nominations back to the agenda as 9c. This was because Laurie Corona offered to be put back on the BOG until a replacement is found. Linda Raffa made the motion. Irene Makiaris seconded the nomination and the motion passed unanimously.

There was a discussion about Pickleball. Paul Formica said that for over 10 months the BOG has worked hard to resolve the issues. Since the requirement for quiet paddles or pads people seem pleased with the lack of noise inside their homes.

- Julie Cameron asked to hear from people who live near the court.
- MaryEllen Donnelly replied that she used to hear the noise, now she does not.
- Lisa Barry said she never heard the noise and the more people who use the court the better. The high-pitched noise has gone down.
- Mike Heenehan said he used to hear a sharp ping which did not bother him. Since the new paddles have been implemented, he has not heard anything.
- Dave Zuckerbraun said that the sleeves help but there are still occasions when he can hear the noise.
- Chip Ranelli said he notices the dynamic of people who are working together solve the issue. He appreciates it. He suggests people keep talking smack to a minimum.
- Art House commended the community for solving the issue.
- Fran Wesoly asked about the costs to maintain the court. Paul answered there is an estimate but did not remember what it was. One member said that the estimate is that it is estimated to cost \$24,000 every 10 years.

One member said there should be cameras on the court. Paul replied that cameras are in the plan for next year.

- One member said he noticed that the AC is running at full blast in the clubhouse, and it needs a thermometer. Mary Ann Heenehan said that they were waiting for Wi-Fi for that to happen and it should be able to happen soon.
- Mario Harris asked if he should call the police when people are on the court at night. Trip Hartigan replied there have always been signs.
- Bonnie Henninger asked if hours can be restricted for pickleball. Paul replied that this has been considered. Trip replied that the last booking at night is 7 pm and the first booking in the morning is at 8 am. He can see the data from skedda to show how much the court is booked and it is approximately 3 hours per day. He will submit the figures to the board.
- Laurie Corona stated that people tend not to speak up at public meetings. She believes the pickleball issues are still a big problem when the people in the room are saying it is a problem at all. Laurie said that three hours per day of people screaming is alot.
- Eric Davidson echoed what others have said. Since new paddles have been implemented the noise has gone down. People need to police themselves. Robin Knowles suggested we need data before we get emotional.
- Lous Piscatelli encouraged people to speak up truthfully.
- Tina Beterra asked to close the discussion.
- Alan Pease asked about the problem of basketball late at night.
- Mike Heenehan restated beach rules – no glass on beach, no dogs, no launching kayaks within the swim area. It is ok to launch paddleboards in the swimming area.
- A member asked if an exception can be made to launching kayaks in a swimming area when no one is on the beach? The answer was no, it is a law.
- Mike said that a swim raft is a mooring that has not been approved. There is a line underneath that people can get stuck on and not come up. Rafts are unsafe.
- Ann Calloway asked if there will be more discussion about geese. The answer was yes.

Wick announced the results of the 2024-2025 budget vote. Every item on the ballot passed easily.

Board Comments:

- Gerry van Noordennen updated the members that zoning regulations are being updated and there will be a formal hearing.
- Lou Piscatelli said he still hears pickleballs in the am.

The meeting adjourned at 10:56 am.

Action Items:

- **Budget Approval:** Finalized and approved the 2024-2025 operating budget.
- **Insurance:** Continue efforts to find new insurance carriers and reduce premiums.
- **Capital Projects:** Proceed with digitization of records, Lakeshore Drive erosion project, and pond fencing replacement.
- **Court:** Monitor noise levels and consider additional measures if necessary. Add a security camera to deter nighttime use.
- **Playground and Clubhouse:** Replace playground mulch and install a self-shutting thermostat in the clubhouse.
- **Beach Management:** Follow beach rules and manage sand distribution.

Respectfully Submitted,

Annah Perch  
Acting Recording Secretary