

GIANTS NECK BEACH ASSOCIATION
BOARD OF GOVERNORS
MEETING MINUTES

May 1, 2024

6:30 pm

Helen Lena Clubhouse, 31 West Pattagansett Road, Niantic CT 06357

Present: Lisa Doggart, Paul Formica, Wick Mallory, Mary Ann Heenehan, Laurie Corona, Lou Piscatelli, Louise Wilcox, Gerry van Noordennen

The meeting was called to order at 6:34 pm.

1. Treasurer's Report

Louise Wilcox said there is approximately \$25,000 in the operating account and \$234,000 in the capital savings account, totaling about \$260,000. There has been no unusual expense activity reported since last month.

There was a decision to part ways with Edward Jones due to administrative difficulties. Plans are to invest \$150,000 elsewhere, possibly in a money market or similar investment vehicle. Louise mentioned an alternative CD Option with Bank of America that is offering around 3.7% interest with flexibility in withdrawal terms.

Louise is researching an online service for tax payments and lookups, with a one-time setup fee between \$1,000 and \$2,000.

2. President's Report

There was a motion by Wick Mallory to approve the April 3 meeting minutes of the BOG. Mary Ann seconded the motion. The motion carried.

A special BOG meeting was scheduled for May 10th at 6 pm to discuss the operating and capital budget and recommendations from the Bylaws Committee.

Wick Mallory made a motion to approve the meeting date, which was seconded by Mary Ann Heenehan. The motion passed unanimously.

There will be a special meeting on May 26 to present the budget information before the association votes on June 15.

3. Court Committee Report

There was discussion about confusion over what was decided on the noise issue with pickleball. It was agreed that the use of OWL paddles or a paddle muffler is a mandate.

Lous Piscatelli noted that both the OWL paddles and the paddle muffler made a difference in the pitch of the ball hitting the paddle based on his own recent observation.

Louise Wilcox said that the OWL paddle is endorsed by USA Pickleball, which has strict sound requirements. In both pitch and volume, it reduced the noise by 50%.

Self-policing and a check-off system on Skedda to ensure compliance with the new equipment requirements were suggested as a start to the enforcement of less noise during pickleball.

Russ Moore submitted a letter in his absence which stated that the court committee met and is in the process of implementing quiet balls and paddles. Decibel testing will then be performed, and they are looking into installing locks and updating signage to clearly display rules. The board was encouraged to go ahead with the security camera installation so that they could record events. Residents are required to be scheduled for court bookings and provide up-to-date association addresses and phone numbers.

Paul researched a sound barrier that could be installed near the basketball hoop on the south side of the court only. The estimated cost would be \$5,684 for a 54-inch by 99-foot. There are a limited number of capital expenditures proposed for next year.

Alan Pease stated that Dean Radtke was opposed to this idea.

Wick Mallory made a motion to add this expenditure to the proposed budget for discussion. Lou Piscatelli seconded the motion. It passed unanimously.

Mark Berger stated that the cost to refurbish the court every 6 years is an estimated \$24,000. He suggested that the people who use the court should be charged for the use of the court. There are fees for everything else, Mark suggested that households who use the court could pay \$100 per year. If 40 people paid \$100 for 6 years, the \$24,000 to refurbish the court would be raised. The conversation will be continued.

4. Shared Driveway at 214 Johnston

Paul Formica said that the lease for the shared driveway expires in June 2025. Proposals were made to the Fanzonis for either extending the lease or establishing a permanent easement, with varying financial terms discussed.

Lou Piscatelli described several issues that impact the GNB property. He is concerned about keeping the property encumbered with a lease in case there were an emergency and GNB needed to sell the house for income.

Three ideas to resolve the issue were presented to the Fanzonis to start the discussion, with the caveat that none of the ideas have been approved by the board. The first was to lease the space for three years for \$3,000 per month. The second idea is to grant a permanent easement over that property for use in perpetuity for a cost of \$90,000. The third proposal was a 10-year option for \$250 a month with an option to buy it over a 10-year period at a final cost of \$90,000.

Laurie Corona commented that it's not a good idea to give the property owners too much latitude because the ownership of that property needs to benefit the association as a whole.

Paul nominated Wick Mallory for the Nominating Committee. Two additional members are needed. This will be communicated through Facebook and email.

Paul mentioned the need for a Budget Committee chair.

Paul stated that the bylaws committee has met several times to review and update the association's bylaws and ordinances. These will be presented on May 10.

Paul stated that a few members have offered to be long-term planning members. We will need additional members.

5. Beach Committee:

Mike Heenehan said that the permit to apply sand to the beach expired in September 2022. He has obtained a certificate of permission for applying sand this year provided we report sightings of diamondback terrapins, piping plovers, or horseshoe crabs,

Mike suggested creating a one-pager to let every property owner know what is and what isn't allowed on the beach, including launching kayaks and canoes from a swim area. Launching from a swimming area is a safety issue. The Beach Committee discussed charging people when they leave watercraft and chairs on the beach. Too many items are left on the beach leaving less room for people on the beach.

Mike would like to get identification tags for people to put on their boats which is recommended by the Coast Guard.

Laurie Corona suggested that people should bring their boats home when they leave the beach.

Louise Wilcox suggested a spot on the street where people could put their boats.

6. Public Comments

Phyllis Berger suggested taking down the basketball net and letting people put basketball nets in their own driveways.

Stevie Thompson raised concerns over the condition of West Beach. There was a discussion about how West Beach is cleaned and the pros and cons of removing rocks. It was suggested that he consider joining the Beach committee,

Jim Beaulieu stated there is a dilapidated fence at the SW corner of South Pond. It was determined that it is not the Pond Committee's decision whether that fence can go.

Jim Beaulieu suggested that the BOG should coordinate with the GNIC regarding issues with the association cottage and the Fanzonis property.

The meeting was adjourned at 8:26 pm.

Respectfully Submitted,

Annah Perch
Recording Secretary